

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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CUSTOMER: Shanin Davani

INSPECTION DATE: July 27, 2010

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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:

Structure Type:	Attached dwellings: four 1-story apartments within a 2-story building
Approximate Year Built:	1971
Foundation Type:	Basement (unfinished) with partial crawlspaces

Inspection Information:

Report number:	N3497
Time started / finished:	9:30 13:00
Present during inspection:	Buyer
For reference, front of building faces:	West
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.

FOUNDATION:

Evidence of water within <input checked="" type="checkbox"/> basement :	Yes
Method of inspection:	Area entered
<input checked="" type="checkbox"/> Basement floor <input checked="" type="checkbox"/> crawlspace construction:	Concrete and dirt, respectfully
Insulation in unfinished areas:	No
Ventilation means:	Windows and foundation vents
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> crawlspace condition:	Fair
Foundation Type:	Poured concrete
Foundation Condition:	Satisfactory – inspection limited by basement finish
Main floor structure:	Joists size: 2" x 8" Spacing: 16" o.c.
Sills:	Not visible
Main carrying beams or walls:	Size: 6" x 10" Material: Wood Beam
Support under beams or walls:	Concrete posts on concrete pads

Remarks:

-  1. Cracking evident in the concrete foundation walls. These cracks do not appear to be indicative of a chronic or degenerative condition but require monitoring.
-  2. Efflorescence was present on foundation walls. Efflorescence is whitish, powdery salt stains that are left on masonry surfaces after moisture evaporates, which indicates previous and/or possible current water penetration or infiltration not active at time of inspection. This condition requires monitoring.
-  3. Beam support in beam pocket is less than 3-inches and may not conform to design expectations and may be deficient in performance, and they may not be deficient. Furthermore, wood beams can sit on wood shims, although they should provide continuous bearing on the top and bottom of the shim. The shims should be secured in place with adhesive or mechanical fasteners. The shims should be of wood at least as hard and dense as the beams. In this instance, adequate bearing is suspect because the beam is supported by unsecured shims. In this instance, further review by a qualified engineer is advised.
-  4. The basement storage rooms and the crawlspaces could not be fully inspected because areas and/or accesses were obstructed due to stored personal items. Therefore, inaccessible portions of the basement and crawlspace areas may conceal latent issues, and they may not.



Bearing in beam pocket and shims are suspect



HEATING:

Heating Fuel:	Natural gas		
Type:	Hot water piping system		
Distribution:	Baseboard units		
Main fuel shut-off location:	On supply line		
Condition of <input checked="" type="checkbox"/> boiler	Fair		
Operating Controls:	Yes		
Automatic safety controls:	Yes		
Humidifier:	No	Condition:	Not Applicable (N/A)
Apparent carbon monoxide leaks:	No		
Apparent fuel gas leaks:	No		
Approximated age of system:	30+ years (based on its physical appearance and condition) Manufacturer: American Standard (Boiler number: GPMX 8) Manufactured date: none given on the data plate		
Boiler requires normal servicing:	Yes		

Remarks:



5. Rust was evident near the heat exchange of the boiler as well as on its external components. Rust on a heat exchange can lead to leaks. Also, rust on the fire side of the heat exchanger reduces the boiler's efficiency, increases the heating costs and may clog the exhaust gas passages, leading to life threatening spillage of exhaust gases into the building. Due to its stated Scope; this inspection is not intended to be technically exhaustive; therefore, I recommend a comprehensive safety and system evaluation by a qualified contractor.



Rust near heat exchanger of boiler



ELECTRICAL:

UNIT #A

Electrical service:	Location: Underground	Amperage: 100
	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	16	
Condition of main panel or primary panelboard:	Suspect – see Remark #6	
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 #6	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – NO	Kitchen – NO Exterior – NO
	AFCI – None	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and performed a non-invasive, audible test only:	Yes; however, see Remark #9	
Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:	Yes	
Other built-in electrical equipment:	None	

