

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 411 Garfield Street
Fort Collins, Colorado**

CUSTOMER: Jim Maney

INSPECTION DATE: January 11, 2010

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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:	Attached residence, 1-story Over/Under Duplex (Main level unit) and (Upper level unit)
Approximate Year Built:	1910 (Remodel: 1991)
Foundation Type:	Cellar (unfinished) with partial crawlspace

Inspection Information:

Report number:	N3444
Time started / finished:	9:00 12:15
Present during inspection:	Buyer
For reference, front of house faces:	North
Ground condition:	Damp – snow covered
Weather:	Sunny 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"/> cellar <input checked="" type="checkbox"/> crawlspace:	No
Method of inspection:	Area entered
<input checked="" type="checkbox"/> Cellar <input checked="" type="checkbox"/> Crawlspace floor construction:	Concrete and dirt, respectively
Insulation in unfinished areas:	Yes – rim joist
Ventilation means:	None
Vapor barrier, interior:	Partial – crawl space
<input checked="" type="checkbox"/> Cellar <input checked="" type="checkbox"/> Crawlspace condition:	Satisfactory
Foundation Type:	Stacked stone
Foundation Condition:	Fair – see Remarks #2 and #3
Main floor structure:	Joists size: 2" x 8" Spacing: 18" o.c.
Sills:	Not completely visible
Main carrying beams or walls:	Size: 4" x 5" Material: wood beam
Support under beams or walls:	Wood posts and temporary jacks (see Remark #2)

Remarks:

-  1. Alteration to a load bearing stacked stone wall is evident. Beam support in this area may not conform to design expectations and may be deficient in performance, and it may not be deficient. (See related comments in Remarks #2 and #3.)
-  2. Permanent use of a telescoping column is considered suspect as these columns have limited load carrying capacity, giving way to buckling. In this instance, telescoping columns have been used as support under the main carrying beam. Telescoping columns are two or more hollow steel tube sections that are assembled on site. The smaller diameter tube is fitted into the larger diameter tube and the sections are held in place with steel supporting pins that pass through the pre-drilled holes of both tubes. The danger of using temporary sectional columns as a load-resisting element is disastrous and sudden column failure. I recommend that the client confer with a structural engineer regarding the use of telescoping columns at this house and to obtain recommendations for the need to replace these columns with permanent, single piece columns. (See related comments in Remarks #1 and #3.)
-  3. Cracks in exterior walls, cladding and foundation, with possible differential movement in the foundation, may not conform to design expectations and may be deficient in performance. In this instance, the orientation, width, location, and/or length of these cracks are suspect. Because structural failure may be characterized as the unacceptable difference between intended and actual structural performance, further structural evaluation by a structural engineer is advised.

Foundation section continues on next page ...





PHOTO PAGE: FOUNDATION



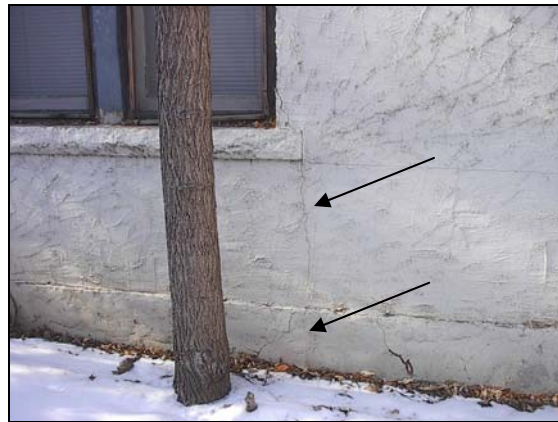
Altered support under main carrying beam



Supporting pins of telescoping column



Apparent consequential cracking



Cracking appears to transition from the foundation



Telescoping (temporary) column



HEATING:

FURNACE #1 (cellar)

