

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 820 West County Road 74
Wellington, Colorado**

CUSTOMER: Daven Williams

INSPECTION DATE: January 20, 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: Detached single family residence, 2-story
Approximate Year Built: 1947 (Remodel: 1989)
Foundation Type: Crawlspace

Inspection Information:

Report number: N3447
Time started / finished: 13:30 16:00
Present during inspection: Not Attended
For reference, front of house faces: South
Ground condition: Damp – partially snow covered
Weather: 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"/> crawlspace:	No
Method of inspection:	Area entered, however limited access – see Remark #1
<input checked="" type="checkbox"/> Crawlspace floor construction:	Dirt
Insulation in unfinished areas:	Yes – foundation walls
Ventilation means:	None
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Crawlspace condition:	Fair
Foundation Type:	Block and poured concrete
Foundation Condition:	Fair – inspection limited restricted access
Main floor structure:	Joists size: 2" x 10" Spacing: 16" o.c.
Sills:	Not visible
Main carrying beams or walls:	Size: 4" x 10" Material: Wood
Support under beams or walls:	Wood posts

Remarks:



1. Portions of the crawlspace were unable to be fully inspected because of restricted access. Pursuant to the Authorization in regards to the Scope of the Inspection; the inspector used reasonable efforts to visually inspect those exposed areas. See related comments in Remark #2. The customer should understand that inaccessible areas may contain concealed damage or structural issues.

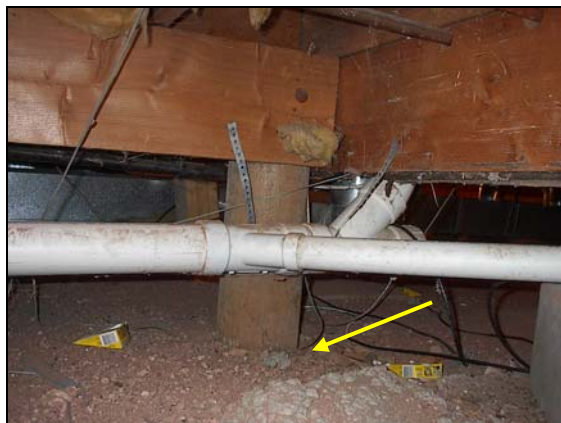


2. The recommended gap between wood beams and crawlspace soil is 18-inches. In this instance, there are areas with joist clearance is less than 18-inches. This creates an issue that may not conform to design expectations and may be deficient in performance.



3. Wood support posts extend below grade or are otherwise in direct contact with the soil. Wood in contact with soil or below grade is problematic in that they historically do not experience a long life, particularly as a structural member. As a result, there are several design challenges with respect to wood piers, such as rot, termites and improper support.

These wood posts are intended to support the deck and are load bearing. This structure would certainly enjoy a longer life and more utility if its supports were not below grade. .






Wood support post in contact with soil



HEATING:

Heating Fuel:	Propane gas (primary) and Electric (secondary)
Type:	Forced hot air (primary) and secondary heating – Radiant (Bedroom 1, Bath 1 and Bath 2)
Distribution:	Metal ducts (primary) and Wall units (secondary)
Main fuel shut-off location:	On supply line
Condition of <input checked="" type="checkbox"/> furnace	Fair – see Remark #5
Operating Controls:	Yes
Automatic safety controls:	Yes
Humidifier:	No
Condition:	Not Applicable (N/A)
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Approximated age of Furnace:	12 years (based on its Serial Number: 5888J50885) Manufacturer: Lennox Manufactured date: none given on the data plate
Furnace filter size:	No apparent filter or filter compartment evident
Manufacturer's recommended heat rise:	45°- 75° F
Actual furnace heat rise:	64.0° F = within the manufacturer's stated parameters
Maximum air temperature per manufacturer's data plate:	175° F
Actual furnace maximum air temperature:	122.1° F = within the manufacturer's stated parameters
Furnace requires normal servicing:	Yes

Remarks:

-  4. No return grille in upper level Bedroom 1, which is less return air movement than would be ideal. Where returns are missing from conditioned areas but located in adjacent rooms, the air movement can be obstructed by closing doors. The implication is temperature disparity, despite secondary heating systems. Alternatively, where this arrangement exists as in this instance, bedroom doors should be trimmed at the bottom to allow air out of the bedroom and into the cold air return system.
-  5. Although beyond ASHI Standards but as a benefit to the client, 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 ambient air, it cannot measure the concentration of the gas. In this instance, a positive result was detected near the furnace's induced draft assembly, 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.
-  6. Damaged heater cover in Bath 1 may indicate an issue with its electric wall heater, and it may not. This heater requires further evaluation. Furthermore, airflow into and out of electric heaters should not be obstructed. Obstructions may cause the unit to overheat. In this instance, a towel rack in Bath 2 is an installation issue that is considered a fire safety hazard. Manufacturer's recommendations can be checked for specific clearance requirements on different types of heaters.

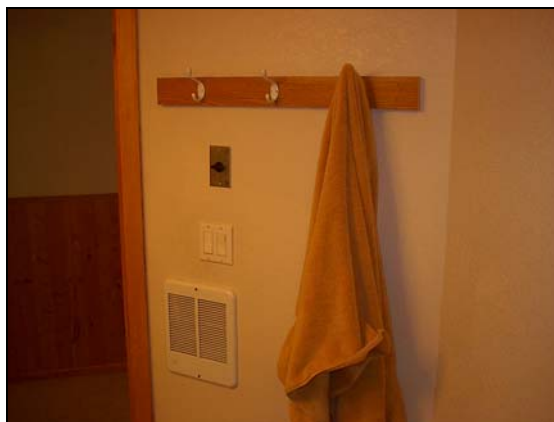
Heating section continues on next page ...



PHOTO PAGE: HEATING



Damaged cover in Bath 1



Towel rack above electric wall heater in Bath 2






Spillage at induced draft assembly





ELECTRICAL:

Electrical service:	Location: Overhead	Amperage: 150
	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	20	
Condition of main panel or primary panelboard:	Satisfactory	
Location of main panel or primary panelboard:	Laundry room	
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 – None Garage – NO Exterior – yes; however, see Remark #8 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 (office next to mechanical room) None (upper level)	
Other built-in electrical equipment:	None	
Sub-panel or secondary panelboard condition:	Sub-panel, located in detached garage with 8 circuits, is in satisfactory condition; however see Remark #9	

Remarks:

-  7. 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.
-  8. A protected GFI/GFCI outlet, located at the front deck, failed to trip and/or reset when tested, which suggests either a wiring problem with a totally operable GFI/GFCI or proper wiring with a faulty GFI +/- GFCI. Consult with an electrician to check the condition of the wiring and electrical system.
-  9. The secondary panelboard (or sub-panel) requires accurate labeling of all breakers. This is an important safety issue.

  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:	Crawlspace (primary)
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Propane 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:	40 gallon
Approximated age of water heater:	1 year Manufacturer: GE (Serial Number: GELP 0609Z03079) Manufactured date: 06/2009 per manufacturer's data plate

Remarks:



Location of main water shut-off valve



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:

Living room:	Located on the main level and in satisfactory condition
Dining room:	Located on the main level and in satisfactory condition
Study / Office:	Located on the main level and in satisfactory condition
Halls:	Satisfactory condition
Family room:	Located on the main level and in satisfactory condition







Remarks:



ARCHITECTURAL FEATURES:

Walls:	Structure: Wood	Condition: Satisfactory
Ceilings:	Structure: Wood	Condition: Fair
Floors:	Structure: Wood	Condition: Satisfactory
Counters and cabinets	Condition: Fair – see Remark #12	
Windows:	Type: Double pane, vinyl-framed and wood-framed	Condition: Satisfactory
Doors:	Condition: Fair – see Remark #13	
Attached porches and balconies:	Condition: Satisfactory	
Decks	None Condition: Fair – see Remark #14	
Steps:	Condition: Satisfactory	
Railways:	Condition: Fair – see Remark #15	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Fair – see Remark #16	

Remarks:

-  11. Ceiling in living room displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.
-  12. Kitchen cabinet door, at sink, was displaced and requires an adjustment.
-  13. 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.
-  14. Guardrails keep people from falling off open sides of landings, decks, and balconies. Guards are required if the floor of the deck, porch or balcony is more than 24" to 30" above grade, depending on jurisdiction. In this instance, the height of the front deck is approximately 26-inches above grade. As different jurisdictions will have their own rules, I recommend the customer confer with the primary authority for the need or requirement of a guardrail.
-  15. Guardrails must be constructed so that people cannot fall through. Openings in railing balusters greater than 4" create severe hazards for small children. In this instance, the spindles of the balcony above the living room are design issues from a safety standpoint with respect to spindle spacing. A protective barrier or other adjustment is recommended when small children are present.
-  16. Walkway to detached garage displays cracking. These cracks may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill. These cracks should be caulked to prevent access for water that accelerates the rate of heaving or settlement damage.

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



Spacing of guardrail at balcony above living room



Crack in living room ceiling



Displaced kitchen cabinet door



Height of deck floor is approx. 26-inches above grade



Cracking of walkway



BEDROOMS:

Bedroom 1: (Master)	Location: Upper level	Condition: Fair
Bedroom 2: (SW)	Location: Upper level	Condition: Satisfactory
Bedroom 3: (S)	Location: Upper 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:

FIREPLACE #1

Damper present:	Yes
Flue condition:	Satisfactory
Fire chamber condition:	Fair
Location:	Living room
Type:	Wood burning with glass doors and screens
Apparent carbon monoxide leaks:	N/A
Apparent fuel gas leaks:	N/A
Overall fireplace condition:	Fair – see Remark #17

FIREPLACE #2

Damper present:	Not visible
Flue condition:	Satisfactory
Fire chamber condition:	Fair
Location:	Family room
Type:	Free-standing wood stove with glass doors
Apparent carbon monoxide leaks:	N/A
Apparent fuel gas leaks:	N/A
Overall fireplace condition:	Fair – see Remark #17

Remarks:



17. As a matter of course, chimneys should be swept and further evaluated prior to moving into the house and before using any wood-burning appliance. Fireplace #1 and Fireplace #2 chimneys could not be thoroughly inspected because of their storm cap covers. Furthermore, see related comments in Remark #24.



BATHROOMS AND LAUNDRY:

Bath 1: (Master)		Type: Full	Location: Upper level
	Ventilation:	Window present: Yes	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Bath 2:		Type: $\frac{3}{4}$	Location: Upper level
	Ventilation:	Window present: No	
		Exhaust fan: No	Vented to exterior: N/A
	Overall condition:	Satisfactory	
Bath 3:		Type: $\frac{1}{2}$	Location: Main level
	Ventilation:	Window present: No	
		Exhaust fan: Yes	Vented to exterior: Yes
	Overall condition:	Satisfactory	
Laundry:			Location: Main level
	Ventilation:	Window present: No	
		Exhaust fan: No	Vented to exterior: N/A
	Overall condition:	Satisfactory	

Remarks:



ATTIC:

Method of inspection:	Viewed from access ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	No – limited access
Location of access panel:	Bedroom 2
Vapor barrier present:	Unable to determine – see Remark #18
Insulation present:	Unable to determine – see Remark #18
Insulation type:	Unable to determine – see Remark #18
Insulation levels:	Unable to determine – see Remark #18
Framing type:	Unable to determine – see Remark #18
Framing condition:	Unable to determine – see Remark #18
Sheathing / Decking type:	Unable to determine – see Remark #18
Sheathing / Decking condition:	Unable to determine – see Remark #18
Conditioned surfaces with no insulation evident:	Unable to determine – see Remark #18
Evidence of water penetration:	Unable to determine – see Remark #18

Remarks:



18. Access to the primary attic area was restricted because of this home's vaulted ceiling construction. Therefore, this component and its features 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.



19. Unconventional supports have been attached to a roof of what appears to be the original building and apparently as part of a remodel / addition.