UNIT #B

Electrical service:	Location: Underground	Amperage: 100
	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	11	
Condition of main panel or primary panelboard:	Suspect – see Remark #6	
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 #6
Polarized and grounded receptacles:	Yes
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – NO Kitchen – NO Exterior – NO AFCI – None
Representative number of switches, fixtures, and receptacles operated:	Yes
Smoke Detectors present and performed a non-invasive, audible test only:	Yes; however, see Remark #9
Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:	Yes
Other built-in electrical equipment:	None

UNIT #C

Electrical service:	Location: Underground	Amperage: 100
	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	11	
Condition of main panel or primary panelboard:	Suspect – see Remark #6	
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 #6	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – NO Kitchen – NO Exterior – NO AFCI – None	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and performed a non-invasive, audible test only:	Yes; however, see Remark #9	
Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:	Yes	
Other built-in electrical equipment:	None	



UNIT #D

Electrical service:	Location: Underground	Amperage: 100
	Conductor material: (see Remark #8)	Voltage: 120/240
Main service disconnect location:	At exterior service equipment cabinet	
Ground cable	Unable to determine – see Remark #8	
Type of overload protection:	Circuit breakers	
Number of Circuits	11	
Condition of main panel or primary panelboard:	Suspect – see Remark #6	
Location of main panel or primary panelboard:	Hallway	
Accessibility of main panel:	Poor – see Remark #8	
Main panel rating:	Unable to determine – see Remark #8	
Compatibility of overload protection with conductor size:	Unable to determine – see Remark #8	
Wiring methods:	Unable to determine – see Remark #8	
Branch conductor materials:	Unable to determine – see Remark #8	
Solid conductor aluminum wiring:	Yes – see Remark #6	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – NO	Kitchen – NO Exterior – NO
	AFCI – None	
Representative number of switches, fixtures, and receptacles operated:	Yes	
Smoke Detectors present and performed a non-invasive, audible test only:	No – see Remark #9	
Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:	None – see Remark #10	
Other built-in electrical equipment:	None	

COMMON AREA

Sub-panel or secondary panelboard condition:	50-AMP sub-panel located next to the exterior service equipment cabinet with 5-circuits, & contains solid aluminum wiring (see Remark #6 for implications)
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Remarks:



6. 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/cpsc/pub/prereel/prhtml74/74040.html>;
<http://www.hsb.com/thelocomotive/Story/FullStory/ST-FS-ALUM2.html>; and www.alwirerepair.com

-  **7a.** 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.
-  **7b.** Circuits and/or light bulbs for the front entrance interior and exterior lights require further evaluation by a qualified contractor because these lights could not be activated by the wall switches in the common foyer, which is a safety issue.
-  **8.** Representation about the condition of the main service panel in **Unit #D** cannot be made since the screws holding the panel's cover were painted over, making the removal of the cover impossible without destructive measures and therefore rendering this panel inaccessible. Since "dismantling, using tools or destructive measures, risking persons or property," would be beyond the Scope of the Inspection, I recommend further evaluation measures be taken by the customer at a time when the panel in Unit #D is made accessible.
-  **9. All apartment units:** I recommend upgrading existing smoke detectors over ten years old and installing additional smoke detectors as needed per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.
-  **10.** The carbon monoxide / smoke detector was absent in **Unit #D**. I recommend installing a carbon monoxide detector in all units per manufacturer specifications and as required by law. FYI: Colorado law now requires carbon monoxide detectors for certain dwellings. For more information, go to <http://www.national-inspection.com/hr091091.html>



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

PLUMBING:

GENERAL COMMENTS FOR BUILDING

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



WATER HEATER #1

Hot water energy source: Natural gas
Apparent carbon monoxide leaks: No
Overall condition of water heater: Satisfactory
Water heater main fuel shut-off location: On supply line
Water heater size: 50 gallon
Approximated age of water heater: 5 years
Manufacturer: Rheem (Serial Number: RHLN 0905U02382)
Manufactured date: 09/2005 per manufacturer's data plate

WATER HEATER #2

Hot water energy source: Natural gas
Apparent carbon monoxide leaks: No
Overall condition of water heater: Fair – see Remark #12
Water heater main fuel shut-off location: On supply line
Water heater size: 50 gallon
Approximated age of water heater: 13 years (based on its Serial Number: GE97-3598998-K32)
Manufacturer: AO Smith
Manufactured date: none given on the data plate

Remarks:

-  **11.** Buildings 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.
-  **12.** Water heater #2 was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Based on historical 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.