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: Condition:	No Not Applicable (N/A)
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Approximated age of system:	11 years (based on its Serial Number: L9950 41959) Manufacturer: Heil Manufactured date: none given on the data plate
Furnace filter size:	16x12x1
Manufacturer's recommended heat rise:	45°- 75° F
Actual furnace heat rise:	45.3° F = within the manufacturer's stated parameters
Maximum air temperature per manufacturer's data plate:	175° F
Actual furnace maximum air temperature:	117.9° F = within the manufacturer's stated parameters
Furnace requires normal servicing:	No



FURNACE #2 (upper level)

Heating Fuel: Natural gas
Type: Forced hot air
Distribution: Metal ducts
Main fuel shut-off location: On supply line
Condition of furnace Satisfactory
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: 7 years (based on its Serial Number: 1603 C40529)
Manufacturer: Armstrong
Manufactured date: none given on the data plate
Furnace filter size: 14x25x1
Manufacturer's recommended heat rise: 30°- 60° F
Actual furnace heat rise: 49.7° F = within the manufacturer's stated parameters
Maximum air temperature per manufacturer's data plate: 160° F
Actual furnace maximum air temperature: 118.0° F = within the manufacturer's stated parameters
Furnace requires normal servicing: No

SECONDARY (laundry room)

Heating Fuel: Electric
Type: Radiant
Distribution: Baseboard units
Main fuel shut-off location: On supply line
Condition of Secondary Satisfactory
Operating Controls: Yes
Automatic safety controls: Yes
Approximated age of system: Unable to determine
Manufactured date: none given on baseboard units
Secondary System requires normal servicing: No




Remarks:



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 100
Main service disconnect location:	Conductor material: Aluminum	Voltage: 120/240
Ground cable	At exterior meter	
Type of overload protection:	Yes	
Number of Circuits	Circuit breakers	
Condition of main panel or primary panelboard:	19	
Location of main panel or primary panelboard:	Fair – see Remark #4	
Accessibility of main panel:	Exterior - east wall	
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 – NO Utility Sink – N/A	
	Garage – unable to determine (see Remark #31)	
	Exterior – yes Jettted tub – N/A	
	AFCI – operated and all performed satisfactorily	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and performed a non-invasive, audible test only:	Yes; however, see Remark #4	
Carbon Monoxide Detector(s) present and performed a non-invasive, audible test only:	None – see Remark #6	
Other built-in electrical equipment:	None	
Sub-panel or secondary panelboard condition:	No sub-panel present	

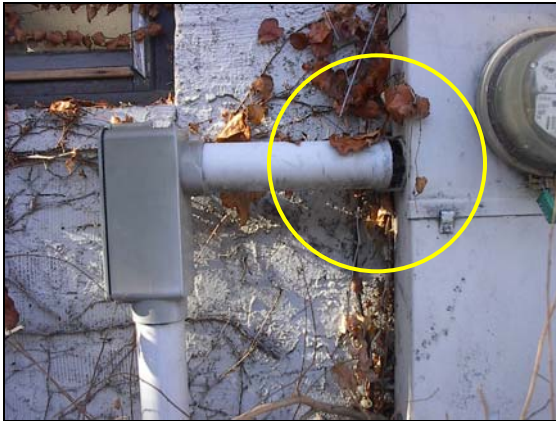
Remarks:

-  4. 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.
-  5. 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.
-  6. I recommend installing carbon monoxide detectors on the main level and upper level per manufacturer specifications and as required by law. FYI: Colorado law now requires carbon monoxide detectors for certain dwellings. For more information, go to <http://www.national-inspection.com/hr091091.html> .

Electrical section continues on next page ...



7. Conduit housing for the service lateral (i.e., underground wires running from the utility wires in the street to the home) is damaged and has become dislodged from the service box, exposing the service wires. Exposed wires are susceptible to mechanical damage. The implications, beyond damaged wire, are service interruption, shock hazard and water getting into the electrical system. This condition requires repair. The electrical company or utility usually installs the service drop and may be responsible for maintaining these wires.



