

# BUILDING INSPECTION REPORT

by

**NATIONAL INSPECTION SERVICES**

*Residential*

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Loveland, Colorado

**CUSTOMER:** Simon & Thalia A. Burd

**INSPECTION DATE:** July 19, 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, 1-story Ranch
<b>Approximate Year Built:</b>	1948 (Remodel: 1981)
<b>Foundation Type:</b>	Full crawlspace

#### Inspection Information:

<b>Report number:</b>	N3494
<b>Time started / finished:</b>	8:30 11:00
<b>Present during inspection:</b>	Buyers
<b>For reference, front of house faces:</b>	South
<b>Ground condition:</b>	Dry
<b>Weather:</b>	Cloudy 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 <input checked="" type="checkbox"/> crawlspace:</b>	No
<b>Method of inspection:</b>	Area entered
<b><input checked="" type="checkbox"/> Crawlspace floor construction:</b>	Dirt
<b>Insulation in unfinished areas:</b>	Yes – foundation walls, floor joists and rim joists
<b>Ventilation means:</b>	None
<b>Vapor barrier, interior:</b>	Yes
<b><input checked="" type="checkbox"/> Crawlspace condition:</b>	Satisfactory
<b>Foundation Type:</b>	Poured concrete
<b>Foundation Condition:</b>	Satisfactory – inspection limited by insulation covered walls
<b>Main floor structure:</b>	<b>Joists size:</b> 2" x 8" <b>Spacing:</b> 16" o.c.
<b>Sills:</b>	Not visible
<b>Main carrying beams or walls:</b>	<b>Material:</b> Concrete foundation walls
<b>Support under beams or walls:</b>	Concrete footings

**Remarks:**



## 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>	Satisfactory	
<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>	11 years (based on its Serial Number: 2999A21515) Manufacturer: Carrier Manufactured date: none given on the data plate	
<b>Furnace filter size:</b>	14x20x1	
<b>Manufacturer's recommended heat rise:</b>	30°- 60° F	
<b>Actual furnace heat rise:</b>	42.5° F = within the manufacturer's stated parameters	
<b>Maximum air temperature per manufacturer's data plate:</b>	180° F	
<b>Actual furnace maximum air temperature:</b>	120.7° F = within the manufacturer's stated parameters	
<b>Furnace requires normal servicing:</b>	No	



**Remarks:**



## ELECTRICAL:





<b>Electrical service:</b>	<b>Location:</b> Overhead	<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>	12	
<b>Condition of main panel or primary panelboard:</b>	Fair	
<b>Location of main panel or primary panelboard:</b>	Exterior – west wall	
<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>	Mixed – see Remark #2 and #3	
<b>Locations of protected circuits:</b> <i>If "NO" see remark below.</i>	<b>Bath</b> – yes	<b>Kitchen</b> – NO
	<b>Garage</b> – NO	<b>Exterior</b> – NO & yes
	<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 #6	
<b>Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:</b>	Yes	
<b>Other built-in electrical equipment:</b>	None	
<b>Sub-panel or secondary panelboard condition:</b>	No sub-panel present	

### Remarks:

-  1. 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. Also, the main distribution panel requires accurate labeling of all breakers.
-  2. Ungrounded receptacles with only two slots were located in various locations throughout the house. These outlets can only receive two-prong plugs and therefore, these circuits and any attached appliances will not be grounded. This creates a potential safety hazard. Upgrades recommended at key receptacles consistent with intended use and future expectations.

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



-  3. All three-prong outlets throughout the structure tested as having open grounds, with exception of the bathroom. Apparently old two-slot receptacles have been replaced with modern U-grounded receptacles (i.e., with a third slot for the ground pin). These are often installed in older houses where there is no ground wire in the branch circuit wiring. A false sense of security is created since the outlet looks grounded, but is not. These are shock and fire hazards. Examination and evaluation by a certified electrician is recommended.
-  4. The open ground outlets discovered throughout the building (see related comments in Remark #3), especially in the kitchen to the right of the sink, in the Bedroom 1, Bedroom 2, living room, family room, and the garage; which are all shock and fire hazards that require further evaluation of the electrical system by a qualified electrician and subsequent corrective action.
-  5. Apparently, the original panelboard, located in the kitchen, has been abandoned and currently acts as a type of junction box; which was unable to be confirmed because the cover to this panel was painted shut. However, it is apparent that several slots remain uncovered with exposed conductor wiring, which is a potential safety issue that requires protected by a proper cover plate.
-  6. 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).