AIR CONDITIONING SYSTEM:

UNIT #A

Energy source / type:	Electric
Type:	Condenser wall unit
Cooling equipment, condition:	Fair
Central cooling:	No
AC unit cooling:	Appears adequate
Presence of cooling source in each habitable room:	No – living room and Bedroom 2
Approximate age of system:	15+ years (based on its physical appearance and condition) Manufacturer: Kenmore Manufactured date: none given on the data plate
Operating Controls, condition:	Fair

UNIT #B

Energy source / type:	Not Applicable – see Remark #13
Type:	Condenser wall unit absent from housing and presumed abandoned
Cooling equipment, condition:	Not Applicable – see Remark #13
Central cooling:	Not Applicable – see Remark #13
AC unit cooling:	Not Applicable – see Remark #13
Presence of cooling source in each habitable room:	Not Applicable – see Remark #13
Approximate age of system:	Not Applicable – see Remark #13
Operating Controls, condition:	Not Applicable – see Remark #13

UNIT #C

Energy source / type:	Electric
Type:	Condenser wall unit
Cooling equipment, condition:	Fair
Central cooling:	No
AC unit cooling:	Appears adequate
Presence of cooling source in each habitable room:	No – living room
Approximate age of system:	15+ years (based on its physical appearance and condition) Manufacturer: Kenmore Manufactured date: none given on the data plate
Operating Controls, condition:	Fair

Air Conditioning System section continues on next page ...



UNIT #D

Energy source / type:	Electric
Type:	Condenser wall unit
Cooling equipment, condition:	Fair
Central cooling:	No
AC unit cooling:	Appears adequate
Presence of cooling source in each habitable room:	No – living room
Approximate age of system:	15+ years (based on its physical appearance and condition) Manufacturer: Whirlpool Manufactured date: none given on the data plate
Operating Controls, condition:	Fair

Remarks:



13. No air conditioning system present in **Unit #B**.



LIVING AREAS:

UNIT #A

Living room:	Condition: Satisfactory
Dining room:	Condition: Satisfactory
Study / Office:	None
Halls:	Condition: Satisfactory
Family room:	None

UNIT #B

Living room:	Condition: Satisfactory
Dining room:	Condition: Satisfactory
Study / Office:	None
Halls:	Condition: Satisfactory
Family room:	None

UNIT #C

Living room:	Condition: Satisfactory
Dining room:	Condition: Satisfactory
Study / Office:	None
Halls:	Condition: Satisfactory
Family room:	None

UNIT #D

Living room:	Condition: Satisfactory
Dining room:	Condition: Satisfactory
Study / Office:	None
Halls:	Condition: Satisfactory
Family room:	None









Remarks:



ARCHITECTURAL FEATURES:

Walls:	Structure: Wood Condition: Fair – Remarks #14 + #15
Ceilings:	Structure: Wood Condition: Fair – Remarks #16 + #17
Floors:	Structure: Wood and concrete Condition: Fair – Remark #18
Counters and cabinets (all apartments)	Condition: Satisfactory
Windows:	Type: Single pane, metal-framed Condition: Fair – see Remark #19
Doors:	Condition: Fair – see Remark #20
Attached porches and balconies:	Condition: Fair – see Remark #21
Decks	None
Steps:	Condition: Satisfactory
Railways:	Condition: Fair – see Remark #21
Stairway stability:	Condition: Satisfactory
Concrete patio, walks and driveway:	Condition: Fair – crack in rear patio slab

Remarks:

