

# BUILDING INSPECTION REPORT

by

**NATIONAL INSPECTION SERVICES**

*Residential*

*Mailing Address: P.O. Box 270104  
Fort Collins, Colorado 80527-0104*

**(970) 484-1313**

Fax 970-669-1546

Email: Dave@National-Inspection.com

**www.national-inspection.com**

**INSPECTION ADDRESS: 90 Mount Axtell Drive  
Livermore, Colorado**

**CUSTOMER: Chris Mayfield**

**INSPECTION DATE: June 7, 2010**

**THIS REPORT IS CONFIDENTIAL AND IS THE PROPERTY OF THE CUSTOMER NAMED HEREIN.  
ANY OTHER USE OR REPRODUCTION IS UNAUTHORIZED.**

© Copyright 2010  
NATIONAL INSPECTION SERVICES  
Synergy Enterprises, Inc.



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, using normal operating controls and 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, split-level Ranch  
**Approximate Year Built:** 1978 (Remodel: 1996)  
**Foundation Type:** Basement (finished) with partial crawl space

#### Inspection Information:

**Report number:** N3486  
**Time started / finished:** 9:00 12:00  
**Present during inspection:** Not Attended  
**For reference, front of house faces:** North  
**Ground condition:** Dry  
**Weather:** Sunny with warm 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**  **basement**  **crawl space:** No

**Method of inspection:** Areas entered

**Basement**  **crawl space floor construction:** Concrete and dirt, respectively

**Insulation in unfinished areas:** Yes – crawl space

**Ventilation means:** Windows

**Vapor barrier, interior:** No

**Basement**  **crawl space condition:** Satisfactory

**Foundation Type:** Poured concrete and block

**Foundation Condition:** Satisfactory – inspection limited by basement finish

**Main floor structure:** **Joists size:** 2" x 6"      **Spacing:** 16" o.c.

**Sills:** Not visible

**Main carrying beams or walls:** **Size:** 4" x 12"      **Material:** Wood Beam

**Support under beams or walls:** Block piers on concrete pads

**Remarks:**



## HEATING:

<b>Heating Fuel:</b>	Propane gas	
<b>Type:</b>	Radiant - hot water piping system	
<b>Distribution:</b>	Baseboard units	
<b>Main fuel shut-off location:</b>	On supply line	
<b>Condition of <input checked="" type="checkbox"/> boiler</b>	Fair	
<b>Operating Controls:</b>	Yes	
<b>Automatic safety controls:</b>	Yes	
<b>Humidifier:</b>	No	Not Applicable (N/A)
<b>Condition:</b>		
<b>Apparent carbon monoxide leaks:</b>	No	
<b>Apparent fuel gas leaks:</b>	No	
<b>Approximated age of system:</b>	13 years Manufacturer: Burnham (Serial Number: 17431731) Manufactured date: 04/97 per manufacturer's data plate	
<b>Boiler requires normal servicing:</b>	Yes – see Remark #1	

### Remarks:



1. Rust was evident at the in-line air vent valve on the distribution side of the system that indicates previous or current leaking not active at the time of the inspection. Because this is an important component of the hot water piping system, normal servicing is recommended including a comprehensive system evaluation by a qualified contractor.





