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Residential

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July 17, 2010

David Libby
5804 Pronto Way
Loveland, CO 80538

Wood Destroying Insect Inspection Report

for

4450 Thompson Pkwy, Johnstown, Colorado

Property Description

The structure inspected is of approximated 2008 vintage construction. It is a detached single family residence located in Johnstown, Colorado. This 1-story residence has standard style frame construction and a poured concrete foundation. The residence is situated in an urban environment.

Purpose of Inspection

Pursuant to your request, I have visited the subject property to perform a limited visual inspection of the interior and exterior of this structure for evidence of wood destroying insects (WDI). This inspection, conducted on July 15, 2010, is the basis for the rendering of my objective professional opinion and consisted of a walk-through and walk-around examination, which should be considered to be a collaborative investigation with the customer, including but not limited to pertinent information contained in reports of prior building inspections conducted on behalf of the customer or seller disclosure statements provided to the customer. This letter report is being furnished to you to aid in the understanding of the current conditions at the subject property and is intended solely for the information and benefit of yourself and your designated parties. I submit the following information for your examination to better inform you of previous, current and potential for future wood destroying insect activity.

Scope of Inspection

As a wood destroying insect specialist, I looked for visible signs of wood destroying insect infestations. I conducted a limited visual inspection of the unobstructed and accessible areas of the subject property, which included probing and sounding techniques, to determine the presence or absence of visible evidence from wood destroying insects. For the purpose of this inspection and report, wood destroying insects include termites, carpenter ants, carpenter bees, re-infesting wood boring beetles, powder post beetles, and other indigenous wood destroying insects. No other items were examined unless specifically requested and thereby referenced in this report. Only those items readily visible were viewed unless otherwise referenced in this report. This investigation was not technically exhaustive. No testing of any kind was performed. The adequacy and correctness of the design and construction of the building to serve its intended purpose were not examined. The "Authorization and Contract for Wood Destroying Insect Inspection Services," and "Limitation of Warranty of Inspector's Work Product" are integral parts of this inspection report.

Observations

This is a wood framed building built on a poured concrete foundation. There is a finished basement. The building has an arrangement of stucco, cultured stone and wood siding covering the exterior. The subject property also has an attached car garage.

Not all floor joists and sills were exposed. Some of the floor components including joists and sills had limited accessibility because these elements were hidden by flooring that covered these structural components from above. Plumbing, heating ducts, electrical wiring, and floor joists, located in the basement's mechanical room, also presented partial obstructions of structural components. Insulation in this room also hid sill plates, rim joists and ledger boards.

Limiting my visual inspection of the interior wood framing were obstructions that included drywall, tile, appliances, stone and cabinets. Obstructions of the sub floor included carpet, tile and vinyl coverings. Fixed ceilings, flooring over joists and insulation obstructed ceiling joists. Siding limited my visual evaluation of exterior walls.

Other limitations included wooden decks, hidden expansion joints, stored material in the mechanical room and garage, seasonal conditions and time-of-day conditions that influence wood destroying insect activity. Special conditions included a sealed sump system.

The following deficiencies are considered conducive to WDI infestations that require correction and/or monitoring: wood debris contact with the soil located in an adjacent field.

Conclusions

Based on observations made during the course of this investigation, it is my assessment that the subject property is **clear**, in that no visual wood destroying insect activity, including termites, was present at the time of the inspection.

Conditions favoring termites and other wood destroying insects included wood debris contact with the soil located in an adjacent field.

No visual evidence of damage within or around the subject property from wood destroying insects, including termites, was present at the time of the inspection.

Consideration should be given to conditions observed at the time of inspection that are conducive to wood destroying infestations within or around the structure.

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

Sincerely,



David C. Tokarz, President
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