-  14. Wall in **Unit A** hallway displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition. **All Units:** Most window frames throughout the building display water related damage to the adjacent drywall, which appears to have resulted from normal condensation during cooler months and is typical of metal windows. Monitoring is recommended.
-  15. Wall in **Unit A** southwest bedroom has a penetration hole, which requires repair. Wall in **Unit C** living room has indentation, which requires repair.
-  16. Ceilings in **Unit C** living room and **Unit D** living room display cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.
-  17. Watermarks were apparent on the ceiling and walls of the mechanical room and on the ceiling of the southeastern most storage area near the south crawlspace. Using a limited moisture meter, the inspector confirmed elevated moisture content of the ceiling surface near the entrance to the south crawlspace, indicating possible latent water intrusion from above. Further evaluation is required to determine the source and extent of any water related issues.
-  18. Some tiles of the foyer floor (at main front entrance) is cracked, which requires repair. Door to common foyer (main front entrance) is damaged and requires repair or replacement.
-  19. Windows in **Unit B** northeast bedroom, **Unit C** northeast bedroom, and **Unit D** southeast bedroom did not operate as intended, which require repair or replacement. Windows in **Unit B** northwest and northeast bedrooms, **Unit C** northeast bedroom, and **Unit D** southeast bedroom did not latch, which are safety issues that require repair or other adjustment. Window screen to **Unit C** northwest bedroom was damaged and requires repair or replacement.
-  20. Doors to hallway closets in **Unit A** and **Unit C** are absent and require replacements.
-  21. Balcony joists are water damaged. The implication is joists that can lose their support over time. As a result, there are several design challenges with respect improper support, which can result in failure. Repair or replacement is required.

- +** **22.** Guardrails must be constructed so that people cannot fall through. Openings in railing balusters greater than 4" create severe hazards for small children. In this instance, the spindles at the balcony and upper common hallway are design issues from a safety standpoint with respect to spindle spacing. A protective barrier or other adjustment is recommended when small children are present.



Balcony joists are water damaged



Damaged front entrance door



Elevated moisture content at these watermarks



BEDROOMS:

UNIT #A

Bedroom 1: (SE) **Condition:** Satisfactory
Bedroom 2: (SW) **Condition:** Satisfactory

UNIT #B

Bedroom 1: (NW) **Condition:** Satisfactory
Bedroom 2: (NE) **Condition:** Satisfactory

UNIT #C

Bedroom 1: (NW) **Condition:** Satisfactory
Bedroom 2: (NE) **Condition:** Satisfactory

UNIT #D

Bedroom 1: (SE) **Condition:** Satisfactory
Bedroom 2: (SW) **Condition:** Satisfactory

Remarks:

FIREPLACES OR STOVES:

Damper present: Not Applicable – see Remark #23
Flue condition: Not Applicable – see Remark #23
Fire chamber condition: Not Applicable – see Remark #23
Location: Not Applicable – see Remark #23
Type: Not Applicable – see Remark #23
Apparent carbon monoxide leaks: Not Applicable – see Remark #23
Apparent fuel gas leaks: Not Applicable – see Remark #23
Overall fireplace condition: Not Applicable – see Remark #23

Remarks:



23. No fireplaces present.



KITCHEN:

UNIT #A

Ventilation: Window present: Yes
Exhaust fan: Yes **Type:** Vents to exterior
Dishwasher: Yes Operated and performed satisfactorily
Disposal: Yes Operated and performed satisfactorily
Range: Yes Operated and performed satisfactorily
Overall condition of kitchen: Satisfactory

UNIT #B

Ventilation: Window present: Yes
Exhaust fan: Yes **Type:** Vents to exterior
Dishwasher: Yes Operated and performed satisfactorily
Disposal: Yes Operated and performed satisfactorily
Range: Yes Operated and performed satisfactorily
Overall condition of kitchen: Satisfactory

UNIT #C

Ventilation: Window present: Yes
Exhaust fan: Yes **Type:** Vents to exterior
Dishwasher: Yes Operated and performed satisfactorily
Disposal: Yes Operated and performed satisfactorily
Range: Yes Operated and performed satisfactorily
Overall condition of kitchen: Satisfactory

UNIT #D

Ventilation: Window present: Yes
Exhaust fan: Yes **Type:** Vents to exterior
Dishwasher: Yes Operated and performed satisfactorily
Disposal: Yes Operated and performed satisfactorily
Range: Yes Operated and performed satisfactorily
Overall condition of kitchen: Satisfactory

Remarks:



BATHROOMS AND LAUNDRY:

UNIT #A

Bath: **Type:** Full
Ventilation: **Window present:** Yes
Exhaust fan: No **Vented to exterior:** N/A
Overall condition: Fair – see Remarks below