Damaged and displaced conduit service lateral housing



PLUMBING:

Type of water supply lines:	Galvanized main supply (see Remark #8) to Copper distribution piping
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic
Fixtures/faucets:	Fair
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Cellar
Overall condition of plumbing:	Fair
Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
<u>WATER HEATER #1</u> (located in cellar)	
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:	15 years (based on its Serial Number: GL95-2592674-K32) Manufacturer: AO Smith Manufactured date: none given on the data plate

WATER HEATER #2 (located in upper level unit)

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:	1 year Manufacturer: Rheem (Serial Number: RHLN010949140) Manufactured date: 01/2009 per manufacturer's data plate

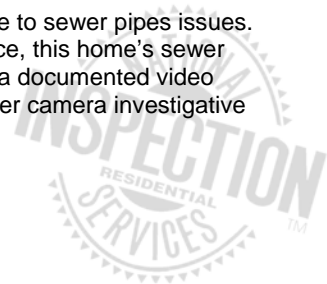
Remarks:



8. Galvanized iron supply piping is particularly prone to build-up of rust and mineral deposits that can reduce the flow of water and will eventually cause leaks as rust creates holes in the pipe walls. Galvanized steel supply piping, which typically will last 40 to 60 years and hasn't been used in homes since the early 1950's, is also considered to be at the end of its service life. In this instance, the main water supply line is galvanized. This piping will require continued monitoring or replacement.



9. Houses of this age and older and in areas with expansive soils are susceptible to sewer pipes issues. These occur over time or because of other contributing factors. In this instance, this home's sewer pipes may be at risk, and they may not. As a matter of course, I recommend a documented video inspection of the underground pipes by a qualified contractor who uses a sewer camera investigative technique.



AIR CONDITIONING SYSTEM:

Energy source / type:	Not Applicable – see Remark #10
Type:	Not Applicable – see Remark #10
Estimated tonnage:	Not Applicable – see Remark #10
Cooling equipment, condition:	Not Applicable – see Remark #10
Central cooling:	Not Applicable – see Remark #10
Temperature splits:	Not Applicable – see Remark #10
AC unit cooling:	Not Applicable – see Remark #10
Presence of cooling source in each habitable room:	Not Applicable – see Remark #10
Approximate age of system:	Not Applicable – see Remark #10
Operating Controls, condition:	Not Applicable – see Remark #10

Remarks:



10. No air conditioning system present.

LIVING AREAS:

MAIN LEVEL

Living room:	Located on the main level and in satisfactory condition
Dining room:	None
Study / Office:	None
Halls:	None
Family room:	None

UPPER LEVEL

Living room:	Located on the main level and in satisfactory condition
Dining room:	None
Study / Office:	None
Halls:	Satisfactory condition
Family room:	None

Remarks:



ARCHITECTURAL FEATURES:

MAIN LEVEL

Walls:	Structure: Wood	Condition: Fair
Ceilings:	Structure: Wood	Condition: Fair
Floors:	Structure: Wood and concrete	Condition: Satisfactory
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Single pane, wood-framed Type: Double pane, vinyl-framed (laundry room) Condition: Fair – see Remark #13	
Doors:	Condition: Fair – see Remark #16	
Attached porches and balconies:	Condition: Satisfactory	
Decks	None	
Steps:	Condition: Satisfactory	
Railways:	Condition: Fair – see Remark #15	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Fair – see Remark #17	

UPPER LEVEL

Walls:	Structure: Wood	Condition: Satisfactory
Ceilings:	Structure: Wood	Condition: Satisfactory
Floors:	Structure: Wood	Condition: Satisfactory
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Double pane, vinyl-framed Type: Double pane, metal-framed Condition: Satisfactory	
Doors:	Condition: Satisfactory	
Attached porches and balconies:	Condition: Satisfactory	
Decks	None	
Steps:	Condition: Satisfactory	
Railways:	Condition: Satisfactory	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	N/A	







Remarks:



11. Ceilings may contain asbestos* material and they may not. Similar ceilings of this vintage and composition have been known to contain asbestos. Further evaluation by Certified Investigator using laboratory analysis may result in considerations that are beyond the Scope of this inspection.

