BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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INSPECTION ADDRESS:	**1705 Heatheridge Road Units C201, C205, D203 and H104 Fort Collins, Colorado**
CUSTOMER:	**Bill Marquardt**
INSPECTION DATE:	**July 26, 2010**

THIS REPORT CONTAINS OUR OPINION AND WE CAUTION YOU THAT YOU MAY AND WILL LIKELY RECEIVE VARYING OPINIONS FROM DIFFERENT INSPECTORS, APPRAISERS, ARCHITECTS, LAWYERS, EXPERTS, RELATIVES, ENGINEERS, INSURANCE ADJUSTERS, REMODELING AND REPAIR CONTRACTORS, PRIVATE OR PUBLIC PERSONNEL, TRADES PEOPLE OR OTHER PARTIES WHOSE INTERESTS ARE DIFFERENT FROM OURS. THIS REPORT IS THE WORK PRODUCT OF A COLORADO CORPORATION, UNDER WHOSE AUTHORITY NATIONAL INSPECTION SERVICES OPERATES.

BUILDING INSPECTION REPORT

NATIONAL INSPECTION SERVICES

Residential

FORT COLLINS, COLORADO

It is our intent to supply you with an unbiased report and to observe that which the average property owner may overlook. This report is based on a limited visual inspection of the HEATING, PLUMBING, ELECTRICAL, AIR CONDITIONING, BATHROOMS, BEDROOMS, KITCHENS, LIVING AREAS, and some ARCHITECTURAL FEATURES 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.

GENERAL INFORMATION:

DESCRIPTION OF THE STRUCTURE:

Structure Type:	Attached dwellings: four 1-story condos within 3-story buildings
Approximate Year Built:	1974
Foundation Type:	Slab-on-grade

Inspection Information:

Report number:	N3496
Time started / finished:	8:30 11:00
Present during inspection:	Buyer and buyer's agent
For reference, front of condos face:	North
Ground condition:	Dry
Weather:	Sunny with hot 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.

HEATING:

UNIT #C-201

Heating Fuel:		Natural gas	
Type:		Forced hot air	
Distribution:		Metal ducts	
Main fuel shut-off location:		On supply line	
Condition of ✓ furnace		Satisfactory	
Operating Controls:		Yes	
Automatic safety controls:		Yes	
Humidifier:	**Condition:**	No	Not Applicable (N/A)
Apparent carbon monoxide leaks:		No	
Apparent fuel gas leaks:		No	
Approximated age of system:		2 years (based on its Serial Number: A074246124) Manufacturer: Tempstar Manufactured date: none given on the data plate	
Furnace filter size:		16x25x1	
Manufacturer's recommended heat rise:		35°- 65° F	
Actual furnace heat rise:		43.4° F = within the manufacturer's stated parameters	
Maximum air temperature per manufacturer's data plate:		175° F	
Actual furnace maximum air temperature:		121.4° F = within the manufacturer's stated parameters	
Furnace requires normal servicing:		No	

UNIT #C-205

Heating Fuel:		Natural gas	
Type:		Forced hot air	
Distribution:		Metal ducts	
Main fuel shut-off location:		On supply line	
Condition of ✓ furnace		Fair	
Operating Controls:		Yes	
Automatic safety controls:		Yes	
Humidifier:	**Condition:**	No	Not Applicable (N/A)
Apparent carbon monoxide leaks:		No	
Apparent fuel gas leaks:		No	
Approximated age of system:		~15+ years (based on its condition) Manufacturer: Janitrol Manufactured date: none given on the data plate	
Furnace filter size:		16x25x1	
Manufacturer's recommended heat rise:		Manufacturer's data plate not legible	
Maximum air temperature per manufacturer's data plate:		Manufacturer's data plate not legible	
Furnace requires normal servicing:		Yes	

UNIT #D-203

Heating Fuel:		Natural gas	
Type:		Forced hot air	
Distribution:		Metal ducts	
Main fuel shut-off location:		On supply line	
Condition of ✓ furnace		Fair	
Operating Controls:		Yes	
Automatic safety controls:		Yes	
Humidifier:	**Condition:**	No	Not Applicable (N/A)
Apparent carbon monoxide leaks:		No	
Apparent fuel gas leaks:		No	
Approximated age of system:		~15+ years (based on its condition) Manufacturer: Janitrol Manufactured date: none given on the data plate	
Furnace filter size:		~12x25x1	
Manufacturer's recommended heat rise:		Manufacturer's data plate not legible	
Maximum air temperature per manufacturer's data plate:		Manufacturer's data plate not legible	
Furnace requires normal servicing:		Yes	