Unconventional supports attached to original roof

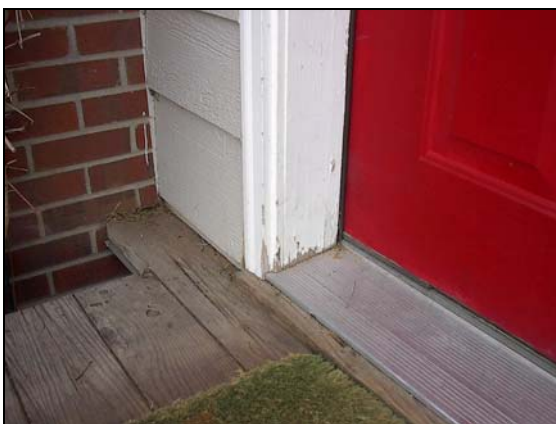


EXTERIOR:

Exterior walls, type: Composition and brick
Overall condition: Fair
Exterior vegetation affecting building: No
Exterior bibcocks, i.e. faucets, operating: Unable to determine – insulation caps

Remarks:

-  **20.** Peeling and/or worn paint is evident at door and window frames, resulting in exposed wood; which require sanding, priming and re-painting. Also, water damaged trim at the SE corner and near the deck; which requires repair, priming and re-painting.



Peeling and worn paint at door frame




Water damaged wood trim

GRADING:

Front: Adequate
Rear: Negative – see Remark #21
Sides: Adequate
Retaining walls present: None

Remarks:

-  **21.** When the grading slopes toward the building, or is negative, or adjacent lots are higher than existing grade; improvements to the grading may be necessary. If a positive slope is not apparent, grading is suspect. The implications of poor lot grading are damage to foundations, damage to siding material and water infiltration into basements and/or crawlspaces resulting in water damage. In this instance, the rear lot's negative grade leads to swales (or shallow ditches) which may be sufficient to direct water drainage away from the foundation, but may remain as a potential for problems. This area should be monitored and may require future installation of additional grading adjustments to achieve positive drainage.

ROOFING:

Roof type and material:	Gable	Asphalt composition
Material type, Layers and Approximated age of roof:	T-lock	1 layer 5+ years old
Method of inspection:	Accessed by ladder	
Flashing and joints condition:	Fair	
Roof vents condition:	Satisfactory	
General condition of roof:	Fair	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	None	

Remarks:



22. Asphalt composition shingles are worn, had some cracking, were losing their protective coating of mineral granules and otherwise were showing signs of their approximated age. Monitoring is recommended.

ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes; however, see Remark #23
Adequate extensions:	Yes
Adequate splash blocks:	None
Overall drainage system condition:	Satisfactory

Remarks:




23. Full drainage systems are important components that, when present, adequately distribute water runoff away from the foundation. In this instance, a partial roof drainage system was present. The implication of absent or partial roof drainage systems is grade erosion, damage to foundations, damage to eaves and water infiltration into basements and/or crawlspaces resulting in water damage. I recommend further consideration to installing a drainage system on the west facing drip edge to provide complete positive drainage.



CHIMNEYS:

Furnace and water heater chimney type:	Common metal insulated chimney
Furnace and water heater chimney condition:	Satisfactory
Fireplace chimney type:	Metal insulated chimneys
Fireplace chimney condition:	Fair – see Remark #24

Remarks:

-  24. Chimney and chimney caps require cleaned by a qualified contractor.



Chimney and chimney caps require cleaning

GARAGE:

Garage with continuous firewall separation to house:	N/A
Garage type:	Detached
Garage size and door style:	2 car with no overhead doors
Electric door opener with photoelectric eyes and auto reverse:	None
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. Portions of the crawlspace were unable to be fully inspected because of restricted access. Pursuant to the Authorization in regards to the Scope of the Inspection; the inspector used reasonable efforts to visually inspect those exposed areas. See related comments in Remark #2. The customer should understand that inaccessible areas may contain concealed damage or structural issues.



2. The recommended gap between wood beams and crawlspace soil is 18-inches. In this instance, there are areas with joist clearance is less than 18-inches. This creates an issue that may not conform to design expectations and may be deficient in performance.



3. Wood support posts extend below grade or are otherwise in direct contact with the soil. Wood in contact with soil or below grade is problematic in that they historically do not experience a long life, particularly as a structural member. As a result, there are several design challenges with respect to wood piers, such as rot, termites and improper support.

