

National Inspection Services ©

Residential

*P.O. Box 270104
Fort Collins, CO 80527-0104*
(970) 484-1313 • Fax (970) 669-1546
email: nationalinspect@aol.com
www.national-inspection.com

June 18, 2010

**Jon & Monique Thompson
1112 Oakridge Drive, #104
PMB 206
Fort Collins, CO 80525**

Component Inspection

Subject Property: 2774 Nottingham Square, Fort Collins, Colorado

Property Description

The structure is a 2-story detached residence located at 2774 Nottingham Square, Fort Collins, Colorado (“Property”), built approximately 1985.

Purpose of Inspection

I have visited the subject Property, pursuant to your request, to perform a limited visual inspection of the **foundation, heating, plumbing, electrical** and **attic** specifically, which are components of this structure; for the purpose of exploring their present condition. The physical inspection included a general walk-through and walk-around inspection of the Property and is considered to be a collaborative investigation prior to providing this assessment and reporting the aforementioned components’ condition, which may warrant further action by you or further evaluation.

The inspection, conducted on **June 18, 2010**, is the basis for the rendering of my objective professional opinion of the current condition of these components and also recommendations for any further actions necessary. I submit the following information for your examination. It is intended solely for the information and benefit of yourself and your designated parties.

Scope of Inspection

The scope of this investigation included limited visual observations of the **foundation, heating plumbing, electrical systems, and the attic** of the Property and related features. No other items were examined, unless specifically requested, and thereby not referenced in this report. Only those areas readily accessible were viewed unless otherwise referenced in this report. This investigation was not technically exhaustive. No dismantling or testing was performed. The adequacy and correctness of the design and construction of other components of the building to serve its intended purpose were not evaluated. The attached pages, entitled "Authorization and Contract for Component Residential Real Estate Inspection Services" is an integral part of this inspection report.

GENERAL INFORMATION:

DESCRIPTION OF THE STRUCTURE:

Structure Type:	Detached single family residence, 2-story
Approximate Year Built:	1985
Foundation Type:	Basement (finished)

Inspection Information:

Report number:	N3491
Time started / finished:	9:00 11:30
Present during inspection:	Not attended
For reference, front of house faces:	East
Ground condition:	Damp
Weather:	Sunny with warm temperatures

It is our intent to supply you with an unbiased report and to observe that which the average property owner may overlook. This report is based on a limited visual inspection of the FOUNDATION, HEATING, PLUMBING, ELECTRICAL AND ATTIC 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 EXPIRATION OF THE WARRANTY PERIOD, if applicable. Further evaluation PRIOR to the expiration of any warranty period is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the systems or components 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 (American Society of Home Inspectors) Standards of Practice. Please call our office for any clarifications of further questions.

FOUNDATION:

Evidence of water within <input checked="" type="checkbox"/> basement:	No
Method of inspection:	Area entered
<input checked="" type="checkbox"/> Basement floor construction:	Concrete
Insulation in unfinished areas:	Not visible – due to basement finish
Ventilation means:	Windows
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Basement condition:	Satisfactory
Foundation Type:	Poured concrete
Foundation Condition:	Satisfactory – inspection limited by basement finish
Main floor structure:	Joists size: Not visible Spacing: Not visible
Sills:	Not visible
Main carrying beams or walls:	Size: Not visible Material: Not visible
Support under beams or walls:	Not visible – due to basement finish

Remarks:



1. This house has an active radon mitigation system that utilizes a Sub-Slab Depressurization (SSD) technique. Selection, sizing and layout of the system should be further evaluated*.

Representation about the functional condition of the radon mitigation system cannot be made since National Inspection Services did not test the concentration of radon gas levels in the air. We recommend further evaluation and testing measures be conducted by a qualified radon measurement specialist, such as National Inspection Services, to confirm whether the SSD system is adequately reducing the levels of radon gas within the home.