[Visit our website, www.national-inspection.com for our Library Article entitled: "Asbestos Health Hazards Preventions: Why be concerned?" for further information about asbestos issues.]

Architectural Features section continues on next page ...

-  12. Wall in Bedroom 1 (main level) displays cracking, which appears to be consequential (see related comments in Remark #3).
-  13. Lower sash of Bedroom #2 (main level) and kitchen (main level) windows did not remain open and require repair and/or an adjustment.
-  14. Deadbolt latch bolts should extend fully when operated. In this instance, the deadbolt at the rear laundry room door did not extend completely due to shallow mortise or misaligned strike plate, which is a safety issue and therefore requires an adjustment.
-  15. All stairs that are more than 24-inches high or that are three risers high require handrails. Missing handrails create a safety hazard. To that regard, the stairs to the cellar require handrails.
-  16. The front step displays cracking. These cracks may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill.
-  17. Driveway and front and rear walkways were partially or totally snow covered at time of inspection. Consequently, representation about the condition of these exterior concrete components cannot be made since they were either concealed or otherwise inaccessible during the inspection.



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



Cracking in Bedroom 1 (main level)



Stairway requires handrail



BEDROOMS:

MAIN LEVEL UNIT

Bedroom 1: (NW)	Location: Main level	Condition: Satisfactory
Bedroom 2: (Middle)	Location: Main level	Condition: Satisfactory

UPPER LEVEL UNIT

Bedroom 1: (NW)	Location: Upper level	Condition: Satisfactory
Bedroom 2: (Middle)	Location: Upper level	Condition: Satisfactory

Remarks:

KITCHEN:

MAIN LEVEL UNIT

Ventilation:	Window present: Yes
Exhaust fan:	None
Dishwasher:	Yes Operated and performed satisfactorily
Disposal:	None
Range:	Yes Operated and performed satisfactorily
Overall condition of kitchen:	Satisfactory

UPPER LEVEL UNIT

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 #18
Flue condition:	Not Applicable – see Remark #18
Fire chamber condition:	Not Applicable – see Remark #18
Location:	Not Applicable – see Remark #18
Type:	Not Applicable – see Remark #18
Apparent carbon monoxide leaks:	Not Applicable – see Remark #18
Apparent fuel gas leaks:	Not Applicable – see Remark #18
Overall fireplace condition:	Not Applicable – see Remark #18

Remarks:




18. No fireplace present.




ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	No – see Remark #23
Easily accessible:	Yes
Location of access panel:	Hallway
Vapor barrier present:	Yes
Insulation present:	Yes
Insulation type:	Fiberglass batts
Insulation levels:	Average levels: 6-8 inches Marginally 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:

-  22. The attic access hatch is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.

-  23. Improperly vented attics contribute to shorten life of some roofing and cladding materials due to high attic temperatures and can trap humidity that penetrates the attic or siding from within the house. This condition can also cause structural damage, roof shingles to buckle, insulation to lose its effectiveness and create an environment that is conducive to fungus-like substances. In this instance, baffles that maintain an air space between the insulation and the underside of the roof sheathing are missing and/or insulation is preventing proper venting. Adjustments are recommended.