These wood posts are intended to support the deck and are load bearing. This structure would certainly enjoy a longer life and more utility if its supports were not below grade. .



4. No return grille in upper level Bedroom 1, which is less return air movement than would be ideal. Where returns are missing from conditioned areas but located in adjacent rooms, the air movement can be obstructed by closing doors. The implication is temperature disparity, despite secondary heating systems. Alternatively, where this arrangement exists as in this instance, bedroom doors should be trimmed at the bottom to allow air out of the bedroom and into the cold air return system.



5. Although beyond ASHI Standards but as a benefit to the client, 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 ambient air, it cannot measure the concentration of the gas. In this instance, a positive result was detected near the furnace's induced draft assembly, 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.



6. Damaged heater cover in Bath 1 may indicate an issue with its electric wall heater, and it may not. This heater requires further evaluation. Furthermore, airflow into and out of electric heaters should not be obstructed. Obstructions may cause the unit to overheat. In this instance, a towel rack in Bath 2 is an installation issue that is considered a fire safety hazard. Manufacturer's recommendations can be checked for specific clearance requirements on different types of heaters.



7. 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.














8. A protected GFI/GFCI outlet, located at the front deck, failed to trip and/or reset when tested, which suggests either a wiring problem with a totally operable GFI/GFCI or proper wiring with a faulty GFI +/- GFCI. Consult with an electrician to check the condition of the wiring and electrical system.





9. The secondary panelboard (or sub-panel) requires accurate labeling of all breakers. This is an important safety issue.




10. No air conditioning system present.

-  11. Ceiling in living room displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.
-  12. Kitchen cabinet door, at sink, was displaced and requires an adjustment.
-  13. 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.
-  14. Guardrails keep people from falling off open sides of landings, decks, and balconies. Guards are required if the floor of the deck, porch or balcony is more than 24" to 30" above grade, depending on jurisdiction. In this instance, the height of the front deck is approximately 26-inches above grade. As different jurisdictions will have their own rules, I recommend the customer confer with the primary authority for the need or requirement of a guardrail.
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-  17. As a matter of course, chimneys should be swept and further evaluated prior to moving into the house and before using any wood-burning appliance. Fireplace #1 and Fireplace #2 chimneys could not be thoroughly inspected because of their storm cap covers. Furthermore, see related comments in Remark #24.
-  18. Access to the primary attic area was restricted because of this home's vaulted ceiling construction. Therefore, this component and its features 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.
-  19. Unconventional supports have been attached to a roof of what appears to be the original building and apparently as part of a remodel / addition.
-  20. Peeling and/or worn paint is evident at door and window frames, resulting in exposed wood; which require sanding, priming and re-painting. Also, water damaged trim at the SE corner and near the deck; which requires repair, priming and re-painting.
-  21. When the grading slopes toward the building, or is negative, or adjacent lots are higher than existing grade; improvements to the grading may be necessary. If a positive slope is not apparent, grading is suspect. The implications of poor lot grading are damage to foundations, damage to siding material and water infiltration into basements and/or crawlspaces resulting in water damage. In this instance, the rear lot's negative grade leads to swales (or shallow ditches) which may be sufficient to direct water drainage away from the foundation, but may remain as a potential for problems. This area should be monitored and may require future installation of additional grading adjustments to achieve positive drainage.

-  22. Asphalt composition shingles are worn, had some cracking, were losing their protective coating of mineral granules and otherwise were showing signs of their approximated age. Monitoring is recommended.

-  23. Full drainage systems are important components that, when present, adequately distribute water runoff away from the foundation. In this instance, a partial roof drainage system was present. The implication of absent or partial roof drainage systems is grade erosion, damage to foundations, damage to eaves and water infiltration into basements and/or crawlspaces resulting in water damage. I recommend further consideration to installing a drainage system on the west facing drip edge to provide complete positive drainage.








-  24. Chimney and chimney caps require cleaned by a qualified contractor.



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.

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COPIES TO: Ken Anderson with RE/MAX
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: 1/22/2010

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