UNIT #B

Bath: **Type:** Full
Ventilation: **Window present:** Yes
Exhaust fan: No **Vented to exterior:** N/A
Overall condition: Fair – see Remarks below

UNIT #C

Bath: **Type:** Full
Ventilation: **Window present:** Yes
Exhaust fan: No **Vented to exterior:** N/A
Overall condition: Fair – see Remarks below





UNIT #D




Bath: **Type:** Full
Ventilation: **Window present:** Yes
Exhaust fan: No **Vented to exterior:** N/A
Overall condition: Fair – see Remarks below

Laundry (all Units):

Ventilation: **Window present:** No
Exhaust fan: No **Vented to exterior:** N/A
Overall condition: Satisfactory; however, see Remark #30

Remarks:

-  24. Hand-operated isolating valves, located under the **Unit A**, **Unit C** and **Unit D** sinks and toilets 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.
-  25. Slow draining **Unit A** and **Unit C** sinks require chemical treatment, plunger or snaked with drain-and-trap auger by professional.
-  26. The **Unit A** sink stopper did not perform its intended function and requires repair, adjustment, or component replacement.
-  27. Grout in **Unit B** bath shower is shallow, cracked, absent or not well bonded to the shower tiles, which requires restoration to improve these joints.

-  28. Intermittent water run-on at **Unit A** and **Unit C** bathroom tub spouts require adjustments, repair or component replacement.
-  29. Mold-like substances were visible on **Unit C** bathroom ceiling. Discoloration and stains on the walls were evident, making these areas suspect. Because there can be potential health and structural issues with mold; I recommend a mold inspection, testing and assessment performed in accordance with ACGIH (American Conference of Governmental Industrial Hygienists) standards by National Inspection Services or another IESO trained inspector knowledgeable in proper IAQA (Indoor Air Quality Association) indoor air quality protocols.
-  30. Control knob for clothes dryer in **Unit C** was absent, which requires a replacement.




Mold-like stains on **Unit C** bathroom ceiling




ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Hallway in common stairway
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Mineral wool loose fill
Insulation levels:	Average levels: 6-8 inches (see Remark #31)
Framing type:	Trusses
Framing condition:	Satisfactory
Sheathing / Decking type:	Plywood
Sheathing / Decking condition:	Satisfactory
Conditioned surfaces with no insulation evident:	No
Evidence of water penetration:	No

Remarks:

-  31. The purpose of insulation is to slow the rate of heat transfer. Recommended insulation levels for ceiling insulation is R-38. The approximate R-value of mineral wool loose fill is 3.1 per inch. In this instance, the estimated average insulation levels are less than recommended and an additional application of insulation is advisable to increase the attic's thermal efficacy.

-  32. The attic access hatch at the attic scuttle hole (located in the common hallway) is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.



EXTERIOR:

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

Remarks:



- 33. Cover absent from electrical box on south facing exterior wall, which requires a cover plate rated for exterior use and sealing around the box as needed to prevent water intrusion.

GRADING:

Front: Adequate
Rear: Marginally adequate
Sides: Marginally adequate
Retaining walls present: None

Remarks:



ROOFING:

Roof type and material:	Gable	Asphalt composition
Material type, Layers and Approximated age of roof:	High profile	1 layer ~3+ years old
Method of inspection:	Accessed by ladder	
Flashing and joints condition:	Satisfactory	
Roof vents condition:	Satisfactory	
General condition of roof:	Satisfactory	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	TV dish mounted on SW corner of roof	

Remarks:

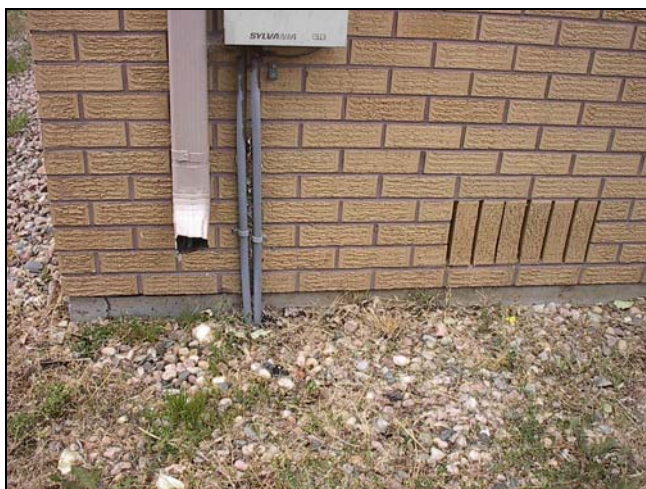
ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes
Adequate extensions:	No – see Remark #34
Adequate splash blocks:	None
Overall drainage system condition:	Fair – gutters require removal of debris

