

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 5225 Abbey Road
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CUSTOMER: Wynn Washle

INSPECTION DATE: January 23, 2009

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BUILDING INSPECTION REPORT

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Residential

FORT COLLINS, COLORADO

It is our intent to supply you with an unbiased report and to observe that which the average prospective real estate purchaser may overlook. This report is based on a visual inspection only, at your request, in easily accessible areas, without the use of tools or testing devices, therefore, we cannot and do not guarantee that defects, whether structural, mechanical, or otherwise do not exist. This report constitutes a condition survey only, is not intended to be exhaustive, and is not a warranty. Any attached documents or addenda, whether printed or written, whether contractual or informational, shall be considered a part of this report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Performance standards are based solely on the knowledge and experience of the inspector and therefore are not legally binding and are specifically excluded as being covered in our agreement to perform this inspection. Only those items discussed in this document were inspected and NONE OTHER. This report is written to meet or exceed our understanding of the minimum requirements of the ASHI Standards of Practice. Please call our office for any clarifications of further questions.

GENERAL INFORMATION:

DESCRIPTION OF THE STRUCTURE:

Structure Type:	Detached single family residence, 2½ story
Approximate Year Built:	1993
Foundation Type:	Finished basement

Inspection Information:

Report number:	N3294
Time started / finished:	8:00 11:00
Present during inspection:	Seller
For reference, front of house faces:	East
Ground condition:	Dry
Weather:	Cloudy with cool temperatures

THE SCOPE OF THE PRE-SALE INSPECTION

The Inspection was a limited visual examination of certain readily accessible systems and components using normal operating controls and opening readily openable access panels. The purpose of the Inspection was to provide the Customer with information about the condition of certain systems and components of the property at the time of the Inspection. The Inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is available from us upon written request and was available for review by you prior to accepting our services. The ASHI standards are hereby incorporated by reference in their entirety and are hereby made a part of this Agreement. All terms used herein and not otherwise defined have the meaning set forth in the ASHI standards.

The inspector is a generalist and is not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action, including (but not limited to) consulting with a specialized expert(s), you must do so at your expense or otherwise assume all risks associated with failure to do so. The inspection was not technically exhaustive. The fee charged for this inspection was substantially less than that of a technically exhaustive inspection.

This PRE-SALE written inspection Report describes the following systems and components: foundation, heating, electrical, plumbing, air conditioning, living areas, architectural features, bedrooms, kitchen, fireplace, bathrooms and laundry room, attic, exterior, grading, roofing, roof drainage, chimneys and garage. Should we, as a courtesy, exceed any particular requirement set forth herein in one area, we shall not be obligated to exceed the requirements of other areas.

FOUNDATION:

Evidence of water within <input checked="" type="checkbox"/> basement:	No
Method of inspection:	Area(s) entered
<input checked="" type="checkbox"/> Basement floor construction:	Concrete
Insulation in unfinished areas:	Yes – rim joist
Ventilation means:	Windows
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Basement condition:	Satisfactory
Foundation Type:	Poured concrete
Foundation Condition:	Appears satisfactory; however, see Remark #1
Main floor structure:	Joists size: 2" x 12" Spacing: 16" o.c.
Sills:	Not visible
Main carrying beams or walls:	Size: 4" x 14" Material: Wood beams
Support under beams or walls:	Adjustable steel columns

Remarks:



1. Representation about the comprehensive condition of the foundation cannot be made because much of the mechanical room / storage room was obstructed by stored personal items and could not be fully inspected. Also, the basement finish limited the inspection of the entire foundation.



HEATING:

FURNACE #1 (mechanical room)

Heating Fuel:	Natural gas		
Type:	Forced hot air		
Distribution:	Metal ducts Metal-panned, wood framed ducts		
Main fuel shut-off location:	On supply line		
Condition of <input checked="" type="checkbox"/> furnace	Satisfactory		
Operating Controls:	Yes		
Automatic safety controls:	Yes		
Humidifier:	Yes	Condition:	Satisfactory
Apparent carbon monoxide leaks:	No		
Apparent fuel gas leaks:	No		
Approximated age of system:	2 years (based on its Serial Number: 1607J15109) Manufacturer: Armstrong Manufactured date: none given on the data plate		
Furnace filter size:	20x25x4		
Manufacturer's recommended heat rise:	40°- 70° F		
Actual furnace heat rise:	57.0° F = within the manufacturer's stated parameters		
Maximum air temperature per manufacturer's data plate:	185° F		
Actual furnace maximum air temperature:	121.4° F = within the manufacturer's stated parameters		
Furnace requires normal servicing:	No		

Remarks:



I recommend periodic system maintenance, per manufacturer's guidelines, be performed by a qualified contractor to maintain a safely operating and efficient furnace.