Rust evident at the in-line air vent valve



## ELECTRICAL:

<b>Electrical service:</b>	<b>Location:</b> Underground	<b>Amperage:</b> 100
<b>Main service disconnect location:</b>	<b>Conductor material:</b> Aluminum	<b>Voltage:</b> 120/240
<b>Ground cable</b>	At main panel	
<b>Type of overload protection:</b>	Yes	
<b>Number of Circuits</b>	Circuit breakers	
<b>Condition of main panel or primary panelboard:</b>	20	
<b>Location of main panel or primary panelboard:</b>	Satisfactory; however, see Remark #4	
<b>Accessibility of main panel:</b>	Mechanical room in basement	
<b>Main panel rating:</b>	Satisfactory	
<b>Compatibility of overload protection with conductor size:</b>	Satisfactory	
<b>Wiring methods:</b>	Adequate; however, see Remark #3	
<b>Branch conductor materials:</b>	Non-metallic sheathed cable	
<b>Solid conductor aluminum wiring:</b>	Copper	
<b>Polarized and grounded receptacles:</b>	No	
<b>Locations of protected circuits:</b> <i>If "NO" see remark below.</i>	Yes	
	<b>Bath</b> – yes	<b>Kitchen</b> – yes
	<b>Garage</b> – yes	<b>Exterior</b> – yes
	<b>Hot tub (exterior)</b> – N/A	<b>Utility Sink</b> – None
	<b>AFCI</b> – operated and all performed satisfactorily	<b>Jetted tub</b> – yes
<b>Representative number of switches, fixtures, and receptacles operated:</b>	Yes	
<b>Smoke Detectors present and performed a non-invasive, audible test only:</b>	Yes; however, see Remark #8	
<b>Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:</b>	None – see Remark #9	
<b>Other built-in electrical equipment:</b>	Central vacuum – not operated and not evaluated	
<b>Sub-panel or secondary panelboard condition:</b>	Sub-panel, located in the garage with 7 circuits, was in fair condition (see Remark #7)	

### Remarks:

-  3. Two protected GFI/GFCI outlets, one located in the garage and one on the northeast exterior, failed to trip 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.
-  4. A kitchen receptacle, located to the right of the range, tested as not energized. No obvious reason for this condition was determined. Further evaluation of this receptacle and the electrical system by a qualified electrician is recommended.

**Electrical section continues on next page ...**

- +** 5. It is no longer considered an acceptable practice to locate outlets above baseboard heaters. Cords plugged into these outlets will tend to drape over the heaters and may overheat, which creates a fire hazard. In this instance, there are a number of outlets that have been located above baseboard heaters when this home was built. Because this report is not intended to be a review of building code compliance and since codes are not usually retroactive; strategy for cure, if any, should be consistent with future expectations.
- ✘** 6. The main distribution panel and the sub-panel require accurate and complete labeling of all breakers. This is an important safety issue.
- +** 7. The sub-panel has an unprotected opening. An open breaker slot is a safety issue, should a person place a finger in this gap while re-setting a tripped breaker. This opening must be replaced with a cover.
- ✘** 8. I recommend installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, [www.nfpa.org](http://www.nfpa.org).
- +** 9. I recommend installing carbon monoxide detectors 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>.



Electric outlet above baseboard heater



This outlet was not energized




Open slot in main panel



**PLUMBING:**

Type of water supply lines:	Copper
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic and cast iron
Fixtures/faucets:	Satisfactory
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Crawl space
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Produced by boiler
Apparent carbon monoxide leaks:	N/A
Overall condition of water heater:	N/A
Water heater main fuel shut-off location:	N/A
Heated water storage size:	80 gallon
Approximated age of heated water storage:	11 years (based on its Date Code: 28299) Manufacturer: Amtrol Manufactured date: none given on the data plate

**Remarks:**

-  10. Note: An abandoned 112 gallon Bradford White (S/N BJ4986784) solar storage tank was located in the crawl space. This tank appears to hold an indeterminate amount of water. It is recommended that this tank be confirmed abandoned and purged to eliminate the risk of damage from a future leak.



Cut pipe to an apparently abandoned tank



Cut pipe to an apparently abandoned tank



## AIR CONDITIONING SYSTEM:

<b>Energy source / type:</b>	Not Applicable – see Remark #11
<b>Type:</b>	Not Applicable – see Remark #11
<b>Estimated tonnage:</b>	Not Applicable – see Remark #11
<b>Cooling equipment, condition:</b>	Not Applicable – see Remark #11
<b>Central cooling:</b>	Not Applicable – see Remark #11
<b>Temperature splits:</b>	Not Applicable – see Remark #11
<b>AC unit cooling:</b>	Not Applicable – see Remark #11
<b>Presence of cooling source in each habitable room:</b>	Not Applicable – see Remark #11
<b>Approximate age of system:</b>	Not Applicable – see Remark #11
<b>Operating Controls, condition:</b>	Not Applicable – see Remark #11