UNIT #H-104

Heating Fuel:		Natural gas	
Type:		Forced hot air	
Distribution:		Metal ducts	
Main fuel shut-off location:		On supply line	
Condition of ✓ furnace		Satisfactory	
Operating Controls:		Yes	
Automatic safety controls:		Yes	
Humidifier:	**Condition:**	No	Not Applicable (N/A)
Apparent carbon monoxide leaks:		No	
Apparent fuel gas leaks:		No	
Approximated age of system:		13 years (based on its Serial Number: 6397D08016) Manufacturer: Lennox Manufactured date: none given on the data plate	
Furnace filter size:		Filter compartment access blocked by living room furniture	
Manufacturer's recommended heat rise:		30°- 60° F	
Actual furnace heat rise:		33.1° F = within the manufacturer's stated parameters	
Maximum air temperature per manufacturer's data plate:		160° F	
Actual furnace maximum air temperature:		111.7° F = within the manufacturer's stated parameters	
Furnace requires normal servicing:		No	

Remarks:

ELECTRICAL:

UNIT #C-201

Electrical service:	**Location:** Underground **Amperage:** see Remark #1 **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	10
Condition of main panel or primary panelboard:	Suspect – see Remark #3
Location of main panel or primary panelboard:	Hallway
Accessibility of main panel:	Satisfactory
Main panel rating:	Fair
Compatibility of overload protection with conductor size:	Adequate
Wiring methods:	Non- metallic sheathed cable
Branch conductor materials:	Aluminum
Solid conductor aluminum wiring:	Yes – see Remark #3
Polarized and grounded receptacles:	Yes
Locations of protected circuits: *If "NO" see remark below.*	**Bath** – yes **Kitchen** – 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:	Yes
Other built-in electrical equipment:	None
Sub-panel or secondary panelboard condition:	No sub-panel present

UNIT #C-205

Electrical service:	**Location:** Underground **Amperage:** see Remark #1 **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	10
Condition of main panel or primary panelboard:	Suspect – see Remark #3
Location of main panel or primary panelboard:	Hallway
Accessibility of main panel:	Satisfactory
Main panel rating:	Fair
Compatibility of overload protection with conductor size:	Adequate

Wiring methods:	Non- metallic sheathed cable
Branch conductor materials:	Aluminum
Solid conductor aluminum wiring:	Yes – see Remark #3
Polarized and grounded receptacles:	Yes
Locations of protected circuits: *If "NO" see remark below.*	**Bath** – yes **Kitchen** – 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:	Yes
Other built-in electrical equipment:	None
Sub-panel or secondary panelboard condition:	No sub-panel present

UNIT #D-203

Electrical service:	**Location:** Underground **Amperage:** see Remark #1 **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	10
Condition of main panel or primary panelboard:	Suspect – see Remark #3
Location of main panel or primary panelboard:	Hallway
Accessibility of main panel:	Satisfactory
Main panel rating:	Fair
Compatibility of overload protection with conductor size:	Adequate
Wiring methods:	Non- metallic sheathed cable
Branch conductor materials:	Aluminum
Solid conductor aluminum wiring:	Yes – see Remark #3
Polarized and grounded receptacles:	Yes
Locations of protected circuits: *If "NO" see remark below.*	**Bath** – yes **Kitchen** – 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:	Yes
Other built-in electrical equipment:	None
Sub-panel or secondary panelboard condition:	No sub-panel present

UNIT #H-104

Electrical service:	**Location:** Underground **Amperage:** see Remark #1 **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	10
Condition of main panel or primary panelboard:	Suspect – see Remark #3
Location of main panel or primary panelboard:	Hallway
Accessibility of main panel:	Satisfactory
Main panel rating:	Fair
Compatibility of overload protection with conductor size:	Adequate
Wiring methods:	Non- metallic sheathed cable
Branch conductor materials:	Aluminum
Solid conductor aluminum wiring:	Yes – see Remark #3
Polarized and grounded receptacles:	Yes
Locations of protected circuits: *If "NO" see remark below.*	**Bath** – NO **Kitchen** – NO (See Remark #2) **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:	Yes
Other built-in electrical equipment:	None
Sub-panel or secondary panelboard condition:	No sub-panel present

Remarks:

1. All exterior service equipment cabinets that apparently house the main service disconnects were locked and inaccessible; therefore, I was unable to determine amperage of electrical service.