Heating section continues on next page ...



FURNACE #2 (attic)

Heating Fuel:	Natural gas	
Type:	Forced hot air	
Distribution:	Metal ducts and flexible ducts	
Main fuel shut-off location:	On supply line	
Condition of <input checked="" type="checkbox"/> furnace	Satisfactory	
Operating Controls:	Yes	
Automatic safety controls:	Yes	
Humidifier:	None	(N/A: not applicable)
Condition:		
Apparent carbon monoxide leaks:	No	
Apparent fuel gas leaks:	No	
Approximated age of system:	16 years Manufacturer: Amana (its Serial Number: 9110025459) Manufactured date: none given on the data plate	
Furnace filter size:	20x25x4	
Manufacturer's recommended heat rise:	35°- 65° F	
Actual furnace heat rise:	52.3° F = within the manufacturer's stated parameters	
Maximum air temperature per manufacturer's data plate:	165° F	
Actual furnace maximum air temperature:	116.3° F = within the manufacturer's stated parameters	
Furnace requires normal servicing:	No	

Remarks:



I recommend periodic system maintenance, per manufacturer's guidelines, be performed by a qualified contractor to maintain a safely operating and efficient furnace.



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 200
Main service disconnect location:	Conductor material: Aluminum	Voltage: 120/240
Ground cable	At exterior meter (north side)	
Type of overload protection:	Yes	
Number of Circuits	Circuit breakers	
Condition of main panel:	31	
Location of main panel:	Satisfactory	
Accessibility of main panel:	Garage	
Main panel rating:	Satisfactory	
Compatibility of overload protection with conductor size:	Satisfactory	
Wiring methods:	Adequate	
Branch conductor materials:	Non- metallic sheathed cable	
Solid conductor aluminum wiring:	Copper & Aluminum	
Polarized and grounded receptacles:	No	
Locations of protected circuits:	Yes	
<i>If "NO" see remark below.</i>	Bath – yes Kitchen – yes Utility Sink – yes	
	Garage – yes Exterior – yes	
	AFCI – None	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and operable per manufacturer's guidelines:	Yes	
Other built-in electrical equipment:	Whole house fan (operated and performed satisfactorily); Security system (not evaluated)	
Sub Panel condition:	100 amp sub panel, located in the mechanical room, contains 10 circuits with aluminum service and copper branch conductor wires; Panel is in satisfactory condition	

Remarks:



PLUMBING:

Type of water supply lines:	Copper
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic
Fixtures/faucets:	Satisfactory
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Near water heater
Overall condition of plumbing:	Satisfactory
<u>WATER HEATER #1</u>	
Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Satisfactory
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	3 years Manufacturer: State (Serial Number: A06A008842) Manufactured date: 1/03/2006 per manufacturer's data plate

WATER HEATER #2

Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Satisfactory
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	3 years Manufacturer: State (Serial Number: A06A008823) Manufactured date: 1/03/2006 per manufacturer's data plate

Remarks:



2. Rust stains were observed on the concrete floor beneath the water heaters. Both water heaters were operating as intended and had no evidence of internal rusting or active leaking. Due to the newer age and satisfactory condition of both water heaters, these rust stains appear to be from a prior event and are inconsequential.



Plumbing section continues on next page ...



PHOTO PAGE: PLUMBING



Rust stains appear to be from a prior event and are inconsequential.



AIR CONDITIONING SYSTEMS:



SYSTEM #1

Energy source / type:	Electric
Type:	Exterior condenser unit
Estimated tonnage:	3.0 ton compressor per manufacturer's model number
Cooling equipment, condition:	Unable to determine – see Remark #3
Central cooling:	Yes by zone
Temperature splits:	Unable to determine – see Remark #3
AC unit cooling:	Unable to determine – see Remark #3
Presence of cooling source in each habitable room:	Yes by zone
Approximate age of system:	5 years (based on its Serial Number: 5804e54106) Manufacturer: Lennox Manufactured date: none given on the data plate
Operating Controls, condition:	Unable to determine – see Remark #3