Abandoned panelboard with open slots





Complete labeling of the main panel is important



**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:	Inside crawlspace, near its entrance hatch
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Poor – see Remark #7
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	12 years (based on its Serial Number: 98471403) Manufacturer: State Manufactured date: none given on the data plate

**Remarks:**

-  7. An active leak was observed at the water heater and on the wood floor beneath the water heater. Although this water heater was serviceable, water leakage and rust evident on the tank are indications that this water heater is at the end of its service life. I recommend replacing the water.
-  8. 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.



**Rust and water leak evident at water heater**



## AIR CONDITIONING SYSTEM:

**Energy source / type:** Electric  
**Type:** Wall condenser unit (living room)  
**Estimated tonnage:** Unable to determine  
**Cooling equipment, condition:** Fair  
**Central cooling:** No  
**AC unit cooling:** Appears adequate as a single room air conditioner  
**Presence of cooling source in each habitable room:** No  
**Approximate age of system:** 10+ years (based on its physical condition)  
Manufacturer: Westinghouse  
Manufactured date: no data plate evident  
**Operating Controls, condition:** Fair

*Remarks:*

## LIVING AREAS:

**Living room:** Located on the main level and in satisfactory condition  
**Dining room:** Located on the main level and in satisfactory condition  
**Study / Office:** None  
**Halls:** Satisfactory condition  
**Family room:** Located on the main level and in satisfactory condition

*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> Single pane, wood-framed	
	<b>Type:</b> Double pane, metal-framed	
	<b>Type:</b> Double pane, vinyl-framed	
	<b>Condition:</b> Fair – see Remark #11	
<b>Doors:</b>	<b>Condition:</b> Fair – see Remark #12	
<b>Attached porches and balconies:</b>	<b>Condition:</b> Satisfactory	
<b>Decks</b>	None	
<b>Steps:</b>	<b>Condition:</b> Fair – see Remark #13	
<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> Satisfactory	

### Remarks:



9. Walls and ceilings displays cracking, which appear to be inconsequential and do not appear to be chronic or degenerative condition.



10. Blistering paint at the kitchen ceiling is a typical symptom of moisture. Testing for moisture content of this ceiling did not result in an elevated moisture reading. A water leak from the attic above could not be ruled out (see related comments in Remark #18). Further investigation is recommended.



11. Window in Bedroom 2 did not operate as intended, which requires an adjustment or repair.



12. Door to Bedroom 2 rubbed its doorjamb, which requires and adjustment or repair.



13. Cracked and chipped tile at the front step is evident. This damaged tile is an egress issue that creates a possible trip hazard, and requires repair or tile replacement.

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



Visit our website, <http://www.national-inspection.com/concreteproblems.html> for our article entitled: **“Concrete Problems: Crumbling, Cracking, Settling, Heaving and Stains”** for further information about concrete issues.





**PHOTO PAGE: ARCHITECTURAL FEATURES**



**Crack in wall below window of Bedroom 2**



**Crack in wall above Bedroom 2 door**



**Blistering paint in kitchen ceiling**



**Damaged tile at front step**



## BEDROOMS:

<b>Bedroom 1: (SE)</b>	<b>Location:</b> Main level	<b>Condition:</b> Satisfactory
<b>Bedroom 2: (NE)</b>	<b>Location:</b> Main level	<b>Condition:</b> Satisfactory

**Remarks:**

## KITCHEN:

<b>Ventilation:</b>	Window present: Yes
<b>Exhaust fan:</b>	Yes <b>Type:</b> Vents into attic
<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>	Fair

**Remarks:**



14. Hand-operated isolating hot and cold water valves, located under the kitchen basin, did not operate as intended. Isolating valves, i.e., shut-off valves, should operate freely in the event of an emergency and in this instance, require adjustments or repair.

## FIREPLACES OR STOVES:

<b>Damper present:</b>	Not Applicable – see Remark #15
<b>Flue condition:</b>	Not Applicable – see Remark #15
<b>Fire chamber condition:</b>	Not Applicable – see Remark #15
<b>Location:</b>	Not Applicable – see Remark #15
<b>Type:</b>	Not Applicable – see Remark #15
<b>Apparent carbon monoxide leaks:</b>	Not Applicable – see Remark #15
<b>Apparent fuel gas leaks:</b>	Not Applicable – see Remark #15
<b>Overall fireplace condition:</b>	Not Applicable – see Remark #15

**Remarks:**



15. No fireplace present.








**ATTIC:**

<b>Method of inspection:</b>	Area entered <sup>(2)</sup>
<b>Adequate ventilation:</b>	No. Also, see Remark #19
<b>Easily accessible:</b>	No
<b>Location of access panel:</b>	Hallway
<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: 8-10 inches      Adequate
<b>Framing type:</b>	Rafters
<b>Framing condition:</b>	Fair – inspection limited by panel and insulation covering
<b>Sheathing / Decking type:</b>	Wood planks
<b>Sheathing / Decking condition:</b>	Fair – inspection limited by panel and insulation covering
<b>Conditioned surfaces with no insulation evident:</b>	No
<b>Evidence of water penetration:</b>	No; however, see Remark #17