**Remarks:**



11. No air conditioning system present.

## LIVING AREAS:

<b>Living room:</b>	Located on the main level and in satisfactory condition
<b>Dining room:</b>	Located on the main level and in satisfactory condition
<b>Study / Office:</b>	Located on the main level and in satisfactory condition
<b>Halls:</b>	Satisfactory condition
<b>Family room:</b>	Located on the main level and in satisfactory condition
<b>Rec room:</b>	Located on the lower level and in satisfactory condition






**Remarks:**



## ARCHITECTURAL FEATURES:

<b>Walls:</b>	<b>Structure:</b> Wood	<b>Condition:</b> Satisfactory
<b>Ceilings:</b>	<b>Structure:</b> Wood	<b>Condition:</b> Satisfactory
<b>Floors:</b>	<b>Structure:</b> Wood and concrete	<b>Condition:</b> Satisfactory
<b>Counters and cabinets</b>	<b>Condition:</b> Satisfactory	
<b>Windows:</b>	<b>Type:</b> Double pane, vinyl and wood-framed <b>Type:</b> Single pane, wood-framed <b>Condition:</b> Fair – see Remark #12	
<b>Doors:</b>	<b>Condition:</b> Fair – see Remark #13	
<b>Attached porches and balconies:</b>	<b>Condition:</b> Fair	
<b>Decks</b>	<b>Condition:</b> Fair – see Remark #14 and #15	
<b>Steps:</b>	<b>Condition:</b> Satisfactory	
<b>Railways:</b>	<b>Condition:</b> Fair – see Remark #15	
<b>Stairway stability:</b>	<b>Condition:</b> Satisfactory	
<b>Concrete patio, walks and driveway:</b>	<b>Condition:</b> Satisfactory	

### Remarks:

-  12. Window in the kitchen did not open as intended and the window in Bath 3 did not close as intended. Both require adjustments or repair.
-  13. Doors located in Bath 3 did not latch, which require adjustments.
-  14. Both upper and lower decks may be compromised due to connections that are suspect. In this instance, the ledgerboard fasteners are nails not lag screws. Lag screws are recommended by industry safety protocol. These issues create structural stability concerns that may not conform to design expectations and may be deficient in performance. As a result, there are several challenges with respect to proper support that could result in catastrophic failure. Because the decks' stability may be compromised, I recommend adjustments to strengthen these connections.
-  15. The upper deck guardrails and the lower deck handrails lacked lateral rigidity and are vulnerable with movement. These create a lack of stability that may not conform to design expectations and may be deficient in performance. The implication of nonperformance is, of course, falling. As a result, there are several challenges with respect to improper support, which can result in personal injury during catastrophic failure. Adjustments are recommended to better secure all weak balustrade connections.
-  16. Some ceilings (presumably components from the original 1978 construction) 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 my website, [www.national-inspection.com](http://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 ...**



**PHOTO PAGE: ARCHITECTURAL FEATURES**



**Nailed ledgerboard**



## BEDROOMS:

<b>Bedroom 1: (Master)</b>	<b>Location:</b> Upper level	<b>Condition:</b> Satisfactory
<b>Bedroom 2: (N)</b>	<b>Location:</b> Main level	<b>Condition:</b> Satisfactory
<b>Bedroom 3: (NE)</b>	<b>Location:</b> Main level	<b>Condition:</b> Satisfactory
<b>Bedroom 4:</b>	<b>Location:</b> Lower level	<b>Condition:</b> Satisfactory

*Remarks:*

## KITCHEN:

<b>Ventilation:</b>	Window present: Yes
<b>Exhaust fan:</b>	Yes <b>Type:</b> Recirculating
<b>Dishwasher:</b>	Yes    Operated and performed satisfactorily
<b>Disposal:</b>	Yes    Operated and performed satisfactorily
<b>Range and Refrigerator:</b>	Yes    Did not operate (not powered)
<b>Overall condition of kitchen:</b>	Satisfactory

*Remarks:*



## FIREPLACES OR STOVES:



### **FIREPLACE #1:**

<b>Damper present:</b>	Yes
<b>Flue condition:</b>	Satisfactory
<b>Fire chamber condition:</b>	Satisfactory
<b>Location:</b>	Bedroom 1
<b>Type:</b>	Glass enclosed propane gas
<b>Apparent carbon monoxide leaks:</b>	Unable to determine – see Remark #17
<b>Apparent fuel gas leaks:</b>	No
<b>Overall fireplace condition:</b>	Unable to determine – see Remark #17

