



RBS&K Home & Building Inspectors Inc.
2343 Remington Rd
Elizabeth , CO 80107
(303) 646-1130 Fax (303) 646-0283



Client: Robert Knepshield

Schedule Date: 12/12/2007

Report #: sample

Client Address:

Subject Property:

2343 Remington Rd
Elizabeth CO 80107

KEY TO THE INSPECTION REPORT

Report # : sample

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed.
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: [X] Client [X] Buyer's Agent [] Seller's Agent [] Seller [] Other:

INSPECTOR : Rob Knepshield

Inspection Date: 12/12/2007 Start Time: 3:00 pm Completion Time 5:45 pm

The weather condition at the time of inspection was:

Sunny;Snowy;Clear Approximate temperature is 35 degrees.

Property Information:

The subject propoerty inspected was a (an): Single Family # of units: 1
Approximate age of building: 11 yrs. stated by Buyer's agent
Approximate age of roof: 3 yrs. stated by Seller.
Additions / Alterations to: Basement finish

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway	Warrants Attention	<input checked="" type="checkbox"/> Material:Gravel
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Comments: Snow covered not fully visible

02. Sidewalks	Warrants Attention	<input checked="" type="checkbox"/> Materials:Concrete <input checked="" type="checkbox"/> Common cracks *
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Comments: Snow covered not fully visible

03. Retaining Walls	Appears Serviceable	<input checked="" type="checkbox"/> Location(s):North <input checked="" type="checkbox"/> Material:Brick
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Not fully visible *

Comments: No additional comments.

04. Patio	Warrants Attention	<input checked="" type="checkbox"/> Location(s):North <input checked="" type="checkbox"/> Material:Concrete
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Not fully visible *

Comments: Not fully visible snow covered*

05. Patio Cover	N/A	
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06. Decks/Porch	Appears Serviceable	<input checked="" type="checkbox"/> Location(s):East <input checked="" type="checkbox"/> Material:Wood
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Deck on grade - framing not visible Flashing not visible / improper (2)

Comments: No additional comments.

07. Fences & Gates	Appears Serviceable	<input checked="" type="checkbox"/> Material:Wood and wire
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Comments: No additional comments.

--- End of Category FOUNDATIONS ---

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08. Exterior Stairs	N/A	
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09. Exterior Walls	Repairs Recommended	<input checked="" type="checkbox"/> Structure:Wood Frame <input checked="" type="checkbox"/> Wall Covering:Wood
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Comments: Bird holes on the North gable (2)
Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim	Repairs Recommended	<input checked="" type="checkbox"/> Material:Wood <input checked="" type="checkbox"/> Caulking / paint / finish needed *
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Comments: Damaged paint on trim(2)

11. Chimney(s)	Appears Serviceable	<input checked="" type="checkbox"/> Location:West <input checked="" type="checkbox"/> Material:Metal
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Spark screen:present, appears serviceable

Comments: No additional comments.
*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Sprinklers	N/A	
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*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets	Appears Serviceable	<input checked="" type="checkbox"/> Frost Type:Yes <input checked="" type="checkbox"/> Anti-siphon valves:Yes
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Comments: No additional comments.

14. Gutters & Downspouts	Appears Serviceable	<input checked="" type="checkbox"/> Full
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Comments: No additional comments.
Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

--- End of Category EXTERIOR ---

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15. Grading	Appears Serviceable	<input checked="" type="checkbox"/> Slope:Moderate
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Comments: No additional comments.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade	N/A	
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*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.**

17. Raised Foundation	N/A	
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17a. Crawlspace	N/A	
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17b. Floor Structure	N/A	
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18. Base. Foundation	Appears Serviceable	<input checked="" type="checkbox"/> Foundation:Concrete <input checked="" type="checkbox"/> Columns:Metal
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Comments: No additional comments.

18a. Basement	Appears Serviceable	<input checked="" type="checkbox"/> Basement inspection:Entered
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Basement is:used as habitable space - check for permits * Basement stairs appear serviceable

Comments: No additional comments.

18b. Floor Structure	Appears Serviceable	<input checked="" type="checkbox"/> Floor Construction:concrete
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Wood Frame:Conventional wood framing Anchor bolts:Not visible *

Comments: No additional comments.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances No engineering is performed during this inspection.**

--- End of Category FOUNDATION ---

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19. Shingle / Shake	N/A
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20. Tile Roof	N/A
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*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope	N/A
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21b. Roof Notes	Warrants Attention
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Comments: Roof and flashings not visible because of snow.(2)

Notice: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings	N/A
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Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

[X] Material:Copper [X] Size:3/4 in.