**Remarks:**

-  17. Evidence of watermarks on sheathing/decking and interior ceiling indicates previous and/or possible current water penetration not active at time of inspection. Monitor and repair as needed.
-  18. Access to the attic area above the family room, dining room and kitchen, was restricted because of this home's low slope roof construction and remodel construction, respectively. Therefore, these areas 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 this structural component cannot be determined from this limited visual inspection. Monitoring is recommended.
-  19. Electrically powered roof ventilators can consume more electricity to operate than they save on attic air venting costs and are not recommended for most designs. Power vents can create negative pressures in the home which may have detrimental effects such as: (a). Removing conditioned air from the home through ceiling leaks and bypasses; (b). Pulling pollutants from the crawlspace such as mold, radon, and sewer gases into the home; and (c). Backdrafting fireplaces, water heaters, and fuel-burning appliances.




**Restricted access in attic**



**EXTERIOR:**

<b>Exterior walls, type:</b>	Composition
<b>Overall condition:</b>	Fair
<b>Exterior vegetation affecting building:</b>	No
<b>Exterior bibcocks, i.e. faucets, operating:</b>	Yes

**Remarks:**

-  **20.** There is evidence of water penetration and damage to window framing on the west side of the house. Replacement of water damaged wood, re-sealing, priming and painting is required. Latent water intrusion may have created defects of wood member hidden by the siding, which could not be detected during the inspection, and they may not. In this instance, the full extent of the condition of these items cannot be ascertained from my limited visual inspection without a destructive evaluation.



**Water damaged wood window frame**

**GRADING:**

<b>Front:</b>	Marginally adequate
<b>Rear:</b>	Marginally adequate
<b>Sides:</b>	Marginally adequate
<b>Retaining walls present:</b>	None

**Remarks:**



## ROOFING:

<b>Roof type and material:</b>	Gable and low slope Asphalt composition (gable) and single ply (low slope)
<b>Material type, Layers and Approximated age of roof:</b>	Three tab (gable) and synthetic rubber (low slope) 1 layer, respectively ~10+ years old
<b>Method of inspection:</b>	Accessed by ladder
<b>Flashing and joints condition:</b>	Satisfactory
<b>Roof vents condition:</b>	Fair
<b>General condition of roof:</b>	Fair
<b>Soffits and fascias condition:</b>	Satisfactory
<b>Skylights and other roof accessories:</b>	None

### Remarks:



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



22. Low hanging telephone wires are in contact with the single ply roof, which can result in failure of this roofing material through mechanical abrasion. Adjustments are recommended. Also, the plane of the main roof and garage is not straight, which may be indicative of a latent structural issue.



23. Debris in roof valleys can cause damming, which may result in water backup and intrusion; and latent damage. Removal of debris is required.



Debris in roof valley of dissimilar surfaces



Failure may result due to mechanical abrasion



## 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

**Remarks:**



24. Gutters contain debris and require cleaning. Some rusting of gutters is evident, which requires continued monitoring of drainage system and repairs as needed as rusting eventually results in leaking.



## CHIMNEYS:

<b>Furnace and water heater chimney type:</b>	Separate metal chimneys
<b>Furnace and water heater chimney condition:</b>	Fair – some rusting evident
<b>Fireplace chimney type:</b>	Not Applicable – see Remark #15
<b>Fireplace chimney condition:</b>	Not Applicable – see Remark #15

**Remarks:**

## GARAGE:











<b>Garage with continuous firewall separation to house:</b>	Yes
<b>Garage type:</b>	Attached
<b>Garage size and door style:</b>	1 car            1 single doors
<b>Electric door opener with photoelectric eyes and auto reverse:</b>	None
<b>Overall condition of garage:</b>	Fair; also see Remark #17














**Remarks:**



## HIGHLIGHTS and SUMMARY:

*This "Highlights and Summary" page is provided to allow the reader a brief overview of the report. This page is not encompassing, mutually exclusive and is not intended to indicate degree of importance. Reading this page alone is not a substitute for reading the report in its entirety. The entire Building Inspection Report, including the report Addendums, Scope of Inspection, limitations, and pre-inspection Authorization must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirement of the sale of the property.*