SYSTEM #2

Energy source / type:	Electric
Type:	Exterior condenser unit
Estimated tonnage:	1.0 ton compressor per manufacturer's model number
Cooling equipment, condition:	Unable to determine – see Remark #3
Central cooling:	Yes by zone
Temperature splits:	Unable to determine – see Remark #3
AC unit cooling:	Unable to determine – see Remark #3
Presence of cooling source in each habitable room:	Yes by zone
Approximate age of system:	7 years (based on its Serial Number: 5802C62178) Manufacturer: Lennox Manufactured date: none given on the data plate
Operating Controls, condition:	Unable to determine – see Remark #3

Remarks:

-  3. Due to intermittent cool exterior temperatures prior to and/or during the inspection, performance of the two air conditioning systems could not be determined by operation. Operation during cool temperature conditions can damage the air conditioner's exterior mechanical components.
-  4. Condenser fins of System #2 exterior condenser require cleaning for the system to run more efficiently.

Air Conditioning section continues on next page ...

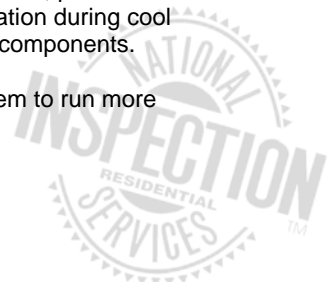




PHOTO PAGE: AIR CONDITIONING SYSTEMS



Condenser fins of System #2 exterior condenser require cleaning



LIVING AREAS:

Living room:	Located on the main level and in satisfactory condition
Dining room:	Located on the main level and in satisfactory condition
Study / Office:	Located on the upper level and in satisfactory condition
Halls:	Satisfactory condition
Family room:	Located on the main level and in satisfactory condition
Rec room:	Located on the lower level and in satisfactory condition
Exercise room:	Located on the top level and in satisfactory condition







Remarks:



ARCHITECTURAL FEATURES:

Walls:	Structure: Wood	Condition: Satisfactory
Ceilings:	Structure: Wood	Condition: Satisfactory
Floors:	Structure: Wood and concrete	Condition: Satisfactory
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Double pane, vinyl clad framing	
	Condition: Satisfactory	
Doors:	Condition: Satisfactory	
Attached porches and balconies:	Condition: Satisfactory	
Decks	Condition: Satisfactory; however, see Remark #6	
Steps:	Condition: Satisfactory	
Railways:	Condition: Satisfactory	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Fair – see Remarks #7 and #8	

Remarks:

-  5. Ceiling in the living room and the intersection of the wall and ceiling in the top floor exercise room display cracking. These cracks appear to be inconsequential and not indicative of a chronic or degenerative condition.
-  6. Representation about the comprehensive condition of the front porch deck cannot be made because the void beneath the porch was inaccessible and the deck could not be fully inspected.
-  7. Driveway and front walkway display cracking. These cracks may be the result of swelling soil heaving or, alternatively, localized settling. These cracks should be caulked to prevent access for water that accelerates the rate of heaving or settlement damage.
-  8. Driveway and front walkway display vertical displacement, which create possible trip hazards and require adjustments.
-   Visit our website, <http://www.national-inspection.com/concreteproblems.html> for our article entitled: **“Concrete Problems: Crumbling, Cracking, Settling, Heaving and Stains”** for further information about concrete issues.

Architectural Features section continues on next page ...





PHOTO PAGE: ARCHITECTURAL FEATURES



Living room ceiling displays cracking



Cracking in exercise room



Displacement of driveway



Displacement of front sidewalk



Inaccessible front porch deck



BEDROOMS:

Bedroom 1: (Master)	Location: Upper level	Condition: Satisfactory
Bedroom 2: (NW)	Location: Upper level	Condition: Satisfactory
Bedroom 3: (E)	Location: Upper level	Condition: Satisfactory
Bedroom 4:	Location: Lower level	Condition: Satisfactory

Remarks:

KITCHEN:

Ventilation:	Window present: No
Exhaust fan:	Yes Type: Recirculating
Dishwasher:	Yes Serviceable
Disposal:	Yes Serviceable
Range:	Yes Serviceable
Overall condition of kitchen:	Satisfactory

Remarks:



FIREPLACES OR STOVES:

FIREPLACE #1

Damper present:	No
Flue condition:	Satisfactory
Fire chamber condition:	Satisfactory
Location:	Master bedroom
Type:	Glass enclosed natural gas
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Overall fireplace condition:	Satisfactory