### **FIREPLACE #2:**

<b>Damper present:</b>	Yes
<b>Flue condition:</b>	Satisfactory
<b>Fire chamber condition:</b>	Satisfactory
<b>Location:</b>	Living room
<b>Type:</b>	Wood burning
<b>Apparent carbon monoxide leaks:</b>	N/A
<b>Apparent fuel gas leaks:</b>	N/A
<b>Overall fireplace condition:</b>	Fair

### ***Remarks:***






-  **17.** The fuel source for Fireplace #1 was off at the emergency shut-off valve, rendering this appliance non-functioning; therefore, representation about the condition of this component cannot be made. Since operating any system or component that is inoperable, including the lighting of pilot lights, is beyond the Scope of the Inspection, I recommend further evaluation measures be taken by the customer at a time when this appliance is made operable.
  
-  **18.** 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. The wood burning Fireplace #2 chimney cannot be thoroughly inspected because soot and creosote hides the walls.



## BATHROOMS AND LAUNDRY:

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

### Remarks:

-  19. The hydro massage bathtub in Bath 1 was operated and performed satisfactorily; however, residue discharge from its jets indicates that the system requires cleaning per manufacturer's detail.
-  20. A water leak, apparently from the sink drain and/or trap, was evident under the right Bath 1 sink; which requires repair by a qualified contractor..
-  21. A water leak was evident at the Bath 2 and Bath 3 hand-operated water isolating valve, located under the bathroom sink, when these valves were turned toward the off position. These valves require repair.
-  22. Grout in Bath 2 shower is shallow, cracked, absent or not well bonded to the shower tiles in areas, which requires restoration to improve these joints. The implication is that water from the shower may penetrate the bath wall voids. Hidden wall and floor components may possess latent water damage that was not detected during the inspection, and they may not. In this instance, the full extent of the condition of these items cannot be determined from my limited visual inspection. At a minimum, shower wall tiles in Bath 2 require grout restoration.
-  23. A small water leak, apparently from the tank, was evident at the Bath 3 toilet; which requires repair by a qualified contractor..

**Bathrooms section continues on next page ...**





**PHOTO PAGE: BATHROOMS**



**Debris in jetted tub**






**Grout restoration needed**



**ATTIC:**

<b>Method of inspection:</b>	Areas entered <sup>(2)</sup>
<b>Adequate ventilation:</b>	Yes
<b>Easily accessible:</b>	Yes
<b>Location of access panel:</b>	Hallway closet and Bath 1
<b>Vapor barrier present:</b>	Yes
<b>Insulation present:</b>	Yes
<b>Insulation type:</b>	Cellulose loose fill          Fiberglass batts
<b>Insulation levels:</b>	Average levels: 6-8 inches (attic accessed from hall closet) See Remark #24
<b>Framing type:</b>	Trusses
<b>Framing condition:</b>	Satisfactory
<b>Sheathing / Decking type:</b>	Plywood
<b>Sheathing / Decking condition:</b>	Fair (some repairs) – inspection limited by insulation cover
<b>Conditioned surfaces with no insulation evident:</b>	No
<b>Evidence of water penetration:</b>	No

**Remarks:**

-  24. The purpose of insulation is to slow the rate of heat transfer. Recommended insulation levels for ceiling insulation is R-38. The approximate R-value of cellulose loose fill is 3.5 per inch. In this instance, the insulation levels are less than recommended and an additional application of insulation is advisable to increase the attic's thermal efficacy.
-  25. Access to the attic area above Bedroom 1 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.
-  26. It is preferable that bathroom exhaust fans vent to the exterior. Currently, the Bath 1 exhaust fan terminates inside the attic area, resulting in a potential for damage to structural components, insulation or ceilings caused by moisture. Venting to the exterior that will result in preferred discharge of bathroom moisture is recommended.

