

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 380 Aurora Way
Fort Collins, Colorado**

CUSTOMER: Carrie Bordenaro

INSPECTION DATE: December 29, 2009

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THIS REPORT CONTAINS OUR OPINION AND WE CAUTION YOU THAT YOU MAY AND WILL LIKELY RECEIVE VARYING OPINIONS FROM DIFFERENT INSPECTORS, APPRAISERS, ARCHITECTS, LAWYERS, EXPERTS, RELATIVES, ENGINEERS, INSURANCE ADJUSTERS, REMODELING AND REPAIR CONTRACTORS, PRIVATE OR PUBLIC PERSONNEL, TRADES PEOPLE OR OTHER PARTIES WHOSE INTERESTS ARE DIFFERENT FROM OURS. THIS REPORT IS THE WORK PRODUCT OF A COLORADO CORPORATION, UNDER WHOSE AUTHORITY NATIONAL INSPECTION SERVICES OPERATES.

BUILDING INSPECTION REPORT

NATIONAL INSPECTION SERVICES

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, 1-story Ranch
Approximate Year Built: 2000
Foundation Type: Basement (partially finished)

Inspection Information:

Report number: N3442
Time started / finished: 9:00 11:30
Present during inspection: Buyer and Buyer's representative (i.e., father)
For reference, front of house faces: South
Ground condition: Damp – snow covered
Weather: Partly cloudy with cold temperatures

THE SCOPE OF THE 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 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 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:	Fair; also, inspection limited by partial basement finish
Main floor structure:	Joists size: 2" x 10" Spacing: 16" o.c.
Sills:	Not visible
Main carrying beams or walls:	Size: 5" x 8" Material: Steel I-Beam
Support under beams or walls:	Steel posts

Remarks:



1. Cracking evident in the concrete foundation walls and slab floor. These cracks do not appear to be indicative of a chronic or degenerative condition but should be treated as suspect and require monitoring.



2. A radon mitigation system is present which utilizes a passive subslab suction technique that relies on natural pressure differentials and air currents instead of a fan to draw radon up from below the structure. It may be possible to convert this passive system to an active Sub-Slab Depressurization (SSD) type system; however, selection, sizing, layout and discharge of the present system will require further evaluation by a NEHA certified radon mitigation specialist before conversion.

Pursuant to the customer's request, this company tested the concentration of radon gas levels in the air of this structure in compliance with EPA protocol. The test results indicate that the current passive mitigation system is effectively reducing the levels of radon concentration (see corresponding radon test report).

I therefore do not recommend additional measures be taken to convert the system to an active Sub-Slab Depressurization system at this time. Periodic follow-up testing is recommended.

Reference. NEHA (National Environmental Health Association) website: www.neha-nrpp.org



Cracking evident in concrete foundation walls



HEATING:

Heating Fuel:	Natural gas
Type:	Forced hot air
Distribution:	Metal ducts Foil faced cardboard, wood framed ducts
Main fuel shut-off location:	On supply line
Condition of <input checked="" type="checkbox"/> furnace	Fair – see Remark #3
Operating Controls:	Yes
Automatic safety controls:	Yes
Humidifier:	Condition: No Not Applicable (N/A)
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Approximated age of system:	10 years (based on its Serial Number: 0003662433) Manufacturer: Goodman Manufactured date: none given on the data plate
Furnace filter size:	20x25x4
Manufacturer's recommended heat rise:	35°- 65° F
Actual furnace heat rise:	85.9° F = exceeds the manufacturer's stated parameters, see Remark #3
Maximum air temperature per manufacturer's data plate:	165° F
Actual furnace maximum air temperature:	146.3° F = within the manufacturer's stated parameters
Furnace requires normal servicing:	Yes

Remarks:



3. The measured temperature rise across the heat exchanger of this furnace, when compared to its defined temperature rise located on the unit's data plate, was beyond the manufacturer's prescribed limits. The implication is that excessive temperatures shorten a furnace's life expectancy and can lead to safety related issues. For these reasons, I recommend an evaluation and appropriate system maintenance be performed by a qualified HVAC contractor to assess the condition of the furnace and to ensure proper operating and efficient performance.



