

# BUILDING INSPECTION REPORT

by

**NATIONAL INSPECTION SERVICES**

*Residential*

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**CUSTOMER: Philip Meyer**

**INSPECTION DATE: June 9, 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, 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:

<b>Structure Type:</b>	Detached single family residence, 1½ -story
<b>Approximate Year Built:</b>	1992
<b>Foundation Type:</b>	Basement (unfinished) with partial crawlspace

#### Inspection Information:

<b>Report number:</b>	N3487
<b>Time started / finished:</b>	9:00      13:00
<b>Present during inspection:</b>	Buyer
<b>For reference, front of house faces:</b>	South
<b>Ground condition:</b>	Dry
<b>Weather:</b>	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:

<b>Evidence of water within</b> <input checked="" type="checkbox"/> <b>basement</b> <input checked="" type="checkbox"/> <b>crawl space:</b>	Yes – see Remark #1
<b>Method of inspection:</b>	Area entered
<input checked="" type="checkbox"/> <b>Basement</b> <input checked="" type="checkbox"/> <b>crawl space floor construction:</b>	Concrete and dirt, respectfully
<b>Insulation in unfinished areas:</b>	Yes – foundation walls (crawl space) and rim joist
<b>Ventilation means:</b>	Windows and foundation vents
<b>Vapor barrier, interior:</b>	Yes (crawl space)
<input checked="" type="checkbox"/> <b>Basement</b> <input checked="" type="checkbox"/> <b>crawl space condition:</b>	Satisfactory
<b>Foundation Type:</b>	Poured concrete
<b>Foundation Condition:</b>	Satisfactory – inspection limited by stored personal items
<b>Main floor structure:</b>	<b>Joists size:</b> 2" x 10" <b>Spacing:</b> 16" o.c.
<b>Sills:</b>	Not visible
<b>Main carrying beams or walls:</b>	<b>Size:</b> 4" x 12" <b>Material:</b> Wood beams
<b>Support under beams or walls:</b>	Wood posts on concrete pads

### Remarks:



1. Efflorescence was present on foundation walls. Efflorescence is whitish, powdery salt stains that are left on masonry surfaces after moisture evaporates, which indicates previous and/or possible current water penetration or infiltration not active at time of inspection. This condition requires monitoring.



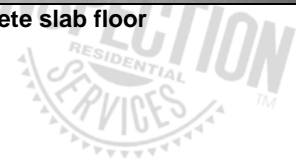
2. Cracking evident in the concrete slab floor. These cracks do not appear to be indicative of a chronic or degenerative condition but should be treated as suspect and require monitoring.



Efflorescence was present on foundation walls





Cracking evident in the concrete slab floor



## HEATING:

<b>Heating Fuel:</b>	Natural gas		
<b>Type:</b>	Forced hot air		
<b>Distribution:</b>	Metal ducts		
<b>Main fuel shut-off location:</b>	On supply line		
<b>Condition of <input checked="" type="checkbox"/> furnace</b>	Fair – see Remark #3		
<b>Operating Controls:</b>	Yes		
<b>Automatic safety controls:</b>	Yes		
<b>Humidifier:</b>	Yes	<b>Condition:</b>	Satisfactory
<b>Apparent carbon monoxide leaks:</b>	No; however, see Remark #3		
<b>Apparent fuel gas leaks:</b>	No		
<b>Approximated age of system:</b>	18 years (based on its Serial Number: 9202233183) Manufacturer: Amana Manufactured date: none given on the data plate		
<b>Manufacturer's recommended heat rise:</b>	40°- 70° F		
<b>Actual furnace heat rise:</b>	48.6° F = within the manufacturer's stated parameters		
<b>Maximum air temperature per manufacturer's data plate:</b>	170° F		
<b>Actual furnace maximum air temperature:</b>	124.5° F = within the manufacturer's stated parameters		
<b>Furnace requires normal servicing:</b>	Yes		

### Remarks:

-  3. 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, 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.
-  4. The furnace appeared serviceable; however, based on industry standards furnaces of this approximated age are considered nearing or at the end of their service life. I recommend a full system evaluation and periodic system maintenance services be performed, per manufacturer's guidelines, by a qualified HVAC contractor to maintain a safely operating and efficient furnace.