**Attic section continues on next page ...**





**PHOTO PAGE: ATTIC**



**Bath 1 exhaust fan terminates in attic**



---

## EXTERIOR:

<b>Exterior walls, type:</b>	Stone and wood
<b>Overall condition:</b>	Satisfactory
<b>Exterior vegetation affecting building:</b>	No
<b>Exterior bibcocks, i.e. faucets, operating:</b>	Yes

*Remarks:*

---

## GRADING:

<b>Front:</b>	Adequate
<b>Rear:</b>	Adequate
<b>Sides:</b>	Adequate
<b>Retaining walls present:</b>	Yes



*Remarks:*



## ROOFING:

<b>Roof type and material:</b>	Gable	Asphalt composition
<b>Material type, Layers and Approximated age of roof:</b>	High profile	1 layer      14+ years old
<b>Method of inspection:</b>	Accessed by ladder	
<b>Flashing and joints condition:</b>	Fair – see Remark #27	
<b>Roof vents condition:</b>	Satisfactory	
<b>General condition of roof:</b>	Fair – see Remark #28	
<b>Soffits and fascias condition:</b>	Fair – see Remark #27	
<b>Skylights and other roof accessories:</b>	None	

### Remarks:

-  27. Watermarks on a section of north fascia and soffit and at the soffit of the front porch indicate roof drainage issues and roof flashing. See related comments in Remark #28. Further evaluation by a qualified contractor and corrective action is recommended.
  
-  28. Asphalt composition shingles were losing their protective coating of mineral granules, had slight cracking and otherwise were showing signs of their approximated age. Periodic monitoring is recommended.

*Roof section continues on next page ...*





**PHOTO PAGE: ROOF**



**Watermarks on fascia – north**



**Watermarks on soffit – north**



**Watermarks on soffit – front porch**



## ROOF DRAINAGE:

<b>Drainage type:</b>	Galvanized
<b>Adequate number of downspouts:</b>	Yes
<b>Adequate extensions:</b>	Yes
<b>Adequate splash blocks:</b>	None
<b>Overall drainage system condition:</b>	Fair – see Remark #29

**Remarks:**



29. Gutter at the front porch contains debris; which may lead to roof drainage backup that results in water penetration of the eaves (see related comments in Remark #27) and requires cleaning.





**Debris in gutter**



## CHIMNEYS:

<b>Boiler chimney type:</b>	Metal insulated chimney
<b>Boiler chimney condition:</b>	Satisfactory
<b>Fireplaces chimney type:</b>	Metal and tile insulated chimneys
<b>Fireplaces chimney condition:</b>	Fair

**Remarks:**

-  **30.** Mortar cap displays cracking, which requires repair/sealing. The implications of cracking mortar caps are water leakage into the masonry components and deterioration of the top part of the chimney or structural components below.
  
-  **31.** Masonry fireplace chimney requires a storm or rain cap with spark arrester consisting of ½ inch or less non-combustible mesh. The implications of absent caps are water leakage into the masonry components and deterioration of the top part of the chimney or structural components below. Also, storm caps keep rain, snow, birds, and animals out of the chimney and prevent downdrafts that allow combustion products, including carbon monoxide, to enter the house air.



**Storm cap needed and cracks in mortar cap (arrow)**



**GARAGE:**

<b>Garage with continuous firewall separation to house:</b>	N/A – detached garage
<b>Garage type:</b>	Detached
<b>Garage size and door style:</b>	2 car            2 single overhead doors
<b>Electric door opener with photoelectric eyes and auto reverse:</b>	No – see Remarks #32 and #33
<b>Overall condition of garage:</b>	Fair

**Remarks:**



- 32. Photoelectric eyes are absent at the east single overhead door. Photoelectric eyes are required by Federal Law for garage door openers manufactured after 1992 and are typically mounted to the left and right sides of the bottom door panel no higher than 6-inches above the floor or should be verified by the door manufacturer that photoelectric eyes are not necessary. Although this evaluation and report is not intended to be a review of building code compliance, I recommend installation of openers with photoelectric eyes.

Note: A garage door is the largest moving object in the home. In this instance, at least one door is not operated by an electric door opener with photoelectric eye protection. Installation, operation, maintenance and testing of automatic garage door openers are necessary to provide safe operation. Absent photoelectric eyes can result in serious injury or death from being hit by a closing garage door or from being trapped under the door.