*(Pursuant to *EPA's Radon Mitigation Standards (EPA 402-R-93-078, Revised April 1994), the Model Standards and Techniques for Control of Radon in New Residential Buildings (EPA 402-R-94-009, March 1994), and proper radon control methods contained in residential construction rules.)



HEATING:

Heating Fuel:	Electric	
Type:	Radiant	
Distribution:	Baseboard units	
Main fuel shut-off location:	On supply line	
Condition of <input checked="" type="checkbox"/> heating system	Satisfactory	
Operating Controls:	Yes	
Automatic safety controls:	Yes	
Humidifier:	None	Not Applicable (N/A)
Condition:		
Apparent carbon monoxide leaks:	N/A	
Apparent fuel gas leaks:	N/A	
Approximated age of heating system:	25 years (based on approximate built date of structure)	
Heating system requires normal servicing:	No	

Remarks:



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 150
	Conductor material: Aluminum	Voltage: 120/240
Main service disconnect location:	At exterior service equipment cabinet	
Ground cable	Yes	
Type of overload protection:	Circuit breakers	
Number of Circuits	21	
Condition of main panel or primary panelboard:	Satisfactory	
Location of main panel or primary panelboard:	Garage	
Accessibility of main panel:	Satisfactory	
Main panel rating:	Satisfactory	
Compatibility of overload protection with conductor size:	Adequate	
Wiring methods:	Non- metallic sheathed cable	
Branch conductor materials:	Copper & Aluminum	
Solid conductor aluminum wiring:	No	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – yes	Kitchen – NO
	Garage – yes	Exterior – yes
	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 but did not performed a non-invasive, audible test:	None	
Other built-in electrical equipment:	Whole house fan - Operated and performed satisfactorily Energy Sentry – beyond Scope of inspection and therefore not evaluated	
Sub-panel or secondary panelboard condition:	No sub-panel present	

Remarks:



2. 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.

Electrical section continues on next page ...





3. 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.



4. 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.



Outlet above family room baseboard heating unit






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:	Plastic – see Remark #5 to copper distribution system
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:	Fair
Hot water energy source:	Electric
Apparent carbon monoxide leaks:	N/A
Overall condition of water heater:	Fair – see Remark #6
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	8 years Manufacturer: GE (Serial Number: GE 1202208697) Manufactured date: 12/2002 per manufacturer's data plate

Remarks:

-  5. Main water supply line appears to be a polybutylene material, a form of plastic resin. Historically, there is a greater than average chance of failure with polybutylene material caused by either poor design or poor installation of crimp rings resulting in leaks. Reports suggest use of chloramines accelerates corrosion and degradation. For further information, please visit www.polybutylene.com. Replacement is recommended.
-  6. The water heater was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Based on industry averages, water heaters of this approximated age are considered nearing or at the end of their service life. I recommend monitoring for future leaks or proactive replacement.
-  7. Houses of this age and older and in areas with expansive soils are susceptible to sewer pipes issues. These occur over time or because of other contributing factors. In this instance, this home's sewer pipes may be at risk, and they may not. As a matter of course, I recommend a documented video inspection of the underground pipes by a qualified contractor who uses a sewer camera investigative technique. Note (a possible related observation): a slow draining upper-level bathroom sink was evident and requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.

Plumbing section continues on next page ...





PHOTO PAGE: PLUMBING



Main water supply line appears to be a polybutylene







Rust on water heater



ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Bedroom 1 closet and Garage
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Mineral wool loose fill
Insulation levels:	Average levels: 6-10 inches Adequate
Framing type:	Trusses
Framing condition:	Satisfactory
Sheathing / Decking type:	Plywood
Sheathing / Decking condition:	Fair
Conditioned surfaces with no insulation evident:	Yes – see Remarks #8 through #10
Evidence of water penetration:	Yes – see Remark #12

Remarks:

-  8. Insulation covering was absent from the skylight well and interior vertical wall (viewed from garage attic). Therefore, these conditioned surfaces are not insulated. The implication is increased heating/cooling costs. These walls require insulation. I recommend adjustments.
-  9. The attic access hatch at the attic scuttle hole (located in the Bedroom 1 closet) is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.
-  10. No insulation cover for the whole house fan; which results in a conditioned surface that is not insulated. The implication is heat loss during cooler times and increased heating/cooling costs. I recommend installing a thermal blanket during the winter season of sufficient insulation material to maximize thermal efficacy for the home. CAUTION: Removal of this cover will be necessary before re-activating the whole house fan.
-  11. Evidence of watermarks on skylight well, sheathing (garage) and framing members (fireplace chimney) indicates previous and/or possible current water penetration not active at time of inspection and requires further review by a qualified contractor. Further evaluation by this qualified contractor may result in recommendations for corrective measures and additional costs that are beyond the scope of this inspection and report.

Attic section continues on next page ...





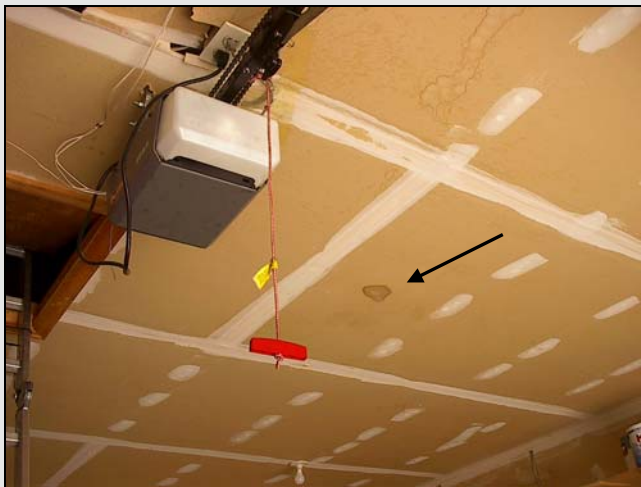
PHOTO PAGE: ATTIC



Watermark on framing and skylight well



Watermarks on framing member at fireplace chimney



Watermark on garage ceiling



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. This house has an active radon mitigation system that utilizes a Sub-Slab Depressurization (SSD) technique. Selection, sizing and layout of the system should be further evaluated*.

Representation about the functional condition of the radon mitigation system cannot be made since National Inspection Services did not test the concentration of radon gas levels in the air. We recommend further evaluation and testing measures be conducted by a qualified radon measurement specialist, such as National Inspection Services, to confirm whether the SSD system is adequately reducing the levels of radon gas within the home.

*(Pursuant to *EPA's Radon Mitigation Standards (EPA 402-R-93-078, Revised April 1994), the Model Standards and Techniques for Control of Radon in New Residential Buildings (EPA 402-R-94-009, March 1994), and proper radon control methods contained in residential construction rules.)



2. 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.



3. 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.



4. 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.







5. Main water supply line appears to be a polybutylene material, a form of plastic resin. Historically, there is a greater than average chance of failure with polybutylene material caused by either poor design or poor installation of crimp rings resulting in leaks. Reports suggest use of chloramines accelerates corrosion and degradation. For further information, please visit www.polybutylene.com. Replacement is recommended.



6. The water heater was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Based on industry averages, water heaters of this approximated age are considered nearing or at the end of their service life. I recommend monitoring for future leaks or proactive replacement.



7. Houses of this age and older and in areas with expansive soils are susceptible to sewer pipes issues. These occur over time or because of other contributing factors. In this instance, this home's sewer pipes may be at risk, and they may not. As a matter of course, I recommend a documented video inspection of the underground pipes by a qualified contractor who uses a sewer camera investigative technique. Note (a possible related observation): a slow draining upper-level bathroom sink was evident and requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.

