

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 2543 Antelope Road
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CUSTOMER: Berin Wachsmann

INSPECTION DATE: August 7, 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 real estate seller and prospective buyer may overlook. This report is based on a visual **Pre-Sale** 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 **Major System** 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, split-level
Approximate Year Built: 1980
Foundation Type: Basement (finished) with partial crawlspace

Inspection Information:

Report number: N3294
Time started / finished: 11:30 13:30
Present during inspection: Not attended
For reference, front of house faces: North
Ground condition: Dry
Weather: Sunny with hot 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 **MAJOR SYSTEM REVIEW** 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 reviewed 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 written **Pre-Sale** inspection Report describes the following **MAJOR systems and components:** foundation, heating, electrical, plumbing, air conditioning, attic and roofing. A partial list of items excluded from the inspection is as follows: *living areas, architectural features, bedroom, kitchen, fireplaces or stoves, bathrooms and laundry, exterior, grading, roof drainage, chimneys, 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 <input checked="" type="checkbox"/> crawlspace:	Yes
Method of inspection:	Areas entered
<input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> crawlspace floor construction:	Concrete and dirt, respectively
Insulation in unfinished areas:	Yes
Ventilation means:	Windows
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> crawlspace condition:	Satisfactory
Foundation Type:	Poured concrete
Foundation Condition:	Satisfactory
Main floor structure:	Joists size: 2" x 8" Spacing: 16" o.c.
Sills:	Not visible
Main carrying beams or walls:	Size: 4" x 8" Steel I-beam
Support under beams or walls:	Steel post on concrete pad, foundation wall and wood frame

Remarks:



1. Damp soil was found in the crawlspace; however, in this instance, the crawlspace soil is covered by a moisture barrier. It is important to control moisture migrating out of the soil below a house. Periodic monitoring of the barrier is recommended.



2. Cracking evident in a concrete foundation wall. This crack does not appear to be indicative of a chronic or degenerative condition but should be monitored.



Crack in foundation wall appears inconsequential



Moisture barrier covers soil



HEATING:

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	Fair	
Operating Controls:	Yes	
Automatic safety controls:	Yes	
Humidifier:	None	Not Applicable
Condition:		
Apparent carbon monoxide leaks:	No	
Apparent fuel gas leaks:	No	
Approximated age of system:	29 years (based on its Serial No. YN4D106 F3480 0852) Manufacturer: Rheem Manufactured date: none given on the data plate	
Furnace filter size, estimated:	14x25x1	
Manufacturer's recommended heat rise:	65°- 95° F	
Actual furnace heat rise:	73.4° F = within the manufacturer's stated parameters	
Maximum air temperature per manufacturer's data plate:	175° F	
Actual furnace maximum air temperature:	153.2° F = within the manufacturer's stated parameters	
Furnace requires normal servicing:	Yes	

Remarks:



3. Although beyond ASHI Standards, the furnace was tested using a combustible gas detection instrument, i.e., a device that senses hydrocarbons, spillage of combustion products and raw gas leaks. While this device can uncover combustion products in the house air, it cannot pinpoint the exact location of leaks or measure the concentration of the gas. In this instance, a positive result was detected near the furnace's heat shield, which may reveal a safety concern or it may not. Even though this finding may be indicative of a non-threatening condition, I recommend a system evaluation be performed by a qualified contractor to ensure a safely operating and efficient furnace.



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 100
	Conductor material: Aluminum	
	Voltage: 120/240	
Main service disconnect location:	At main panel	
Ground cable	Yes	
Type of overload protection:	Circuit breakers	
Number of Circuits	18	
Condition of main panel:	Satisfactory	
Location of main panel:	Garage	
Accessibility of main panel:	Satisfactory	
Main panel rating:	Adequate	
Compatibility of overload protection with conductor size:	Adequate	
Wiring methods:	Non- metallic sheathed cable	
Branch conductor materials:	Copper & Aluminum	
Solid conductor aluminum wiring:	No	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits: <i>If "No" see remark below.</i>	Bath – yes (lower bath) No (upper bath)	Kitchen – No
	Garage – No	Exterior – No
	AFCI – None	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and tested per manufacturer's guidelines:	Yes	
Carbon Monoxide Detectors present:	None	
Other built-in electrical equipment:	Whole house fan – ✓ operated and performed satisfactorily	
Sub Panel condition:	No sub panel present	

Remarks:



4. I recommend GFCI (ground fault circuit interrupter) protection for receptacles located in bathrooms, garages, kitchens, crawlspaces, and unfinished basements; and in certain locations such as near outdoor spas or hot tubs.



5. I recommend upgrading existing smoke detectors over ten years old and installing smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.



Colorado law now requires carbon monoxide detectors for certain dwellings. For more information, go to <http://www.national-inspection.com/hr091091.html>.

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 furnace
Hot water energy source:	Natural gas
Overall condition of plumbing:	Satisfactory
Overall condition of water heater:	Satisfactory
Water heater main fuel shut-off location:	On supply line
Water heater size:	40 gallon
Approximated age of water heater:	13 years (based on its Serial Number: SLN 0396128645) Manufacturer: Sutherland Manufactured date: none given on the data plate

Remarks:



6. A small water leak was evident under the upstairs bathroom sink, which requires repair by a qualified contractor.



7. Evidence of watermarks on false ceiling (downstairs bathroom) and corresponding water marks on the subfloor or the upstairs bathroom indicate previous water penetration not active at time of inspection; albeit a small water leak in the upstairs bathroom (see comments in Remark #6). Monitoring is recommended.



Evidence of previous leak on lower bath ceiling




Further investigation revealed dry subfloor



AIR CONDITIONING SYSTEM:

Energy source / type:	Electric
Type:	Evaporative wall mounted unit in SW bedroom
Cooling equipment, condition:	Fair – see Remark #8
Central cooling:	No
Temperature splits:	Return air: 82.2° F Supply air: 81.5° F
AC unit cooling:	Does not meet industry standards – see Remark #8
Presence of cooling source in each habitable room:	No
Approximated age of system:	10+ years Manufacturer: Essic-Air (Serial Number: none visible) Manufactured date: none given on the data plate
Operating Controls, condition:	Satisfactory

Remarks:

-  8. The evaporative cooler did not operate as intended; apparently due to a number of breaks in the exterior water supply line, which requires replacement.



Break in water supply line for A/C unit



ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Hallway and garage
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Mineral wool loose fill
Insulation levels:	Average levels: 10-12 inches Adequate
Framing type:	Trusses
Framing condition:	Satisfactory
Sheathing / Decking type:	Plywood
Sheathing / Decking condition:	Satisfactory
Conditioned surfaces with no insulation evident:	No
Evidence of water penetration:	No

Remarks:



Adequate levels for insulation



No evidence of water penetration



ROOFING:

Roof type and material:	Gable	Asphalt composition
Material type, Layers and Approximated age of roof:	High profile	Multiple layers Newer: ~1 to 3 years old
Method of inspection:	Accessed from ladder	
Flashing and joints condition:	Satisfactory	
Roof vents condition:	Satisfactory	
General condition of roof:	Satisfactory	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	None	

Remarks:



Newer roof is in satisfactory condition



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.



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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.