FIREPLACE #2

Damper present:	No
Flue condition:	Satisfactory
Fire chamber condition:	Satisfactory
Location:	Living room
Type:	Natural gas with glass doors
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Overall fireplace condition:	Satisfactory

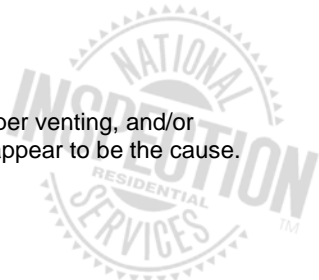
FIREPLACE #3

Damper present:	Yes
Flue condition:	Satisfactory
Fire chamber condition:	Satisfactory; however, see Remark #9
Location:	Family room
Type:	Natural gas with glass doors
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Overall fireplace condition:	Satisfactory

Remarks:



9. Discoloration of and soot on log set and fire box is typically indicative of improper venting, and/or incomplete combustion. In this instance, rearrangement of the movable logs appear to be the cause. Further evaluation by a qualified fireplace specialist may be necessary.



Fireplace section continues on next page ...



PHOTO PAGE: FIREPLACES



Soot on log set and fire chamber



BATHROOMS AND LAUNDRY:

Bath 1: (Master)	Ventilation:	Type: Full	Location: Upper level
		Window present: Yes	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Fair	
Bath 2:	Ventilation:	Type: Full	Location: Upper level
		Window present: Yes	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Bath 3:	Ventilation:	Type: ½	Location: Main level
		Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Bath 4:	Ventilation:	Type: ½	Location: Main level
		Window present: Yes	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Bath 5:	Ventilation:	Type: ¾	Location: Lower level
		Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Laundry:	Ventilation:		Location: Lower level
		Window present: No	
		Exhaust fan: No	Vented to exterior: N/A
	Overall condition:	Satisfactory	

Remarks:



10. The hydro massage bathtub in Bath 1 was operated and performed satisfactorily.



ATTIC:

Method of inspection:	Area(s) entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Bedroom 3 closet and Garage
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Fiberglass loose fill
Insulation levels:	Average levels: 10-14 inches Adequate
Framing type:	Trusses
Framing condition:	Satisfactory
Sheathing / Decking type:	OSB
Sheathing / Decking condition:	Satisfactory
Conditioned surfaces with no insulation evident:	No
Evidence of water penetration:	No

Remarks:



EXTERIOR:

Exterior walls, type:	Composition and cultured stone
Overall condition:	Satisfactory
Exterior vegetation affecting building:	No
Exterior bibcocks, i.e. faucets, operating:	Yes

Remarks:

GRADING:

Front:	Adequate
Rear:	Adequate
Sides:	Adequate
Retaining walls present:	Yes – window wells (wood timbers) and concrete wall (rear)

Remarks:



ROOFING:

Roof type and material:	Gable	Wood	
Material type, Layers and Approximated age of roof:	Wood shakes	1 layer	16 years old
Method of inspection:	Inspected from ground and from ladder		
Flashing and joints condition:	Satisfactory		
Roof vents condition:	Satisfactory		
General condition of roof:	Fair – see Remark #11		
Soffits and fascias condition:	Satisfactory		
Skylights and other roof accessories:	None		

Remarks:



11. Worn wood shakes are typical of this roof's approximated age. Some curling and splitting is evident. Although the roof is showing signs of its age; it does not appear to be at the end of its service life. Selected shingle replacement may be needed as repair will extend the life of this roofing system.





Some curling, splitting and normal wear



ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes
Adequate extensions:	No – see Remark #12
Adequate splash blocks:	None
Overall drainage system condition:	Fair

Remarks:

-  12. All downspouts require extensions or alternative drainage systems to adequately distribute water runoff away from the foundation. In this instance, missing extensions require corrective action.
-  13. Gutters contain debris and require cleaning.



Gutters require cleaning



This downspout requires an extension



CHIMNEYS:

Furnaces and water heater chimney type: Plastic (furnace #1), metal (furnace #2) and metal (water heater) chimneys present

Furnaces and water heater chimney condition: Satisfactory

Fireplace chimney type: Metal insulated chimneys

Fireplace chimney condition: Satisfactory

Remarks:

GARAGE:

Garage with continuous firewall separation to house: Yes

Garage type: Attached

Garage size and door style: 3 car 3 single overhead doors

Electric door opener with photoelectric eyes and auto reverse: Yes












Overall condition of garage: Satisfactory



Remarks:





HIGHLIGHTS and SUMMARY:

This "Highlights and Summary" page is provided to allow the reader a brief overview of the report. This page is not encompassing, mutually exclusive and is not intended to indicate degree of importance. Reading this page alone is not a substitute for reading the report in its entirety. The entire Building Inspection Report, including the report Addendums, Scope of Inspection, limitations, and pre-inspection Authorization must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirement of the sale of the property.