-  8. Insulation covering was absent from the skylight well and interior vertical wall (viewed from garage attic). Therefore, these conditioned surfaces are not insulated. The implication is increased heating/cooling costs. These walls require insulation. I recommend adjustments.
-  9. The attic access hatch at the attic scuttle hole (located in the Bedroom 1 closet) is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.
-  10. No insulation cover for the whole house fan; which results in a conditioned surface that is not insulated. The implication is heat loss during cooler times and increased heating/cooling costs. I recommend installing a thermal blanket during the winter season of sufficient insulation material to maximize thermal efficacy for the home. CAUTION: Removal of this cover will be necessary before re-activating the whole house fan.
-  11. Evidence of watermarks on skylight well, sheathing (garage) and framing members (fireplace chimney) indicates previous and/or possible current water penetration not active at time of inspection and requires further review by a qualified contractor. Further evaluation by this qualified contractor may result in recommendations for corrective measures and additional costs that are beyond the scope of this inspection and report.

SUMMARY:

It is my intent to supply you with an unbiased report. This report is based on a visual inspection only of specific component of the Property, at your request, in easily accessible areas, without the use of tools or testing devices, therefore, I cannot and do not guarantee that defects, whether structural, mechanical, or otherwise do not exist. This report constitutes a confirmation opinion 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 this report or otherwise be evaluated and repaired as needed by qualified contractors. Further evaluation is recommended so a properly licensed professional can evaluate my concerns further and inspect the remainder of the system or component for additional concerns that may be outside my area of expertise or the scope of my 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 these inspections. Only those items discussed in this letter report were evaluated for the purpose of this report 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 my office for any clarifications of further questions.

Please note that I am a generalist and not a licensed engineer or expert in any specific craft or trade.








This report contains my opinion and I caution you that you may and will likely receive varying opinions from different inspectors, builders, appraisers, architects, lawyers, experts, insurance adjusters, remodeling and repair contractors, plumbers, electricians, carpenters, Realtors, lenders, relatives, engineers, private or public personnel, trades people or other parties whose interests are different than mine. This report is the work product of National Inspection Services – Residential.



Visit our website, <http://www.national-inspection.com/anounceofprevention.html> for our article entitled: ***“An Ounce of Prevention: preventative maintenance checklist”*** for information about regular preventative home maintenance as well as several other articles that provide answers to questions on all subjects pertaining to home ownership.

How to Read this Report

*This report is organized by the property's functional areas. Report Terminology: Component marked **SATISFACTORY** – was functional at the time of inspection or in visible working or operating order and its condition was at least sufficient for its minimum required function; **FAIR** – requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future; **POOR** – requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.*

	Safety Issues	A condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards. Deficiency may lead to injury or death.
	Significantly Deficient	A condition that has a material defect that could affect the use or function of a structural system or component and/or cause consequential damage. Further evaluation by a specialized contractor may result in significant repair or replacement costs.
	Repair / Replace	An issue that requires repair or ongoing maintenance, is missing, or requires replacement.
	Further Evaluation	Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection and/or beyond the scope of the inspection as defined by National Inspection Services' Authorization and Contract for Residential Real Estate Inspection Services.
	Monitor	Denotes a system or component needing ongoing monitoring either by the customer or a qualified contractor, tradesman or structural engineer.
	Comment	Denotes a system or component that requires regular maintenance to assure safe, reliable operation or is just a comment that may be of special interest to the customer.
	Photo	A photograph is available or has been included with the report to help to visually identify an issue.

FOOTNOTES and DISCLAIMERS

Foundation: ⁽¹⁾ Pursuant to inspection procedures that meet ASHI standards, the area was not entered due to circumstances, which created potentially unsafe conditions for the inspector. This limitation is addressed within our Authorization and Contract agreement.

Heating: This inspection does not include any evaluation of heat exchangers, which should be examined regularly by utility company personnel or a licensed heating contractor. We will not assume responsibility for any carbon monoxide leaks, which are not detected at time of inspection.

Electrical: Low voltage wiring and systems are not part of this inspection. We make no representations whatsoever about the characteristics of aluminum wiring. A certain amount of aluminum cable is typically found in any electrical system.