ELECTRICAL:

Electrical service:	Location: Underground Amperage: see Remark #4
Main service disconnect location:	Conductor material: Aluminum Voltage: 120/240 At exterior meter; however, see Remark #4
Ground cable	Yes
Type of overload protection:	Circuit breakers
Number of Circuits	23
Condition of main panel or primary panelboard:	Satisfactory
Location of main panel or primary panelboard:	Garage
Accessibility of main panel:	Satisfactory
Main panel rating:	Satisfactory
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 Kitchen – yes Utility Sink – N/A Garage – yes Exterior – yes Jetted tub – N/A Hot tub (exterior) – N/A AFCI – None
Representative number of switches, fixtures, and receptacles operated:	Yes
Smoke Detectors present and performed a non-invasive, audible test only:	Yes
Carbon Monoxide Detector(s) present and performed a non-invasive, audible test only:	Yes – lower level only, see related comment below
Other built-in electrical equipment:	None
Sub-panel or secondary panelboard condition:	No sub-panel present

Remarks:



4. Unable to determine service amperage because the exterior service box could not be opened without risking damage to the box. I recommend further evaluation measures be taken by the customer at a time when the single throw disconnect contained within the service box is made available.



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 water heater
Overall condition of plumbing:	Satisfactory
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:	10 years (based on its Serial Number: GK00-6066511-K32) Manufacturer: AO Smith Manufactured date: none given on the data plate

Remarks:



AIR CONDITIONING SYSTEM:

Energy source / type:	Electric
Type:	Exterior condenser unit
Estimated tonnage:	2.0 ton compressor per manufacturer's model number
Cooling equipment, condition:	Unable to determine – see Remark #5
Central cooling:	Yes
Temperature splits:	Unable to determine – see Remark #5
AC unit cooling:	Unable to determine – see Remark #5
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	6 years (based on its Serial Number: E050416268) Manufacturer: Temp-Star Manufactured date: none given on the data plate
Operating Controls, condition:	Unable to determine – see Remark #5

Remarks:



5. Due to intermittent cool exterior temperatures prior to and/or during the inspection, performance of the air conditioning system could not be determined by operation. Operation during cool temperature conditions can damage the air conditioner's exterior mechanical components.

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:	None
Halls:	Satisfactory condition
Family room:	None







Remarks:



ARCHITECTURAL FEATURES:

Walls:	Structure: Wood	Condition: Satisfactory
Ceilings:	Structure: Wood	Condition: Satisfactory
Floors:	Structure: Wood and concrete	Condition: Fair
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Double pane, vinyl-framed	
	Condition: Fair – see Remark #7	
Doors:	Condition: Satisfactory; however, see Remark #8	
Attached porches and balconies:	Condition: Fair – see Remarks #9 through #10	
Decks	None	
Steps:	Condition: Satisfactory	
Railways:	Condition: Satisfactory	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Fair – see Remarks #9 through #11	

Remarks:

-  6. Tile floor in Bath 3 is cracked, which requires repair or replacement.
-  7. Window in Bath 1 did not operate as intended and was missing its latch. These issues in Bath 1 require further evaluation and repair by a qualified contractor. A few other windows were difficult to open and should be further evaluated by a qualified contractor.
-  8. Deadbolt latch bolts should extend fully when operated. In this instance, the deadbolt at the rear door did not extend completely due to a shallow mortise or misaligned strike plate, which is a safety issue and therefore requires an adjustment.
-  9. Exterior flatwork distress is evident. Driveway, front walkway, and front step display displacement. Driveway and front walkway display cracking. Both cracks and displacement may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill. The driveway control joints should be caulked to prevent access for water that accelerates the rate of heaving or settlement damage. See related comments in Remark #10.
-  10. Previous exterior flatwork has apparently been addressed through a process commonly referred to as “mud jacking.” Because mud jacking is not necessarily a permanent solution, you should consider any displacement that employs mud jacking and/or sealed cracks that employ acrylic cement, or comparable sealant, as temporary solutions. These areas may be ongoing maintenance issues. The front porch and front sidewalk require monitoring.
-  11. Rear patio was partially or totally snow covered at the time of the inspection. Consequently, representation about the condition of this exterior concrete component cannot be made since it was either concealed or otherwise inaccessible during the inspection.