Insulation is preventing proper venting



EXTERIOR:

Exterior walls, type: Composition and stucco
Overall condition: Fair – see Remark # 3
Exterior vegetation affecting building: Yes – see Remark #25 and #27
Exterior bibcocks, i.e. faucets, operating: Yes

Remarks:

-  **24.** Discoloration of the siding at the south gable was evident. See related comments in Remark #23 and Remark #21. Further evaluation is required.
-  **25.** Trees adjacent to the building should be trimmed to ensure that their limbs and/or branches do not come in contact with the structure, which can result in localized damage and premature wear. Also, removal if trees and their roots located too close to the foundation may be necessary.
-  **26.** Wood trim and fascias display peeling paint resulting in exposed wood, which require sanding, priming and repainting.
-  **27.** Some vines do more damage than others. All tend to hold moisture against walls and trim or provide a direct path for water into the building. All provide pest entry opportunities. Masonry walls are more tolerant of vines than is wood; therefore, vines should be kept away from all wood trim, including doors, windows, soffits, fascia and gutters. Note that it may be difficult to remove all traces of the vines. Strategy for cure should be consistent with future expectations.



Discoloration of siding

GRADING:

Front: Marginally adequate
Rear: Marginally adequate
Sides: Marginally adequate
Retaining walls present: None


Remarks:



ROOFING:

Roof type and material:	Unable to adequately evaluate – see Remark #28
Material type, Layers and Approximated age of roof:	Unable to adequately evaluate – see Remark #28
Method of inspection:	Unable to adequately evaluate – see Remark #28
Flashing and joints condition:	Unable to adequately evaluate – see Remark #28
Roof vents condition:	Unable to adequately evaluate – see Remark #28
General condition of roof:	Unable to adequately evaluate – see Remark #28
Soffits and fascias condition:	Satisfactory
Skylights and other roof accessories:	None



Remarks:

-  **28.** Roof was mostly snow covered at time of 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.

ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes
Adequate extensions:	No – see Remark #29
Adequate splash blocks:	Yes
Overall drainage system condition:	Fair – see Remark #30

Remarks:

-  **29.** 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.
-  **30.** Drainage system gutters have become displaced in areas, which require re-fastening.



CHIMNEYS:




Furnace and water heater chimney type:	Common metal insulated chimney
Furnace and water heater chimney condition:	Satisfactory; however, see Remark #28
Fireplace chimney type:	Not Applicable – see Remark #18
Fireplace chimney condition:	Not Applicable – see Remark #18

Remarks:

GARAGE:

Garage with continuous firewall separation to house:	N/A
Garage type:	Detached
Garage size and door style:	Single width door; also see Remark #30
Electric door opener with photoelectric eyes and auto reverse:	Unable to determine – see Remark #30
Overall condition of garage:	Unable to fully evaluate – see Remarks #31 and #32









Remarks:


-  31. The detached garage could not be fully inspected because the primary door was pad-locked and with no key available. Therefore, inaccessible areas of the garage may conceal latent issues, and they may not. Further evaluation is recommended at a time this area is made available.
-  32. The plane of the garage roof is not straight and/or sags, which may be indicative of a latent structural problem. We recommend further evaluation by a qualified contractor.
-  33. Exposed junction boxes in the storage areas of the garage are safety issues and require covers.





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. Alteration to a load bearing stacked stone wall is evident. Beam support in this area may not conform to design expectations and may be deficient in performance, and it may not be deficient. (See related comments in Remarks #2 and #3.)
-  2. Permanent use of a telescoping column is considered suspect as these columns have limited load carrying capacity, giving way to buckling. In this instance, telescoping columns have been used as support under the main carrying beam. Telescoping columns are two or more hollow steel tube sections that are assembled on site. The smaller diameter tube is fitted into the larger diameter tube and the sections are held in place with steel supporting pins that pass through the pre-drilled holes of both tubes. The danger of using temporary sectional columns as a load-resisting element is disastrous and sudden column failure. I recommend that the client confer with a structural engineer regarding the use of telescoping columns at this house and to obtain recommendations for the need to replace these columns with permanent, single piece columns. (See related comments in Remarks #1 and #3.)
-  3. Cracks in exterior walls, cladding and foundation, with possible differential movement in the foundation, may not conform to design expectations and may be deficient in performance. In this instance, the orientation, width, location, and/or length of these cracks are suspect. Because structural failure may be characterized as the unacceptable difference between intended and actual structural performance, further structural evaluation by a structural engineer is advised.
-  4. 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.
-  5. 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.
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-  7. Conduit housing for the service lateral (i.e., underground wires running from the utility wires in the street to the home) is damaged and has become dislodged from the service box, exposing the service wires. Exposed wires are susceptible to mechanical damage. The implications, beyond damaged wire, are service interruption, shock hazard and water getting into the electrical system. This condition requires repair. The electrical company or utility usually installs the service drop and may be responsible for maintaining these wires.
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-  10. No air conditioning system present.