-  1. Representation about the comprehensive condition of the foundation cannot be made because much of the mechanical room / storage room was obstructed by stored personal items and could not be fully inspected. Also, the basement finish limited the inspection of the entire foundation.
-  2. Rust stains were observed on the concrete floor beneath the water heaters. Both water heaters were operating as intended and had no evidence of internal rusting or active leaking. Due to the newer age and satisfactory condition of both water heaters, these rust stains appear to be from a prior event and are inconsequential.
-  3. Due to intermittent cool exterior temperatures prior to and/or during the inspection, performance of the two air conditioning systems could not be determined by operation. Operation during cool temperature conditions can damage the air conditioner's exterior mechanical components.
-  4. Condenser fins of System #2 exterior condenser require cleaning for the system to run more efficiently.
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-  9. Discoloration of and soot on log set and fire box is typically indicative of improper venting, and/or incomplete combustion. In this instance, rearrangement of the movable logs appear to be the cause. Further evaluation by a qualified fireplace specialist may be necessary.
-  10. The hydro massage bathtub in Bath 1 was operated and performed satisfactorily.
-  11. Worn wood shakes are typical of this roof's approximated age. Some curling and splitting is evident. Although the roof is showing signs of its age; it does not appear to be at the end of its service life. Selected shingle replacement may be needed as repair will extend the life of this roofing system.








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-  13. Gutters contain debris and require cleaning.



  Visit our website, <http://www.national-inspection.com/anounceofprevention.html> for our article entitled: **"An Ounce of Prevention: preventative maintenance checklist"** for information about regular preventative home maintenance as well as several other articles that provide answers to questions on all subjects pertaining to home ownership.

How to Read this Report

*This report is organized by the property's functional areas. Report Terminology: Component marked **SATISFACTORY** – was functional at the time of inspection or in visible working or operating order and its condition was at least sufficient for its minimum required function; **FAIR** – requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future; **POOR** – requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.*

	Safety Issues	A condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards. Deficiency may lead to injury or death.
	Significantly Deficient	A condition that has a material defect that could affect the use or function of a structural system or component and/or cause consequential damage. Further evaluation by a specialized contractor may result in significant repair or replacement costs.
	Repair / Replace	An issue that requires repair or ongoing maintenance, is missing, or requires replacement.
	Further Evaluation	Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection and/or beyond the scope of the inspection as defined by National Inspection Services' Authorization and Contract for Residential Real Estate Inspection Services.
	Monitor	Denotes a system or component needing ongoing monitoring either by the customer or a qualified contractor, tradesman or structural engineer.
	Comment	Denotes a system or component that requires regular maintenance to assure safe, reliable operation or is just a comment that may be of special interest to the customer.
	Photo	A photograph is available or has been included with the report to help to visually identify an issue.

FOOTNOTES and DISCLAIMERS ⓘ

Foundation: ⁽¹⁾ Pursuant to inspection procedures that meet ASHI standards, the area was not entered due to circumstances, which created potentially unsafe conditions for the inspector. This limitation is addressed within our Authorization and Contract agreement.

Heating: This inspection does not include any evaluation of heat exchangers, which should be examined regularly by utility company personnel or a licensed heating contractor. We will not assume responsibility for any carbon monoxide leaks, which are not detected at time of inspection.

Electrical: Low voltage wiring and systems are not part of this inspection. We make no representations whatsoever about the characteristics of aluminum wiring. A certain amount of aluminum cable is typically found in any electrical system.

Plumbing: Performance of underground sprinkler systems, including cross connection devices, hot water heaters, water treatment systems, sewer lines, water lines & septic systems, and recreational facilities such as pools, saunas and spas, are not covered in this inspection and report. Also, concealed fittings, e.g., sillcocks, cannot be evaluated for latent defects.

Living Areas: General condition of walls and floors cannot be fully determined if they are covered by carpeting, wall hangings, paintings, wallpaper, etc., and defects are hidden.

Architectural Features: The intent is to inspect and operate a representative number of windows, doors, cabinetry, and other features.