Architectural Features section continues on next page ...



  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.



PHOTO PAGE: ARCHITECTURAL FEATURES



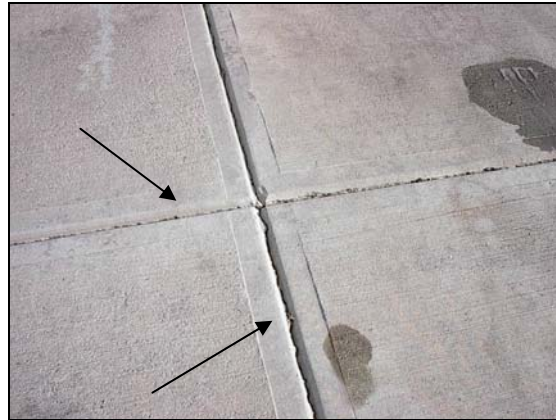
Cracked tile floor in Bath 3



Evidence of mud-jacking repair



Cracking with displacement of front walkway



Displacement evident in driveway control joints



BEDROOMS:

Bedroom 1: (Master)	Location: Main level	Condition: Satisfactory
Bedroom 2: (NW)	Location: Main level	Condition: Satisfactory
Bedroom 3: (SW)	Location: Main level	Condition: Satisfactory
Bedroom 4:	Location: Lower level	Condition: Satisfactory

Remarks:

KITCHEN:

Ventilation:	Window present: Yes
Exhaust fan:	Yes Type: Recirculating
Dishwasher:	Yes Operated and performed satisfactorily
Disposal:	Yes Operated and performed satisfactorily
Range:	Yes Operated and performed satisfactorily
Overall condition of kitchen:	Satisfactory

Remarks:

FIREPLACES OR STOVES:

Damper present:	Not Applicable – see Remark #12
Flue condition:	Not Applicable – see Remark #12
Fire chamber condition:	Not Applicable – see Remark #12
Location:	Not Applicable – see Remark #12
Type:	Not Applicable – see Remark #12
Apparent carbon monoxide leaks:	Not Applicable – see Remark #12
Apparent fuel gas leaks:	Not Applicable – see Remark #12
Overall fireplace condition:	Not Applicable – see Remark #12

Remarks:



12. No fireplace present.



BATHROOMS AND LAUNDRY:

Bath 1: (Master)		Type: Full	Location: Main level
	Ventilation:	Window present: Yes	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Fair	
Bath 2:		Type: Full	Location: Main level
	Ventilation:	Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Bath 3:		Type: Full	Location: Main level
	Ventilation:	Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Laundry:			Location: Lower level
	Ventilation:	Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	


Remarks:



ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Garage
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Fiberglass loose fill Fiberglass batts
Insulation levels:	Average levels: 14-16 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:

-  **13.** Access to the attic areas above the living room, Bedroom 2, Bedroom 3 and Bath 2 was restricted because of this home's vaulted ceiling construction. Therefore, these areas and their components may possess latent defects that were not detected during the inspection, and they may not. In this instance, the full extent of the condition of this structural component cannot be determined from this limited visual inspection.



EXTERIOR:

Exterior walls, type:	Composition
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

Remarks:



ROOFING:

Roof type and material:	Gable	Asphalt composition
Material type, Layers and Approximated age of roof:	High profile	1 layer 10 years old
Method of inspection:	Accessed by ladder	
Flashing and joints condition:	Satisfactory	
Roof vents condition:	Satisfactory	
General condition of roof:	Fair – see Remark #14	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	TV dish mounted on SW corner of roof	

Remarks:



14. Repair and/or replacement to a section of the westernmost south face of the roof cover below the ridge was evident but appears to be adequate. Monitoring is recommended.