Remarks:



34. All downspouts require extensions or alternative drainage systems to adequately distribute water runoff away from the foundation. In this instance, any extensions absent from their respective downspouts require replacements.



All downspouts require extensions



CHIMNEYS:

Boiler and water heater chimney type:	Common metal insulated chimney
Boiler and water heater chimney condition:	Fair
Fireplace chimney type:	Not Applicable – see Remark #23
Fireplace chimney condition:	Not Applicable – see Remark #23

Remarks:

GARAGE:

Garage with continuous firewall separation to house:	Not Applicable – see Remark #35
Garage type:	Not Applicable – see Remark #35
Garage size and door style:	Not Applicable – see Remark #35
Electric door opener with photoelectric eyes and auto reverse:	Not Applicable – see Remark #35
Overall condition of garage:	Not Applicable – see Remark #35

Remarks:



35. No individual garages for tenants are present.



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. Cracking evident in the concrete foundation walls. These cracks do not appear to be indicative of a chronic or degenerative condition but require monitoring.



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



3. Beam support in beam pocket is less than 3-inches and may not conform to design expectations and may be deficient in performance, and they may not be deficient. Furthermore, wood beams can sit on wood shims, although they should provide continuous bearing on the top and bottom of the shim. The shims should be secured in place with adhesive or mechanical fasteners. The shims should be of wood at least as hard and dense as the beams. In this instance, adequate bearing is suspect because the beam is supported by unsecured shims. In this instance, further review by a qualified engineer is advised.



4. The basement storage rooms and the crawlspaces could not be fully inspected because areas and/or accesses were obstructed due to stored personal items. Therefore, inaccessible portions of the basement and crawlspace areas may conceal latent issues, and they may not.



5. Rust was evident near the heat exchange of the boiler as well as on its external components. Rust on a heat exchange can lead to leaks. Also, rust on the fire side of the heat exchanger reduces the boiler's efficiency, increases the heating costs and may clog the exhaust gas passages, leading to life threatening spillage of exhaust gases into the building. Due to its stated Scope; this inspection is not intended to be technically exhaustive; therefore, I recommend a comprehensive safety and system evaluation by a qualified contractor.



6. 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/cpsc/pub/prerel/prhtml74/74040.html>;









<http://www.hsb.com/thelocomotive/Story/FullStory/ST-FS-ALUM2.html>; and www.alwirerepair.com

















- 7a. 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.



- 7b. Circuits and/or light bulbs for the front entrance interior and exterior lights require further evaluation by a qualified contractor because these lights could not be activated by the wall switches in the common foyer, which is a safety issue.