## ELECTRICAL:

<b>Electrical service:</b>	<b>Location:</b> Underground	<b>Amperage:</b> 100
	<b>Conductor material:</b> Aluminum	<b>Voltage:</b> 120/240
<b>Main service disconnect location:</b>	At exterior service equipment cabinet	
<b>Ground cable</b>	Yes	
<b>Type of overload protection:</b>	Circuit breakers	
<b>Number of Circuits</b>	17	
<b>Condition of main panel or primary panelboard:</b>	Satisfactory	
<b>Location of main panel or primary panelboard:</b>	Garage	
<b>Accessibility of main panel:</b>	Satisfactory	
<b>Main panel rating:</b>	Satisfactory	
<b>Compatibility of overload protection with conductor size:</b>	Adequate	
<b>Wiring methods:</b>	Non- metallic sheathed cable	
<b>Branch conductor materials:</b>	Copper & Aluminum	
<b>Solid conductor aluminum wiring:</b>	No	
<b>Polarized and grounded receptacles:</b>	Yes	
<b>Locations of protected circuits:</b> <i>If "NO" see remark below.</i>	<b>Bath</b> – yes	<b>Kitchen</b> – yes <b>Utility Sink</b> – None
	<b>Garage</b> – yes	<b>Exterior</b> – yes <b>Jetted tub</b> – N/A
	<b>Hot tub (exterior)</b> – N/A	
	<b>AFCI</b> – None	
<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 #5	
<b>Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:</b>	Yes	
<b>Other built-in electrical equipment:</b>	Security system – not evaluated by operation	
<b>Sub-panel or secondary panelboard condition:</b>	No sub-panel present	

### Remarks:



- I recommend upgrading existing smoke detectors over ten years old and installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, [www.nfpa.org](http://www.nfpa.org).




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

**PLUMBING:**

Type of water supply lines:	Copper
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic
Fixtures/faucets:	Satisfactory
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Near water heater
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Satisfactory
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	5 years Manufacturer: GE (Serial Number: GELN 0105539957) Manufactured date: 01/2005 per manufacturer's data plate

**Remarks:**

-  6. Galvanized metal in contact with copper water supply piping can lead to galvanic action between the dissimilar metals. This is characterized by accelerated corrosion at the point of contact and leaking. Separation of these dissimilar metals utilizing a di-electric separator can avoid such problems. Further adjustment by a qualified contractor is recommended.



**Galvanized metal in contact with copper water supply piping**



## AIR CONDITIONING SYSTEM:

<b>Energy source / type:</b>	Electric
<b>Type:</b>	Exterior condenser unit
<b>Estimated tonnage:</b>	3.0 ton compressor per manufacturer's model number
<b>Cooling equipment, condition:</b>	Satisfactory
<b>Central cooling:</b>	Yes
<b>Temperature splits:</b>	Return air: 80.5° F Supply air: 59.3° F
<b>AC unit cooling:</b>	Adequate per industry protocol
<b>Presence of cooling source in each habitable room:</b>	Yes
<b>Approximate age of system:</b>	11 years (based on its Serial Number: 9902120907) Manufacturer: Amana Manufactured date: none given on the data plate
<b>Operating Controls, condition:</b>	Satisfactory

**Remarks:**

## 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>	None
<b>Halls:</b>	Satisfactory condition
<b>Family room:</b>	None

**Remarks:**



## ARCHITECTURAL FEATURES:

<b>Walls:</b>	<b>Structure:</b> Wood	<b>Condition:</b> Fair
<b>Ceilings:</b>	<b>Structure:</b> Wood	<b>Condition:</b> Fair
<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, wood-framed	
	<b>Type:</b> Double pane, metal-framed (lower level)	
	<b>Condition:</b> Satisfactory	
<b>Doors:</b>	<b>Condition:</b> Fair – see Remark #8	
<b>Attached porches and balconies:</b>	<b>Condition:</b> Satisfactory	
<b>Decks</b>	None	
<b>Steps:</b>	<b>Condition:</b> Satisfactory	
<b>Railways:</b>	<b>Condition:</b> Satisfactory	
<b>Stairway stability:</b>	<b>Condition:</b> Satisfactory	
<b>Concrete patio, walks and driveway:</b>	<b>Condition:</b> Fair – see Remarks #9 and #10	