15. Roof was partially snow covered at time of the inspection. Consequently, representation about the condition of the roof and its related components cannot be made since they were either concealed or otherwise inaccessible during the inspection. Further evaluation is recommended.



Section of roof cover that apparently was replaced



ROOF DRAINAGE:

Drainage type: Galvanized
Adequate number of downspouts: Yes
Adequate extensions: Yes
Adequate splash blocks: None
Overall drainage system condition: Satisfactory

Remarks:

CHIMNEYS:

Furnace and water heater chimney type: Common metal insulated chimney
Furnace and water heater chimney condition: Satisfactory
Fireplace chimney type: Not Applicable – see Remark #12
Fireplace chimney condition: Not Applicable – see Remark #12

Remarks:

GARAGE:

Garage with continuous firewall separation to house: Yes
Garage type: Attached
Garage size and door style: 2 car 1 double overhead door
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. Cracking evident in the concrete foundation walls and slab floor. These cracks do not appear to be indicative of a chronic or degenerative condition but should be treated as suspect and require monitoring.



2. A radon mitigation system is present which utilizes a passive subslab suction technique that relies on natural pressure differentials and air currents instead of a fan to draw radon up from below the structure. It may be possible to convert this passive system to an active Sub-Slab Depressurization (SSD) type system; however, selection, sizing, layout and discharge of the present system will require further evaluation by a NEHA certified radon mitigation specialist before conversion.

Pursuant to the customer's request, this company tested the concentration of radon gas levels in the air of this structure in compliance with EPA protocol. The test results indicate that the current passive mitigation system is effectively reducing the levels of radon concentration (see corresponding radon test report).

I therefore do not recommend additional measures be taken to convert the system to an active Sub-Slab Depressurization system at this time. Periodic follow-up testing is recommended.

Reference. NEHA (National Environmental Health Association) website: www.neha-nrpp.org



3. The measured temperature rise across the heat exchanger of this furnace, when compared to its defined temperature rise located on the unit's data plate, was beyond the manufacturer's prescribed limits. The implication is that excessive temperatures shorten a furnace's life expectancy and can lead to safety related issues. For these reasons, I recommend an evaluation and appropriate system maintenance be performed by a qualified HVAC contractor to assess the condition of the furnace and to ensure proper operating and efficient performance.



4. Unable to determine service amperage because the exterior service box could not be opened without risking damage to the box. I recommend further evaluation measures be taken by the customer at a time when the single throw disconnect contained within the service box is made available.



5. Due to intermittent cool exterior temperatures prior to and/or during the inspection, performance of the air conditioning system could not be determined by operation. Operation during cool temperature conditions can damage the air conditioner's exterior mechanical components.










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-  11. Rear patio was partially or totally snow covered at the time of the inspection. Consequently, representation about the condition of this exterior concrete component cannot be made since it was either concealed or otherwise inaccessible during the inspection.
-  12. No fireplace present.
-  13. Access to the attic areas above the living room, Bedroom 2, Bedroom 3 and Bath 2 was restricted because of this home's vaulted ceiling construction. Therefore, these areas and their components may possess latent defects that were not detected during the inspection, and they may not. In this instance, the full extent of the condition of this structural component cannot be determined from this limited visual inspection.
-  14. Repair and/or replacement to a section of the westernmost south face of the roof cover below the ridge was evident but appears to be adequate. Monitoring is recommended.
-  15. Roof was partially snow covered at time of the inspection. Consequently, representation about the condition of the roof and its related components cannot be made since they were either concealed or otherwise inaccessible during the inspection. Further evaluation is recommended.



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 **SATISFACOTRY** – 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: Carrie Bordenaro
1987 Dove Creek Circle
Loveland, CO 80538

COPIES TO: Roberto Ortiz @ Assist 2 Sell
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: 12/ 31/ 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