[X] Pressure:55 PSI [X] Main valve location:Basement [X] Valve not tested

Comments: No additional comments.**24. Supply Lines**

Appears Serviceable

[X] Material:Copper [X] Not fully visible

Comments: No additional comments.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

[X] Material:ABS [X] Not fully visible

Comments: No additional comments.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

Appears Serviceable

[X] Shutoff valve location:SE corner of lot by Remington Rd> [X] Fuel type is:natural gas

Comments: No additional comments.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

27. Water Heater(s)

Appears Serviceable

[X] Location:Basement [X] Type:Conventional Natural Gas

[X] Capacity:40 gal. [X] Near end of lifespan (2) [X] Water shut off installed:Yes [X] TPR valve installed:Yes

[X] Vent flue piping:Appears Serviceable

Comments: No additional comments.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

--- End of Category PLUMBING ---

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28. Description	Appears Serviceable	[X] Approximate input BTU's:125000
[X] Heating type:forced air unit [X] Fuel type:natural gas [X] Location:basement		
<u>Comments:</u> No additional comments.		
<i>Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*</i>		

29. Condition	Repairs Recommended	[X] Maintenance recommended (2)
<u>Comments:</u> No additional comments.		
<i>Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*</i>		

30. Venting	Appears Serviceable	
<u>Comments:</u> No additional comments.		

31. Combustion Air	Repairs Recommended	
<u>Comments:</u> No outside air(2)		

32. Burners	Repairs Recommended	[X] Unusual flame pattern (2)
<u>Comments:</u> Orange flames(2)		
<i>Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*</i>		

33. Distribution	Appears Serviceable	[X] Materials:Ducts with registers [X] Not fully visible
<u>Comments:</u> No additional comments.		
<i>Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*</i>		

--- End of Category HEATING ---

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34. Normal Controls	Appears Serviceable	<input checked="" type="checkbox"/> Thermostat:appears serviceable
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Comments: No additional comments.
Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.**

35. Air Filters	Repairs Recommended	<input checked="" type="checkbox"/> Condition:dirty
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Comments: No additional comments.
Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.**

36. Heating Notes	Appears Serviceable	<input checked="" type="checkbox"/> Recommend complete system evaluation (2)
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Suggest cleaning & servicing:annually, blower, burners, motor
Comments: No additional comments.
Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.* Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

37. Evaporative Cooler	Appears Serviceable	<input checked="" type="checkbox"/> Location:Window mount <input checked="" type="checkbox"/> Pads are deteriorated *
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Comments: No additional comments.

38. Air Conditioning	N/A	
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Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power	N/A	
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38b. Condensate	N/A	
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38c. Refrigerant Lines	N/A	
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38d. Cooling Comments	N/A	
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--- End of Category HEAT2/COOL ---

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39. Service

Appears Serviceable

[X] Service Type:Underground [X] Number of conductors:3

[X] Voltage:240 V / 120 V [X] Amps:125

Comments: No additional comments.**40. Main Panel**

Appears Serviceable

[X] Location:East Exterior

Comments: No additional comments.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.**

41. Conductors

Appears Serviceable

[X] Service wire type:Aluminum

[X] Branch wire type:Copper [X] Wiring method:Non-metallic sheathed cable

Comments: No additional comments.**42. Sub-panels**

Repairs Recommended

[X] Location B:Barn

Comments: Sub-panel B has neutral and grounds in contact with eahe other(2)(4)**43. Panel Notes**

Appears Serviceable

Comments: No additional comments.**44. Wiring Notes**

Appears Serviceable

[X] Representative sample of fixtures, switches and outlets appear serviceable.

[X] GFCI(s) responded to test at:Kitchen, Bathroom, Garage [X] Furnishings prevent testing of some outlets and switches.

Comments: The doorbell was operational at the time of inspection. The occupant's belongings prevented testing of some of the outlets and switches.

--- End of Category ELECTRICAL ---

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45. Entry Doors

Appears Serviceable

[X] Hardware operational:Yes

[X] Weather stripping:appears serviceable

Comments: No additional comments.**46. Interior Doors**

Appears Serviceable

Comments: No additional comments.**47. Exterior Doors**

Repairs Recommended

[X] Door(s) need adjustment at:First floor sliding door

[X] Tempered glass insignia visible at applicable locations [X] Latching hardware is operational

Comments: First floor sliding door needs adjustments(2)**47a. Exterior Doors #2**

Appears Serviceable

[X] Tempered glass insignia visible at applicable locations [X] Latching hardware is operational

[X] Sliding door tracks:appear serviceable

Comments: No additional comments.**48. Windows**

Appears Serviceable

[X] Type:Dual-pane, Single Hung [X] Material:Aluminum

Comments: No additional comments.*Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.***49. Interior Walls**

Appears Serviceable

[X] Drywall [X] Common cracks *

[X] Furnishings prevent full inspection-check carefully on your final walk-through

Comments: Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through.