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. In many jurisdictions, stranded aluminum wiring is commonly used for service entrance conductors and for larger appliance wires. However, solid aluminum conductors are problematic because they expand and contract more dramatically than copper and tend to loosen, which creates a fire hazard. In this instance, solid aluminum distribution wiring was evident. Because circuits that use single solid aluminum wiring are considered a significantly higher fire risk than copper wired circuits, I recommend a detailed inspection by a qualified *master* electrician and adjustments pursuant to this advised evaluation. Only a qualified electrician who *specializes* in repairing aluminum wiring* should perform evaluations and/or repair.

** Suggested websites for information on solid aluminum wiring:*
http://www.cpsc.gov/cpscpub/prerel/prhtml74/74040.html;
http://www.hsb.com/thelocomotive/Story/FullStory/ST-FS-ALUM2.html; and www.alwirerepair.com

PLUMBING:

UNITS #C-201, #C-205, #d-203, and #h-104

Type of water supply lines:	Copper
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic
Fixtures/faucets:	Fair
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Near respective water heaters
Overall condition of plumbing:	Satisfactory

UNIT #C-201

Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Suspect – see Remark #4 and Remark #5
Water heater main fuel shut-off location:	On supply line
Water heater size:	30 gallon
Approximated age of water heater:	15 years (based on its Serial Number: VGN3 1195123804) Manufacturer: Vanguard Manufactured date: none given on the data plate

UNIT #C-205

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:	40 gallon
Approximated age of water heater:	1 year (based on its Serial Number: EH10970911) Manufacturer: Bradford-White Manufactured date: none given on the data plate

UNIT #D-203

Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Suspect – see Remark #6
Water heater main fuel shut-off location:	On supply line
Water heater size:	30 gallon
Approximated age of water heater:	8 years (based on its Serial Number: GENG 0602228629) Manufacturer: GE Manufactured date: none given on the data plate

UNIT #H-104

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:	40 gallon
Approximated age of water heater:	1 year (based on its Serial Number: EH 10970899) Manufacturer: Bradford-White Manufactured date: none given on the data plate

Remarks:

4. This water heater was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Also, standing water was observed under this water heater, which may be indicative of a leaking water heater, air conditioning condensate issues and/or a blocked overflow pan drain. The cause of this condition requires further evaluation by a qualified contractor.

5. Based on industry standards, water heaters of this appliance's approximated age are considered nearing or at the end of their service life. I recommend monitoring for future leaks or further evaluation by a qualified contractor.

6. This water heater was functional. However, although rust was not evident; standing water was observed under the water heater in this unit, which may indicative of a leaking water heater, air conditioning condensate issues and/or a blocked overflow pan drain. The cause of this condition requires further evaluation by a qualified contractor.

AIR CONDITIONING SYSTEM:

UNIT #C-201

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Unable to determine – see Remark #7
Central cooling:	Yes
Temperature splits:	Return air: 78.4° F Supply air: 61.3° F
AC unit cooling:	Marginally adequate per industry protocol
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	Unable to determine – see Remark #7
Operating Controls, condition:	Satisfactory

UNIT #C-205

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Unable to determine – see Remark #7
Central cooling:	Yes
Temperature splits:	Return air: 78.6° F Supply air: 71.3° F
AC unit cooling:	Less than adequate per industry protocol
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	Unable to determine – see Remark #7
Operating Controls, condition:	Satisfactory

UNIT #D-203

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Unable to determine – see Remark #7
Central cooling:	Yes
Temperature splits:	Return air: 75.9° F Supply air: 58.3° F
AC unit cooling:	Adequate per industry protocol
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	Unable to determine – see Remark #7
Operating Controls, condition:	Satisfactory

UNIT #H-104

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Unable to determine – see Remark #7
Central cooling:	Yes
Temperature splits:	Return air: 76.0° F Supply air: 62.9° F
AC unit cooling:	Marginally adequate per industry protocol
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	Unable to determine – see Remark #7
Operating Controls, condition:	Satisfactory

Remarks:

7. Representation about the functional condition of the air conditioning equipment cannot be made since the equipment for each unit is located on the roof and therefore inaccessible during the inspection. I recommend further evaluation by a qualified contractor. Also, see related comments in Remarks #4 and #6.