Kitchen: Performance of household appliances is not covered in the inspection and this report.

Bathrooms: Moisture behind tiled surfaces may not be evident at time of inspection.

Attic: ⁽²⁾ Pursuant to inspection procedures that meet ASHI standards, attic was not walked or not walked in its entirety due to circumstances, which created potentially unsafe conditions for the inspector. This limitation is addressed within our Authorization and Contract agreement.

Roofing: intersections, where different roof surfaces and different materials meet, require periodical resealing and refastening. Roof features that were not inspected will not be described in this report. Inclement weather will prevent inspection of roofing. We do not certify roof longevity or the presence of "soft spots", and do not necessarily report on previous hail or weather occurrences. Skylights, if any, are susceptible to leakage and should be inspected periodically.

Roof Drainage: Gutter seams require periodical resealing and refastening. Gutters need to be re-sloped periodically for proper flow. Gutter rust is not evaluated.

This report does not necessarily constitute a soils or structural evaluation as may be required by Colorado state legislation, and is not to be constructed as a report by a Licensed Professional Engineer. We do not perform the laboratory, diagnostic, or other in-depth qualitative and quantitative studies unless specifically arranged for by contract. All stucco siding issues identified in this report require additional evaluation by an EDI certified stucco inspector. This inspection is intended to report on major architectural and mechanical components of the home, and we warn you that although the premises may be in satisfactory condition when examined, the condition may change thereafter. Our inspection process does not address cosmetic defects.

Our responsibility does not necessarily entail informing you of such items as:

1. Peeling paint or wallpaper, condition of floor coverings, or other defects in décor or furnishings or cabinetry, including warping of cabinet bottoms.
2. Water stains (unless the stain was wet when inspected, it cannot be diagnosed as a current or past problem), or hidden moisture problems, including the presence of mold.
3. Plaster or drywall cracks, unless they are caused by a structural defect.
4. Broken glass or screens; condition of fencing, landscaping features, or window seals.
5. Wood destroying insects, rodents, odors or nuisances including other pests, pet problems and neighborhood noise.
6. Unpredictable soil/water conditions which may result in volumetric changes and subsequent structural damage; subsidence or subsidence potential due to underground mines or caves.
7. Presence of Radon gas or other naturally occurring hazards or soil contamination.
8. Presence of current or future discovery of toxic materials, whether intentionally or unintentionally placed, such as asbestos, methamphetamine or PCS's (either above or belowground).
9. Condition of wells, pumps, water treatment equipment, irrigation equipment, solar equipment, ponds, and security equipment pipes and tanks both above and belowground.
10. Space planning or decorating and design faults and/or features including floor squeaks.

These items are the responsibility of the buyer. Furthermore, this report does not examine building code violations or any other code violations. In the event of obvious or suspected improvements to the property, we encourage our Customers to view the permit records for this property. Also, if water supply lines are determined to be plastic, it/they may be a polybutylene material. Historically, there is a greater than average chance of failure, i.e. leaks, with polybutylene material. For further information, please research fully. The Internet offers many resources regarding polybutylene. Additionally, intermittent failures or severe, uncontrolled natural conditions, acts of god, and extreme weather are not our responsibility. Compliance with lender's evaluation criteria is not our responsibility. We do not examine agricultural buildings or structures intended for animal housing.

CUSTOMER: Wynn Washle
The Group Inc. – Mulberry office
Fort Collins, Colorado

COPIES TO: Rich & Coleen Laub, sellers
COST OF COPIES: no charge

THANK YOU,
Dave Tokarz
DAVID C. TOKARZ, PRESIDENT
NATIONAL INSPECTION SERVICES – RESIDENTIAL
a division of Synergy Enterprises, Inc.

ADDENDUMS: Acceptance of the Report shall constitute acceptance of the terms of the following:
"Authorization and Contract for Residential Real Estate Inspection Services" enclosed: Yes No ___
"Real Estate Inspection Terms and Conditions" enclosed: Yes No ___
Disclaimer form entitled "Addendum to Attached Building Inspection Report" enclosed: Yes No ___
Disclaimer form entitled "Limitation of Warranty of Inspector's Work Product" enclosed: Yes No ___
Disclaimer form entitled "Partially Snow Covered Structural Components" enclosed: Yes ___ No

Date: 1/24/2009

This report has been prepared for the exclusive use of the above named customer only and any other use is unauthorized.



Certified ASHI Inspector #212456