### Remarks:



7. Wall in the kitchen displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.



8. Doors to Bedroom1 closet and Bedroom 3 did not latch, which requires an adjustment.



9. Driveway and front walkway display 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.



10. Exterior flatwork distress is evident at the front walkway. Vertical displacement of the walkway is an egress issue that creates a possible trip hazard and requires repair or section replacement. This displacement may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill, or erosion from roof drainage from nearby downspout.

*Architectural Features section continues on next page ...*





**PHOTO PAGE: ARCHITECTURAL FEATURES**



**Crack in kitchen wall**



**Crack in driveway**



**Cracking with displacement**



Visit my 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.

## BEDROOMS:

<b>Bedroom 1: (Master)</b>	<b>Location:</b> Main level	<b>Condition:</b> Satisfactory
<b>Bedroom 2: (south)</b>	<b>Location:</b> Upper level	<b>Condition:</b> Satisfactory
<b>Bedroom 3: (north)</b>	<b>Location:</b> Upper 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:</b>	Yes    Operated and performed satisfactorily
<b>Overall condition of kitchen:</b>	Satisfactory

*Remarks:*



## FIREPLACES OR STOVES:

<b>Damper present:</b>	No
<b>Flue condition:</b>	Satisfactory
<b>Fire chamber condition:</b>	Fair
<b>Location:</b>	Living room
<b>Type:</b>	Glass enclosed natural gas
<b>Apparent carbon monoxide leaks:</b>	No
<b>Apparent fuel gas leaks:</b>	No
<b>Overall fireplace condition:</b>	Fair – see Remark #11

### Remarks:



11. Oxidation, i.e. whitish-brown residue evident on inside of the glass, may be indicative of a venting issue or incomplete combustion, which is a potential health safety hazard. This fireplace glass requires cleaning to manufacturer detail and the unit requires further evaluation by a qualified fireplace specialist.





**Oxidation on fireplace glass**



## BATHROOMS AND LAUNDRY:

<b>Bath 1: (Master)</b>		<b>Type:</b> Full	<b>Location:</b> Main level
	<b>Ventilation:</b>	<b>Window present:</b> No	
		<b>Exhaust fan:</b> Yes	<b>Vented to exterior:</b> Not visible
	<b>Overall condition:</b>	Satisfactory	
<b>Bath 2:</b>		<b>Type:</b> Full	<b>Location:</b> Upper level
	<b>Ventilation:</b>	<b>Window present:</b> No	
		<b>Exhaust fan:</b> Yes	<b>Vented to exterior:</b> Yes
	<b>Overall condition:</b>	Fair	
<b>Bath 3:</b>		<b>Type:</b> ½	<b>Location:</b> Main level
	<b>Ventilation:</b>	<b>Window present:</b> No	
		<b>Exhaust fan:</b> Yes	<b>Vented to exterior:</b> Not visible
	<b>Overall condition:</b>	Satisfactory	
<b>Laundry:</b>			<b>Location:</b> Main level
	<b>Ventilation:</b>	<b>Window present:</b> No	
		<b>Exhaust fan:</b> No	<b>Vented to exterior:</b> N/A
	<b>Overall condition:</b>	Satisfactory	

**Remarks:**

-  12. A water leak was evident at the Bath 2 hand-operated water isolating valves, located under the bathroom sink, when these valves were turned toward the off position. These valves require repair.
-  13. Water leaks were evident at the toilets' hand-operated isolating valves, i.e., shut off valves, at the inlet to the Bath 2 and Bath 3 tanks when these valves were activated. Valves require repair.