- 33. The manual release handle is meant to manually detach the door from the door opener in an emergency. This handle is required to be red and easily distinguishable. The handle should be easily assessable and no more than six feet (6') above the garage floor. In this instance, the manual release handles for both doors are more than six feet above the garage floor or are absent and require adjustments.


























Release handle too high (circle)  
Release handle missing (arrow)














## 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. Rust was evident at the in-line air vent valve on the distribution side of the system that indicates previous or current leaking not active at the time of the inspection. Because this is an important component of the hot water piping system, normal servicing is recommended including a comprehensive system evaluation by a qualified contractor.
-  3. Two protected GFI/GFCI outlets, one located in the garage and one on the northeast exterior, failed to trip 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.
-  4. A kitchen receptacle, located to the right of the range, tested as not energized. No obvious reason for this condition was determined. Further evaluation of this receptacle and the electrical system by a qualified electrician is recommended.
-  5. It is no longer considered an acceptable practice to locate outlets above baseboard heaters. Cords plugged into these outlets will tend to drape over the heaters and may overheat, which creates a fire hazard. In this instance, there are a number of outlets that have been located above baseboard units when this home was built. Because this report is not intended to be a review of building code compliance and since codes are not usually retroactive; strategy for cure, if any, should be consistent with future expectations.
-  6. The main distribution panel and the sub-panel require accurate and complete labeling of all breakers. This is an important safety issue.
-  7. The sub-panel has an unprotected opening. An open breaker slot is a safety issue, should a person place a finger in this gap while re-setting a tripped breaker. This opening must be replaced with a cover.
-  8. I recommend installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, [www.nfpa.org](http://www.nfpa.org).
-  9. I recommend installing carbon monoxide detectors 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>.
-  10. Note: An abandoned 112 gallon Bradford White (S/N BJ4986784) solar storage tank was located in the crawl space. This tank appears to hold an indeterminate amount of water. It is recommended that this tank be confirmed abandoned and purged to eliminate the risk of damage from a future leak.
-  11. No air conditioning system present.
-  12. Window in the kitchen did not open as intended and the window in Bath 3 did not close as intended. Both require adjustments or repair.
-  13. Doors located in Bath 3 did not latch, which require adjustments.

-  14. Both upper and lower decks may be compromised due to connections that are suspect. In this instance, the ledgerboard fasteners are nails not lag screws. Lag screws are recommended by industry safety protocol. These issues create structural stability concerns that may not conform to design expectations and may be deficient in performance. As a result, there are several challenges with respect to proper support that could result in catastrophic failure. Because the decks' stability may be compromised, I recommend adjustments to strengthen these connections.
-  15. The upper deck guardrails and the lower deck handrails lacked lateral rigidity and are vulnerable with movement. These create a lack of stability that may not conform to design expectations and may be deficient in performance. The implication of nonperformance is, of course, falling. As a result, there are several challenges with respect to improper support, which can result in personal injury during catastrophic failure. Adjustments are recommended to better secure all weak balustrade connections.
-  16. Some ceilings (presumably components from the original 1978 construction) 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 my website, [www.national-inspection.com](http://www.national-inspection.com) for our Library Article entitled: "Asbestos Health Hazards Preventions: Why be concerned?" for further information about asbestos issues.]*
-  17. The fuel source for Fireplace #1 was off at the emergency shut-off valve, rendering this appliance non-functioning; therefore, representation about the condition of this component cannot be made. Since operating any system or component that is inoperable, including the lighting of pilot lights, is beyond the Scope of the Inspection, I recommend further evaluation measures be taken by the customer at a time when this appliance is made operable.
-  18. 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. The wood burning Fireplace #2 chimney cannot be thoroughly inspected because soot and creosote hides the walls.
-  19. The hydro massage bathtub in Bath 1 was operated and performed satisfactorily; however, residue discharge from its jets indicates that the system requires cleaning per manufacturer's detail.
-  20. A water leak, apparently from the sink drain and/or trap, was evident under the right Bath 1 sink; which requires repair by a qualified contractor..
-  21. A water leak was evident at the Bath 2 and Bath 3 hand-operated water isolating valve, located under the bathroom sink, when these valves were turned toward the off position. These valves require repair.
-  22. Grout in Bath 2 shower is shallow, cracked, absent or not well bonded to the shower tiles in areas, which requires restoration to improve these joints. The implication is that water from the shower may penetrate the bath wall voids. Hidden wall and floor components may possess latent water damage that was not detected during the inspection, and they may not. In this instance, the full extent of the condition of these items cannot be determined from my limited visual inspection. At a minimum, shower wall tiles in Bath 2 require grout restoration.
-  23. A small water leak, apparently from the tank, was evident at the Bath 3 toilet; which requires repair by a qualified contractor..
-  24. The purpose of insulation is to slow the rate of heat transfer. Recommended insulation levels for ceiling insulation is R-38. The approximate R-value of cellulose loose fill is 3.5 per inch. In this instance, the insulation levels are less than recommended and an additional application of insulation is advisable to increase the attic's thermal efficacy.