Contact inspector with any questions or concerns prior to close of transaction.

*Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.***50. Ceilings**

Appears Serviceable

[X] Drywall [X] Acoustic Spray [X] Common cracks *

Comments: No additional comments.*Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.***51. Floors**

Appears Serviceable

[X] Carpet [X] Tile

Comments: Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through.

Contact inspector with any questions or concerns prior to close of transaction.

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

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52. Fireplace(s)

Appears Serviceable

[X] Location:living room [X] Type:Prefabricated

[X] Damper:appears serviceable [X] Blower / fan operation:Yes

Comments: No additional comments.

Notice: Recommend installing safety spacer or damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

52a. Fireplace(s) #2

Appears Serviceable

[X] Location:Basement [X] Type:Freestanding

[X] Gas piping:appears serviceable [X] Gas valve:appears serviceable

Comments: No additional comments.

Notice: Recommend installing safety spacer or damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

53. Interior Features

N/A

53a. Ceiling Fans

Appears Serviceable

Comments: No additional comments.**53b. Interior Stairs**

N/A

53c. Wet Bar

N/A

54. Smoke Detector

Safety Hazard

[X] Located in bedrooms:No (5)

[X] Located in kitchen:No (5) [X] Located in living/family room:Yes [X] Located in basement:Yes

[X] Located on each floor:Yes [X] Indicator lights on [X] Responded to test button(s)

[X] Suggest additional detectors in appropriate locations. (5)

Comments: No additional comments.**55. Laundry**

Appears Serviceable

[X] Location:Basement

[X] Electrical outlet grounded (120 volt) [X] 240 volt outlet operational: [X] Proper dryer vent provided

[X] Laundry sink present:Yes [X] Faucet appears serviceable [X] Drain appears serviceable

[X] Plumbing under sink is:appears serviceable

Comments: No additional comments.

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.**

56. Attic General

Appears Serviceable

[X] Roof Frame:Truss and conventional framing

[X] Ceiling Frame:Truss and conventional framing [X] Attic:Partial, Unfinished [X] Access location: Bathroom

[X] How Inspected:Inspection limited to view from access *

Comments: No additional comments.

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56a. Ventilation & Insulation

Appears Serviceable

Vents provided Screens:appears serviceable

Insulation type:Fiberglass blown

Comments: No additional comments.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed.**

--- End of Category INTERIOR-2 ---

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57. Floor

Appears Serviceable

[X] Common cracks * [X] Not fully visible *

Comments: Stored items prevented full access to walls, windows, floors, electrical, etc., for inspection. Do a careful check, preferably before the end of the contingency period but no later than the final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

58. Firewall/Ceiling

Appears Serviceable

Comments: Stored items prevented full access to walls, windows, floors, electrical, etc., for inspection. Do a careful check, preferably before the end of the contingency period but no later than the final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

59. Ventilation

N/A

60. Door to Living Space

Appears Serviceable

[X] Type:Fire rated, Solid

[X] Self-closer operational:Yes

Comments: No additional comments.

61. Exterior Door

N/A

62. Vehicle Door

Appears Serviceable

[X] Type:Roll-up [X] Safety springs installed

Comments: No additional comments.

63. Automatic Opener

Safety Hazard

[X] Number of units:1 [X] Automatic reverse operated

Comments: Electronic sensors are not installed. (2) (4)

64. Electrical

Appears Serviceable

[X] Not fully visible [X] Some outlets not accessible *

Comments: No additional comments.

65. Comments

Warrants Attention

[X] Stored items blocked view / access to garage, unable to fully inspect. *

Comments: No additional comments.

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

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66. Kitchen Sink(s)

Appears Serviceable

Faucet appears serviceable

Plumbing under sink appears serviceable

Comments: No additional comments.

67. Kitchen (general)

Appears Serviceable

Counter type:Laminate

Cabinets appear serviceable Counters appear serviceable Floors appear serviceable

Comments: No additional comments.

68. Disposal

Appears Serviceable

Wiring appears serviceable

Comments: No additional comments.