LIVING AREAS:

UNIT #C-201

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:	None

UNIT #C-205

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:	None

UNIT #D-203

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:	None

UNIT #H-104

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:	None

Remarks:

ARCHITECTURAL FEATURES:

UNITS #C-201, #C-205, #d-203, and #h-104

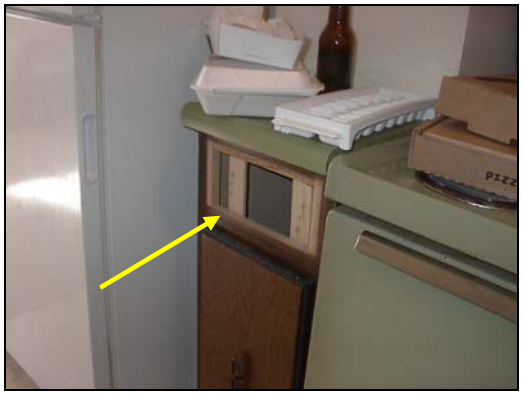
Walls:	**Structure**: Wood	**Condition**: Satisfactory
Ceilings:	**Structure**: Wood	**Condition**: Remark #8
Floors:	**Structure**: Wood	**Condition**: Satisfactory
Counters and cabinets	**Condition**: Satisfactory; however, see Remark #9	
Windows:	**Type**: Single pane, metal-framed **Condition**: Satisfactory	
Doors:	**Condition**: Satisfactory; however, see Remark #10	
Attached porches and balconies:	None	
Decks	None	
Steps:	None	
Railways:	None	
Stairway stability:	None	
Concrete patio, walks and driveway:	N/A	

Remarks:

8. Ceilings may contain asbestos* material and they may not. Similar ceilings of this vintage and composition have been known to contain asbestos. Further evaluation by Certified Investigator using laboratory analysis may result in considerations that are beyond the Scope of this inspection.
*[Visit my website,www.national-inspection.com for our Library Article entitled: "**Asbestos Health Hazards Preventions: Why be concerned?**" for further information about asbestos issues.]*

9. Damage to Unit #C-201 kitchen cabinet requires repair.

10. Lockset to front door of Unit #C-205 did not operate as intended, which requires an adjustment or replacement.



Damaged kitchen cabinet face – Unit #C-201

BEDROOMS:

UNITS #C-201, #C-205, #d-203, and #h-104

Bedroom #C-201:	**Condition**: Satisfactory
Bedroom #C-205:	**Condition**: Satisfactory
Bedroom #D-203:	**Condition**: Satisfactory
Bedroom #H-104:	**Condition**: Satisfactory

Remarks:

KITCHEN:

UNIT #C-201

Ventilation:	Window present: No	
Exhaust fan:	Yes	**Type**: Recirculating
Dishwasher:	Yes	Operated and performed satisfactorily
Disposal:	Yes	Fair – see Remark #11
Range:	Yes	Operated and performed satisfactorily
Overall condition of kitchen:	Fair – see Remark #12	

UNIT #C-205

Ventilation:	Window present: No	
Exhaust fan:	Yes	**Type**: Recirculating
Dishwasher:	Yes	Operated and performed satisfactorily
Disposal:	Yes	Operated and performed satisfactorily
Range:	Yes	Operated and performed satisfactorily
Overall condition of kitchen:	Fair – see Remark #12	

UNIT #D-203

Ventilation:	Window present: No	
Exhaust fan:	Yes	**Type**: Recirculating
Dishwasher:	Yes	Operated and performed satisfactorily
Disposal:	Yes	Operated and performed satisfactorily
Range:	Yes	Operated and performed satisfactorily
Overall condition of kitchen:	Fair – see Remark #12	

UNIT #H-104

Ventilation:	Window present: No	
Exhaust fan:	Yes	**Type**: Recirculating
Dishwasher:	Yes	Operated and performed satisfactorily
Disposal:	Yes	Fair – see Remark #11
Range:	Yes	Operated and performed satisfactorily
Overall condition of kitchen:	Satisfactory; however, see Remark #11	

Remarks:

11. Excessive noise or vibration from garbage disposal is evident, which requires an adjustment or replacement of blade, impeller or entire unit.

12. Hand-operated isolating 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.

BATHROOMS:

UNIT #C-201

Bath:

Type: Full

Ventilation: **Window present**: No
Exhaust fan: Yes **Vented to exterior**: Unable to confirm

Overall condition: Fair – see Remark #13 and Remark #14

UNIT #C-205

Bath:

Type: Full

Ventilation: **Window present**: No
Exhaust fan: Yes **Vented to exterior**: Unable to confirm

Overall condition: Fair – see Remark #14 and Remark #15

UNIT #D-203

Bath:

Type: Full

Ventilation: **Window present**: No
Exhaust fan: Yes **Vented to exterior**: Unable to confirm

Overall condition: Fair – see Remark #14 and Remark #16

UNIT #H-104

Bath:

Type: Full

Ventilation: **Window present**: No
Exhaust fan: Yes **Vented to exterior**: Unable to confirm

Overall condition: Fair – see Remark #14

Remarks:

13. Bathrooms can contribute a very significant amount of moisture to the house environment; therefore I recommend properly operating exhaust fan in all bathrooms to reduce house humidity. In this instance, excessive noise or vibration is evident from the exhaust fan in Unit #C-201; which requires repair or replacement. Also, this fan may overheat which creates a fire hazard.