-  25. Access to the attic area above Bedroom 1 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.
-  26. It is preferable that bathroom exhaust fans vent to the exterior. Currently, the Bath 1 exhaust fan terminates inside the attic area, resulting in a potential for damage to structural components, insulation or ceilings caused by moisture. Venting to the exterior that will result in preferred discharge of bathroom moisture is recommended.
-  27. Watermarks on a section of north fascia and soffit and at the soffit of the front porch indicate roof drainage issues and roof flashing. See related comments in Remark #28. Further evaluation by a qualified contractor and corrective action is recommended.
-  28. Asphalt composition shingles were losing their protective coating of mineral granules, had slight cracking and otherwise were showing signs of their approximated age. Periodic monitoring is recommended.
-  29. Gutter at the front porch contains debris; which may lead to roof drainage backup that results in water penetration of the eaves (see related comments in Remark #27) and requires cleaning.
-  30. Mortar cap displays cracking, which requires repair/sealing. The implications of cracking mortar caps are water leakage into the masonry components and deterioration of the top part of the chimney or structural components below.
-  31. Masonry fireplace chimney requires a storm or rain cap with spark arrester consisting of ½ inch or less non-combustible mesh. The implications of absent caps are water leakage into the masonry components and deterioration of the top part of the chimney or structural components below. Also, storm caps keep rain, snow, birds, and animals out of the chimney and prevent downdrafts that allow combustion products, including carbon monoxide, to enter the house air.
-  32. Photoelectric eyes are absent at the east single overhead door. Photoelectric eyes are required by Federal Law for garage door openers manufactured after 1992 and are typically mounted to the left and right sides of the bottom door panel no higher than 6-inches above the floor or should be verified by the door manufacturer that photoelectric eyes are not necessary. Although this evaluation and report is not intended to be a review of building code compliance, I recommend installation of openers with photoelectric eyes.
- Note: A garage door is the largest moving object in the home. In this instance, at least one door is not operated by an electric door opener with photoelectric eye protection. Installation, operation, maintenance and testing of automatic garage door openers are necessary to provide safe operation. Absent photoelectric eyes can result in serious injury or death from being hit by a closing garage door or from being trapped under the door.
-  33. The manual release handle is meant to manually detach the door from the door opener in an emergency. This handle is required to be red and easily distinguishable. The handle should be easily assessable and no more than six feet (6') above the garage floor. In this instance, the manual release handles for both doors are more than six feet above the garage floor or are absent and require adjustments.
-   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.*

	<b>Safety Issues</b>	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.
	<b>Significantly Deficient</b>	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.
	<b>Repair / Replace</b>	An issue that requires repair or ongoing maintenance, is missing, or requires replacement.
	<b>Further Evaluation</b>	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.
	<b>Monitor</b>	Denotes a system or component needing ongoing monitoring either by the customer or a qualified contractor, tradesman or structural engineer.
	<b>Comment</b>	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.
	<b>Photo</b>	A photograph is available or has been included with the report to help to visually identify an issue.

**FOOTNOTES and DISCLAIMERS ⓘ**

Foundation: <sup>(1)</sup> 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: <sup>(2)</sup> 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.

**T**his 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:** Chris Mayfield  
36843 Fox Hill Drive  
Wadsworth, IL 60083

**COPIES TO:** Ken Anderson, 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:** 6/08/2010

*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**