-  11. Ceilings may contain asbestos* material and they may not. Similar ceilings of this vintage and composition have been known to contain asbestos. Further evaluation by Certified Investigator using laboratory analysis may result in considerations that are beyond the Scope of this inspection.
[Visit our website, www.national-inspection.com for our Library Article entitled: "Asbestos Health Hazards Preventions: Why be concerned?" for further information about asbestos issues.]


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-  17. Driveway and front and rear walkways were partially or totally snow covered at time of inspection. Consequently, representation about the condition of these exterior concrete components cannot be made since they were either concealed or otherwise inaccessible during the inspection.


-  18. No fireplace present.


-  19. Bath 1 (main level) exhaust fan did not operate as intended, which requires repair or replacement.


-  20. Slow draining Bath 1 sink and tub may require chemical treatments, plunger or snaked with drain-and-trap auger by professional. Also see related comments in Remark #9.


-  21. The exhaust duct for the Bath 1 (upper level) exhaust fan is tapped into the vent plumbing (attic). This arrangement is not recommended as it may interfere with the functional plumbing drainage or may allow sewer gases to get back into the home. This duct should be reconfigured so that it terminates at a nearby roof vent and the plumbing stack capped.


-  22. The attic access hatch is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.


-  23. Improperly vented attics contribute to shorten life of some roofing and cladding materials due to high attic temperatures and can trap humidity that penetrates the attic or siding from within the house. This condition can also cause structural damage, roof shingles to buckle, insulation to lose its effectiveness and create an environment that is conducive to fungus-like substances. In this instance, baffles that maintain an air space between the insulation and the underside of the roof sheathing are missing and/or insulation is preventing proper venting. Adjustments are recommended.


-  24. Discoloration of the siding at the south gable was evident. See related comments in Remark #23 and Remark #21. Further evaluation is required.


-  25. Trees adjacent to the building should be trimmed to ensure that their limbs and/or branches do not come in contact with the structure, which can result in localized damage and premature wear. Also, removal if trees and their roots located too close to the foundation may be necessary.


-  26. Wood trim and fascias display peeling paint resulting in exposed wood, which require sanding, priming and repainting.


-  27. Some vines do more damage than others. All tend to hold moisture against walls and trim or provide a direct path for water into the building. All provide pest entry opportunities. Masonry walls are more tolerant of vines than is wood; therefore, vines should be kept away from all wood trim, including doors, windows, soffits, fascia and gutters. Note that it may be difficult to remove all traces of the vines. Strategy for cure should be consistent with future expectations.


-  28. Roof was mostly snow covered at time of 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.



-  29. 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.

-  30. Drainage system gutters have become displaced in areas, which require re-fastening.

-  31. The detached garage could not be fully inspected because the primary door was pad-locked and with no key available. Therefore, inaccessible areas of the garage may conceal latent issues, and they may not. Further evaluation is recommended at a time this area is made available.

-  32. The plane of the garage roof is not straight and/or sags, which may be indicative of a latent structural problem. We recommend further evaluation by a qualified contractor.








-  33. Exposed junction boxes in the storage areas of the garage are safety issues and require covers.

-   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: J. P. Maney
514 Daniels Street
Raleigh, NC 27605

COPIES TO: Berin Wachsmann with The Group Inc.
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: 1/12/2010

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