14. Hand-operated isolating valves, located under these bathroom sinks, 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 by a qualified contractor.

15. The water shut-off valve at the Unit #C-205 toilet did not operate as intended. Shut-off valves should operate freely in the event of an emergency and in this instance, require adjustments or repair.

16. Slow draining tub in Unit #D-203 requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.

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. All exterior service equipment cabinets that apparently house the main service disconnects were locked and inaccessible; therefore, I was unable to determine amperage of electrical service.

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. In many jurisdictions, stranded aluminum wiring is commonly used for service entrance conductors and for larger appliance wires. However, solid aluminum conductors are problematic because they expand and contract more dramatically than copper and tend to loosen, which creates a fire hazard. In this instance, solid aluminum distribution wiring was evident. Because circuits that use single solid aluminum wiring are considered a significantly higher fire risk than copper wired circuits, I recommend a detailed inspection by a qualified *master* electrician and adjustments pursuant to this advised evaluation. Only a qualified electrician who *specializes* in repairing aluminum wiring* should perform evaluations and/or repair.

** Suggested websites for information on solid aluminum wiring:*
http://www.cpsc.gov/cpscpub/prerel/prhtml74/74040.html;
http://www.hsb.com/thelocomotive/Story/FullStory/ST-FS-ALUM2.html; and www.alwirerepair.com

4. This water heater was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Also, standing water was observed under this water heater, which may be indicative of a leaking water heater, air conditioning condensate issues and/or a blocked overflow pan drain. The cause of this condition requires further evaluation by a qualified contractor.

5. Based on industry standards, water heaters of this appliance's approximated age are considered nearing or at the end of their service life. I recommend monitoring for future leaks or further evaluation by a qualified contractor.

6. This water heater was functional. However, although rust was not evident; standing water was observed under the water heater in this unit, which may indicative of a leaking water heater, air conditioning condensate issues and/or a blocked overflow pan drain. The cause of this condition requires further evaluation by a qualified contractor.

7. Representation about the functional condition of the air conditioning equipment cannot be made since the equipment for each unit is located on the roof and therefore inaccessible during the inspection. I recommend further evaluation by a qualified contractor. Also, see related comments in Remarks #4 and #6.

8. Ceilings may contain asbestos* material and they may not. Similar ceilings of this vintage and composition have been known to contain asbestos. Further evaluation by Certified Investigator using laboratory analysis may result in considerations that are beyond the Scope of this inspection.

*[Visit my website,www.national-inspection.com for our Library Article entitled: "**Asbestos Health Hazards Preventions: Why be concerned?**" for further information about asbestos issues.]*

9. Damage to Unit #C-201 kitchen cabinet requires repair.

10. Lockset to front door of Unit #C-205 did not operate as intended, which requires an adjustment or replacement.

11. Excessive noise or vibration from garbage disposal is evident, which requires an adjustment or replacement of blade, impeller or entire unit.

12. Hand-operated isolating 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.

13. Bathrooms can contribute a very significant amount of moisture to the house environment; therefore I recommend properly operating exhaust fan in all bathrooms to reduce house humidity. In this instance, excessive noise or vibration is evident from the exhaust fan in Unit #C-201; which requires repair or replacement. Also, this fan may overheat which creates a fire hazard.

14. Hand-operated isolating valves, located under these bathroom sinks, 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 by a qualified contractor.

15. The water shut-off valve at the Unit #C-205 toilet did not operate as intended. Shut-off valves should operate freely in the event of an emergency and in this instance, require adjustments or repair.

16. Slow draining tub in Unit #D-203 requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.

*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 **SATISFACOTRY** – 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: **William C. Marquardt**
1616 Buckeye Street
Fort Collins, CO 80524

COPIES TO: **Mark Massey, Evergreen Realty**
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/ 27/ 2010**

This report has been prepared for the exclusive use of the above named customer only and any other use is unauthorized.

THE ASHI EXPERIENCE℠

***Certified* ASHI Inspector #212456**

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