**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>	Bedroom 2 and Garage
<b>Vapor barrier present:</b>	No
<b>Insulation present:</b>	Yes
<b>Insulation type:</b>	Fiberglass loose fill      Fiberglass batts
<b>Insulation levels:</b>	Average levels: 14-16 inches      Adequate
<b>Framing type:</b>	Trusses
<b>Framing condition:</b>	Satisfactory
<b>Sheathing / Decking type:</b>	OSB
<b>Sheathing / Decking condition:</b>	Satisfactory
<b>Conditioned surfaces with no insulation evident:</b>	No
<b>Evidence of water penetration:</b>	Yes – see Remark #14

**Remarks:**



14. Evidence of watermarks on framing members in the garage attic and the garage ceiling indicate previous and/or possible current water penetration not active at time of inspection. Monitor and repair as needed. (Also, see related comments in Remarks #16 and #19.)



15. Access to the attic areas above the master bedroom and living room was restricted because of this home's vaulted ceiling construction. Therefore, these components and their 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 these structural components cannot be determined from this limited visual inspection.



**Watermarks on wood members**





**Watermark on garage ceiling**

**EXTERIOR:**

**Exterior walls, type:** Composition and brick  
**Overall condition:** Fair  
**Exterior vegetation affecting building:** No  
**Exterior bibcocks, i.e. faucets, operating:** Yes

**Remarks:**

-  **16.** A section of wood trim at a short valley above the garage displays some water damage from absorbing moisture. The bottom of the trim appears to be damming roof drainage from an adjacent gutter extension; causing water backup and apparent water intrusion (see Remark #14). An adjustment (see related comments in Remark #19) is recommended. Further evaluation from a qualified contractor is needed to determine the best permanent cure.
  
-  **17.** An exterior speaker cover at the rear porch is dislodged and requires an adjustment or repair.



Wood trim at short valley above garage



Speaker cover dislodged

**GRADING:**

**Front:** Adequate  
**Rear:** Adequate  
**Sides:** Adequate  
**Retaining walls present:** 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 ~18 years old
<b>Method of inspection:</b>	Accessed by ladder	
<b>Flashing and joints condition:</b>	Fair; however, suspect at garage roof (Remark #16)	
<b>Roof vents condition:</b>	Satisfactory – some repairs evident	
<b>General condition of roof:</b>	Fair	
<b>Soffits and fascias condition:</b>	Satisfactory	
<b>Skylights and other roof accessories:</b>	Yes – skylights at living room and Bath 1	

### Remarks:



18. Asphalt composition shingles are worn, had some cracking and damage, were losing their protective coating of mineral granules, and otherwise were showing signs of their approximated age. Periodic monitoring with repairs as needed is recommended.



19. It is considered good practice to keep the siding and trim, acting as a counter flashing, away from the roof surface to prevent the composition siding from soaking up moisture and delaminating. A clearance of 2-inches or more from the bottom of the siding to the lower roof surface is preferred. In this instance, an adjustment to the trim is recommended at the short valley above the garage roof. See related comments in Remark #16.




Damage and wear to shingles



## 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 #20

**Remarks:**

-  **20.** Standing water is evident in east gutters at the garage. Drainage system requires re-fastening and re-sloping.



**Standing water in east gutter**



## CHIMNEYS:

<b>Furnace and water heater chimney type:</b>	Common metal insulated chimney
<b>Furnace and water heater chimney condition:</b>	Satisfactory
<b>Fireplace chimney type:</b>	Metal insulated chimney
<b>Fireplace chimney condition:</b>	Fair

**Remarks:**

## GARAGE:

<b>Garage with continuous firewall separation to house:</b>	Yes
<b>Garage type:</b>	Attached
<b>Garage size and door style:</b>	2 car                      1 double overhead door
<b>Electric door opener with photoelectric eyes and auto reverse:</b>	Yes
<b>Overall condition of garage:</b>	Fair

**Remarks:**



21. 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 handle is more than six feet above the garage floor and requires an adjustment.

Note: A garage door is the largest moving object in the home. In this instance, the door is operated by electric door openers. Proper installation, operation, maintenance and periodic testing of the garage door and automatic opener are necessary to provide safe, trouble-free operation. An improperly adjusted garage door or automatic opener can exert deadly force when the door closes. This could lead to serious injury or death from being hit by a closing garage door or from being trapped under the door.