69. Range/Cooktop

Appears Serviceable

Number of ovens:1 Fuel type:natural gas

Oven door appears serviceable Door gasket:appears serviceable Clock / timer not tested
 Gas shut-off valve(s):appears serviceable Ventilation hood:appears serviceable
 Ventilation fan filter:appears serviceable

Comments: No additional comments.

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.**

70. Dishwasher

Appears Serviceable

Door seal:appears serviceable

Drain line installed:with high-loop method

Comments: No additional comments.

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.**

71. Special Features

Appears Serviceable

Microwave:Appears Serviceable

Comments: No additional comments.

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection.**

--- End of Category KITCHEN ---

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 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72.2. Toilet	Repairs Recommended	<input checked="" type="checkbox"/> Toilet is loose on floor * (3)
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Comments: The toilet is loose at the floor in 1st fl hall. * (2) The inspector recommends a new wax seal in 1st fl hall. (2)

73.2. Sink	Appears Serviceable	<input checked="" type="checkbox"/> Faucet appears serviceable
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Plumbing under sink appears serviceable Counter & Cabinet appear serviceable

Comments: No additional comments.

74.2. Vent/Heat	Appears Serviceable	<input checked="" type="checkbox"/> Exhaust fan:appears serviceable
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Comments: No additional comments.

75.2. Bathtub	Appears Serviceable	<input checked="" type="checkbox"/> Faucet appears serviceable
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Drain appears serviceable

Comments: No additional comments.

76.2. Shower	Appears Serviceable	<input checked="" type="checkbox"/> Shower head is:appears serviceable
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Shower diverter is:appears serviceable Drain appears serviceable Enclosure appears serviceable

Unable to determine if glass is tempered (2) (4)

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection.**

--- End of Category BATHROOM 1st fl hall ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72.3. Toilet Appears Serviceable

Comments: No additional comments.

73.3. Sink Appears Serviceable

Faucet appears serviceable

Plumbing under sink appears serviceable Counter & Cabinet appear serviceable

Comments: No additional comments.

74.3. Vent/Heat Appears Serviceable

Exhaust fan:appears serviceable

Comments: No additional comments.

75.3. Bathtub N/A

76.3. Shower Repairs Recommended

Shower head is:appears serviceable

Drain appears serviceable Enclosure appears serviceable

Comments: Caulk need at shower pan and walls(2)

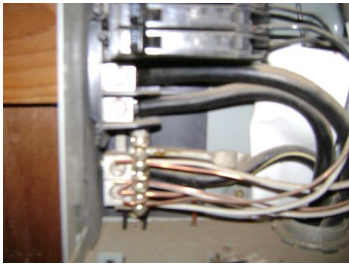
*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection.**

--- End of Category BATHROOM Basement ---

Client: Robert Knepshield
Date: 12/12/2007

Property: 2343 Remington Rd
Elizabeth CO 80107

Electrical



Sup-Panel

Neutral and ground wires touching(2)(4)

Client: Robert Knepshield**Property:** 2343 Remington Rd**Date:** 12/12/07

Elizabeth CO 80107

This Inspection Summary is provided as a courtesy only. The client is required by contract to read and understand the entire report. Comments and conditions will exist in the report that do not appear in the inspection summary. It is the client's responsibility to read the entire report. Evaluations and recommendations stated within the report and/or on the summary page should be completed prior to the end of contingency period/transaction.

EXTERIOR**Exterior Walls -- Repairs Recommended**

Bird holes on the North gable (2)

Trim -- Repairs Recommended

Damaged paint on trim(2)

HEATING**Combustion Air -- Repairs Recommended**

No outside air(2)

Burners -- Repairs Recommended

Orange flames(2)

HEAT2/COOL**ELECTRICAL****Sub-panels -- Repairs Recommended**

Sub-panel B has neutral and grounds in contact with eahe other(2)(4)

INTERIOR**Exterior Doors -- Repairs Recommended**

First floor sliding door needs adjustments(2)

INTERIOR-2**GARAGE****Automatic Opener -- Safety Hazard**

Electronic sensors are not installed. (2) (4)

BATHROOM Master**Vent/Heat -- Safety Hazard**

Client: Robert Knepshield
Date: 12/12/07

Property: 2343 Remington Rd
Elizabeth CO 80107

Window is subject to impact and does not have a visible tempered/safety glass insignia. (2) (4)

BATHROOM 1st fl hall

Toilet -- Repairs Recommended

The toilet is loose at the floor in 1st fl hall. * (2) The inspector recommends a new wax seal in 1st fl hall. (2)

BATHROOM Basement

Shower -- Repairs Recommended

Caulk need at shower pan and walls(2)