-  8. Representation about the condition of the main service panel in **Unit #D** cannot be made since the screws holding the panel's cover were painted over, making the removal of the cover impossible without destructive measures and therefore rendering this panel inaccessible. Since "dismantling, using tools or destructive measures, risking persons or property," would be beyond the Scope of the Inspection, I recommend further evaluation measures be taken by the customer at a time when the panel in Unit #D is made accessible.
-  9. **All apartment units:** I recommend upgrading existing smoke detectors over ten years old and installing additional smoke detectors as needed per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.
-  10. The carbon monoxide / smoke detector was absent in **Unit #D**. I recommend installing a carbon monoxide detector in all units per manufacturer specifications and as required by law. FYI: Colorado law now requires carbon monoxide detectors for certain dwellings. For more information, go to <http://www.national-inspection.com/hr091091.html>
-  11. Buildings 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.
-  12. Water heater #2 was functional; however, rust was evident, which is problematic in that rusting tanks are prone to leakage. Based on historical 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.
-  13. No air conditioning system present in **Unit #B**.
-  14. Wall in **Unit A** hallway displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition. **All Units:** Most window frames throughout the building display water related damage to the adjacent drywall, which appears to have resulted from normal condensation during cooler months and is typical of metal windows. Monitoring is recommended.
-  15. Wall in **Unit A** southwest bedroom has a penetration hole, which requires repair. Wall in **Unit C** living room has indentation, which requires repair.
-  16. Ceilings in **Unit C** living room and **Unit D** living room display cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.
-  17. Watermarks were apparent on the ceiling and walls of the mechanical room and on the ceiling of the southeastern most storage area near the south crawlspace. Using a limited moisture meter, the inspector confirmed elevated moisture content of the ceiling surface near the entrance to the south crawlspace, indicating possible latent water intrusion from above. Further evaluation is required to determine the source and extent of any water related issues.
-  18. Some tiles of the foyer floor (at main front entrance) is cracked, which requires repair. Door to common foyer (main front entrance) is damaged and requires repair or replacement.
-  19. Windows in **Unit B** northeast bedroom, **Unit C** northeast bedroom, and **Unit D** southeast bedroom did not operate as intended, which require repair or replacement. Windows in **Unit B** northwest and northeast bedrooms, **Unit C** northeast bedroom, and **Unit D** southeast bedroom did not latch, which are safety issues that require repair or other adjustment. Window screen to **Unit C** northwest bedroom was damaged and requires repair or replacement.

-  20. Doors to hallway closets in **Unit A** and **Unit C** are absent and require replacements.
-  21. Balcony joists are water damaged. The implication is joists that can lose their support over time. As a result, there are several design challenges with respect improper support, which can result in failure. Repair or replacement is required.
-  22. Guardrails must be constructed so that people cannot fall through. Openings in railing balusters greater than 4" create severe hazards for small children. In this instance, the spindles at the balcony and upper common hallway are design issues from a safety standpoint with respect to spindle spacing. A protective barrier or other adjustment is recommended when small children are present.
-  23. No fireplaces present.
-  24. Hand-operated isolating valves, located under the **Unit A**, **Unit C** and **Unit D** sinks and toilets 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.
-  25. Slow draining **Unit A** and **Unit C** sinks require chemical treatment, plunger or snaked with drain-and-trap auger by professional.
-  26. The **Unit A** sink stopper did not perform its intended function and requires repair, adjustment, or component replacement.
-  27. Grout in **Unit B** bath shower is shallow, cracked, absent or not well bonded to the shower tiles, which requires restoration to improve these joints.
-  28. Intermittent water run-on at **Unit A** and **Unit C** bathroom tub spouts require adjustments, repair or component replacement.
-  29. Mold-like substances were visible on **Unit C** bathroom ceiling. Discoloration and stains on the walls were evident, making these areas suspect. Because there can be potential health and structural issues with mold; I recommend a mold inspection, testing and assessment performed in accordance with ACGIH (American Conference of Governmental Industrial Hygienists) standards by National Inspection Services or another IESO trained inspector knowledgeable in proper IAQA (Indoor Air Quality Association) indoor air quality protocols.
-  30. Control knob for clothes dryer in **Unit C** was absent, which requires a replacement.
-  31. The purpose of insulation is to slow the rate of heat transfer. Recommended insulation levels for ceiling insulation is R-38. The approximate R-value of mineral wool loose fill is 3.1 per inch. In this instance, the estimated average insulation levels are less than recommended and an additional application of insulation is advisable to increase the attic's thermal efficacy.
-  32. The attic access hatch at the attic scuttle hole (located in the common hallway) is not insulated. The implication is increased heating and/or cooling costs. I recommend insulating this hatch.
-  33. Cover absent from electrical box on south facing exterior wall, which requires a cover plate rated for exterior use and sealing around the box as needed to prevent water intrusion.



34. All downspouts require extensions or alternative drainage systems to adequately distribute water runoff away from the foundation. In this instance, any extensions absent from their respective downspouts require replacements.



35. No individual garages for tenants are present.










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: Shahin Davani
PO Box 270352
Fort Collins, CO 80527

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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: 7/28/2010

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