-  1. 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. Also, the main distribution panel requires accurate labeling of all breakers.
-  2. Ungrounded receptacles with only two slots were located in various locations throughout the house. These outlets can only receive two-prong plugs and therefore, these circuits and any attached appliances will not be grounded. This creates a potential safety hazard. Upgrades recommended at key receptacles consistent with intended use and future expectations.
-  3. All three-prong outlets throughout the structure tested as having open grounds, with exception of the bathroom. Apparently old two-slot receptacles have been replaced with modern U-grounded receptacles (i.e., with a third slot for the ground pin). These are often installed in older houses where there is no ground wire in the branch circuit wiring. A false sense of security is created since the outlet looks grounded, but is not. These are shock and fire hazards. Examination and evaluation by a certified electrician is recommended.
-  4. The open ground outlets discovered throughout the building (see related comments in Remark #3), especially in the kitchen to the right of the sink, in the Bedroom 1, Bedroom 2, living room, family room, and the garage; which are all shock and fire hazards that require further evaluation of the electrical system by a qualified electrician and subsequent corrective action.
-  5. Apparently, the original panelboard, located in the kitchen, has been abandoned and currently acts as a type of junction box; which was unable to be confirmed because the cover to this panel was painted shut. However, it is apparent that several slots remain uncovered with exposed conductor wiring, which is a potential safety issue that requires protected by a proper cover plate.
-  6. 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).
-  7. An active leak was observed at the water heater and on the wood floor beneath the water heater. Although this water heater was serviceable, water leakage and rust evident on the tank are indications that this water heater is at the end of its service life. I recommend replacing the water.
-  8. 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.
-  9. Walls and ceilings displays cracking, which appear to be inconsequential and do not appear to be chronic or degenerative condition.
-  10. Blistering paint at the kitchen ceiling is a typical symptom of moisture. Testing for moisture content of this ceiling did not result in an elevated moisture reading. A water leak from the attic above could not be ruled out (see related comments in Remark #18). Further investigation is recommended.

-  11. Window in Bedroom 2 did not operate as intended, which requires an adjustment or repair.
-  12. Door to Bedroom 2 rubbed its doorjamb, which requires and adjustment or repair.
-  13. Cracked and chipped tile at the front step is evident. This damaged tile is an egress issue that creates a possible trip hazard, and requires repair or tile replacement.
-  14. Hand-operated isolating hot and cold water valves, located under the kitchen basin, did not operate as intended. Isolating valves, i.e., shut-off valves, should operate freely in the event of an emergency and in this instance, require adjustments or repair.
-  15. No fireplace present.
-  16. Excessive noise or vibration from the Bath 1 exhaust fan is evident, which requires an adjustment or replacement of the entire unit.
-  17. Evidence of watermarks on sheathing/decking and interior ceiling indicates previous and/or possible current water penetration not active at time of inspection. Monitor and repair as needed.
-  18. Access to the attic area above the family room, dining room and kitchen, was restricted because of this home's low slope roof construction and remodel construction, respectively. Therefore, these areas 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 this structural component cannot be determined from this limited visual inspection. Monitoring is recommended.
-  19. Electrically powered roof ventilators can consume more electricity to operate than they save on attic air venting costs and are not recommended for most designs. Power vents can create negative pressures in the home which may have detrimental effects such as: (a). Removing conditioned air from the home through ceiling leaks and bypasses; (b). Pulling pollutants from the crawlspace such as mold, radon, and sewer gases into the home; and (c). Backdrafting fireplaces, water heaters, and fuel-burning appliances.
-  20. There is evidence of water penetration and damage to window framing on the west side of the house. Replacement of water damaged wood, re-sealing, priming and painting is required. Latent water intrusion may have created defects of wood member hidden by the siding, which could not be detected during the inspection, and they may not. In this instance, the full extent of the condition of these items cannot be ascertained from my limited visual inspection without a destructive evaluation.
-  21. Asphalt composition shingles are worn, had some cracking, were losing their protective coating of mineral granules and otherwise were showing signs of their approximated age. Periodic monitoring with repairs as needed is recommended.
-  22. Low hanging telephone wires are in contact with the single ply roof, which can result in failure of this roofing material through mechanical abrasion. Adjustments are recommended. Also, the plane of the main roof and garage is not straight, which may be indicative of a latent structural issue.
-  23. Debris in roof valleys can cause damming, which may result in water backup and intrusion; and latent damage. Removal of debris is required.



24. Gutters contain debris and require cleaning. Some rusting of gutters is evident, which requires continued monitoring of drainage system and repairs as needed as rusting eventually results in leaking.










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:** Thalia A. Burd & Simon Burd  
550 N. Lincoln Ave., #232  
Loveland, CO 80537

**COPIES TO:** John Peden, The Group Inc.  
**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: 7/20/2010

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