Plumbing: Performance of underground sprinkler systems, including cross connection devices, hot water heaters, water treatment systems, sewer lines, water lines & septic systems, and recreational facilities such as pools, saunas and spas, are not covered in this inspection and report. Also, concealed fittings, e.g., sillcocks, cannot be evaluated for latent defects.

Living Areas: General condition of walls and floors cannot be fully determined if they are covered by carpeting, wall hangings, paintings, wallpaper, etc., and defects are hidden.

Architectural Features: The intent is to inspect and operate a representative number of windows, doors, cabinetry, and other features.

Kitchen: Performance of household appliances is not covered in the inspection and this report.

Bathrooms: Moisture behind tiled surfaces may not be evident at time of inspection.

Attic: ⁽²⁾ Pursuant to inspection procedures that meet ASHI standards, attic was not walked or not walked in its entirety due to circumstances, which created potentially unsafe conditions for the inspector. This limitation is addressed within our Authorization and Contract agreement.

Roofing: intersections, where different roof surfaces and different materials meet, require periodical resealing and refastening. Roof features that were not inspected will not be described in this report. Inclement weather will prevent inspection of roofing. We do not certify roof longevity or the presence of "soft spots", and do not necessarily report on previous hail or weather occurrences. Skylights, if any, are susceptible to leakage and should be inspected periodically.

Roof Drainage: Gutter seams require periodical resealing and refastening. Gutters need to be re-sloped periodically for proper flow. Gutter rust is not evaluated.

This report does not necessarily constitute a soils or structural evaluation as may be required by Colorado state legislation, and is not to be constructed as a report by a Licensed Professional Engineer. We do not perform the laboratory, diagnostic, or other in-depth qualitative and quantitative studies unless specifically arranged for by contract. All stucco siding issues identified in this report require additional evaluation by an EDI certified stucco inspector. This inspection is intended to report on major architectural and mechanical components of the home, and we warn you that although the premises may be in satisfactory condition when examined, the condition may change thereafter. Our inspection process does not address cosmetic defects.

Our responsibility does not necessarily entail informing you of such items as:

1. Peeling paint or wallpaper, condition of floor coverings, or other defects in décor or furnishings or cabinetry, including warping of cabinet bottoms.
2. Water stains (unless the stain was wet when inspected, it cannot be diagnosed as a current or past problem), or hidden moisture problems, including the presence of mold.
3. Plaster or drywall cracks, unless they are caused by a structural defect.
4. Broken glass or screens; condition of fencing, landscaping features, or window seals.
5. Wood destroying insects, rodents, odors or nuisances including other pests, pet problems and neighborhood noise.
6. Unpredictable soil/water conditions which may result in volumetric changes and subsequent structural damage; subsidence or subsidence potential due to underground mines or caves.
7. Presence of Radon gas or other naturally occurring hazards or soil contamination.
8. Presence of current or future discovery of toxic materials, whether intentionally or unintentionally placed, such as asbestos, methamphetamine or PCS's (either above or belowground).
9. Condition of wells, pumps, water treatment equipment, irrigation equipment, solar equipment, ponds, and security equipment pipes and tanks both above and belowground.
10. Space planning or decorating and design faults and/or features including floor squeaks.

These items are the responsibility of the buyer. Furthermore, this report does not examine building code violations or any other code violations. In the event of obvious or suspected improvements to the property, we encourage our Customers to view the permit records for this property. Also, if water supply lines are determined to be plastic, it/they may be a polybutylene material. Historically, there is a greater than average chance of failure, i.e. leaks, with polybutylene material. For further information, please research fully. The Internet offers many resources regarding polybutylene. Additionally, intermittent failures or severe, uncontrolled natural conditions, acts of god, and extreme weather are not our responsibility. Compliance with lender's evaluation criteria is not our responsibility. We do not examine agricultural buildings or structures intended for animal housing.

CUSTOMER: Jon and Monique Thompson
1112 Oakridge Drive #104, PMB 206
Fort Collins, CO 80525

COPIES TO: none
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 of Report: 6/18/2010

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



WE SPEAK HOUSE.