**Emergency release handle**



## 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. Efflorescence was present on foundation walls. Efflorescence is whitish, powdery salt stains that are left on masonry surfaces after moisture evaporates, which indicates previous and/or possible current water penetration or infiltration not active at time of inspection. This condition requires monitoring.



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



3. 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, 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.



4. The furnace appeared serviceable; however, based on industry standards furnaces of this approximated age are considered nearing or at the end of their service life. I recommend a full system evaluation and periodic system maintenance services be performed, per manufacturer's guidelines, by a qualified HVAC contractor to maintain a safely operating and efficient furnace.



5. I recommend upgrading existing smoke detectors over ten years old and installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, [www.nfpa.org](http://www.nfpa.org).



6. Galvanized metal in contact with copper water supply piping can lead to galvanic action between the dissimilar metals. This is characterized by accelerated corrosion at the point of contact and leaking. Separation of these dissimilar metals utilizing a di-electric separator can avoid such problems. Further adjustment by a qualified contractor is recommended.



7. Wall in the kitchen displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.














8. Doors to Bedroom1 closet and Bedroom 3 did not latch, which requires an adjustment.





9. Driveway and front walkway display 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.










10. Exterior flatwork distress is evident at the front walkway. Vertical displacement of the walkway is an egress issue that creates a possible trip hazard and requires repair or section replacement. This displacement may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill, or erosion from roof drainage from nearby downspout.

-  11. Oxidation, i.e. whitish-brown residue evident on inside of the glass, may be indicative of a venting issue or incomplete combustion, which is a potential health safety hazard. This fireplace glass requires cleaning to manufacturer detail and the unit requires further evaluation by a qualified fireplace specialist.
  -  12. A water leak was evident at the Bath 2 hand-operated water isolating valves, located under the bathroom sink, when these valves were turned toward the off position. These valves require repair.
  -  13. Water leaks were evident at the toilets' hand-operated isolating valves, i.e., shut off valves, at the inlet to the Bath 2 and Bath 3 tanks when these valves were activated. Valves require repair.
  -  14. Evidence of watermarks on framing members in the garage attic and the garage ceiling indicate previous and/or possible current water penetration not active at time of inspection. Monitor and repair as needed. (Also, see related comments in Remarks #16 and #19.)
  -  15. Access to the attic areas above the master bedroom and living room was restricted because of this home's vaulted ceiling construction. Therefore, these components and their 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 these structural components cannot be determined from this limited visual inspection.
  -  16. A section of wood trim at a short valley above the garage displays some water damage from absorbing moisture. The bottom of the trim appears to be damming roof drainage from an adjacent gutter extension; causing water backup and apparent water intrusion (see Remark #14). An adjustment (see related comments in Remark #19) is recommended. Further evaluation from a qualified contractor is needed to determine the best permanent cure.
  -  17. An exterior speaker cover at the rear porch is dislodged and requires an adjustment or repair.
  -  18. Asphalt composition shingles are worn, had some cracking and damage, were losing their protective coating of mineral granules, and otherwise were showing signs of their approximated age. Periodic monitoring with repairs as needed is recommended.
  -  19. It is considered good practice to keep the siding and trim, acting as a counter flashing, away from the roof surface to prevent the composition siding from soaking up moisture and delaminating. A clearance of 2-inches or more from the bottom of the siding to the lower roof surface is preferred. In this instance, an adjustment to the trim is recommended at the short valley above the garage roof. See related comments in Remark #16.
  -  20. Standing water is evident in east gutters at the garage. Drainage system requires re-fastening and re-sloping.
  -  21. 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 handle is more than six feet above the garage floor and requires an adjustment.  

Note: A garage door is the largest moving object in the home. In this instance, the door is operated by electric door openers. Proper installation, operation, maintenance and periodic testing of the garage door and automatic opener are necessary to provide safe, trouble-free operation. An improperly adjusted garage door or automatic opener can exert deadly force when the door closes. This could lead to serious injury or death from being hit by a closing garage door or from being trapped under the door.
-   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:** Philip Meyer  
9385 Prairie Clover Drive  
Colorado Springs, CO 80920

**COPIES TO:** Will Harper, 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:** 6/10/2010

*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**

