

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 8747 Country Road 98
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CUSTOMER: Lee Musgrave

INSPECTION DATE: August 5, 2010

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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

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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:	Detached single family residence, 1-story Ranch
Approximate Year Built:	2001
Foundation Type:	Full crawlspace

Inspection Information:

Report number:	N3498
Time started / finished:	9:00 11:45
Present during inspection:	Buyer and seller
For reference, front of house faces:	East
Ground condition:	Damp
Weather:	Mostly sunny 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:

Evidence of water within <input checked="" type="checkbox"/> crawl space:	Yes – see Remark #1
Method of inspection:	Area entered
<input checked="" type="checkbox"/> Crawl space floor construction:	Dirt
Insulation in unfinished areas:	Yes
Ventilation means:	Foundation vents
Vapor barrier, interior:	Yes – soil cover and joist cover
<input checked="" type="checkbox"/> Crawl space condition:	Fair
Foundation Type:	Poured concrete
Foundation Condition:	Satisfactory – inspection limited by basement finish
Main floor structure:	Joists size & Spacing: unable to determine due to floor joists covered by a vapor barrier
Sills:	Not visible
Main carrying beams or walls:	Size: 4" x 12" Material: Steel I-Beam
Support under beams or walls:	Steel framed supports on concrete pads and stacked concrete blocks on concrete pads

Remarks:



1. Damp soil was found in the crawl space. The implication is elevated moisture levels that are a potential for damage to the foundation, metal and wood load bearing components or framing members.

This condition also promotes mold colonization. I recommend a mold inspection, testing and assessment performed by National Inspection Services, an IESO (Indoor Environmental Standards Organization) trained mold inspector or another qualified mold inspector, who is knowledgeable in proper IAQA (Indoor Air Quality Association) indoor air quality protocols.



HEATING:

Heating Fuel:	Propane gas		
Type:	Forced hot air		
Distribution:	Flexible ducts		
Main fuel shut-off location:	On supply line		
Condition of <input checked="" type="checkbox"/> 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:	10 years (based on its Serial Number: MIM000200435) Manufacturer: Nordyne Manufactured date: none given on the data plate		
Furnace filter size:	18x25x1		
Manufacturer's recommended heat rise limitation:	60° F		
Actual furnace heat rise:	46.5° F = within the manufacturer's stated parameters		
Maximum air temperature per manufacturer's data plate:	165° F		
Actual furnace maximum air temperature:	120.9° F = within the manufacturer's stated parameters		
Furnace requires normal servicing:	Yes		

Remarks:



2. Although beyond ASHI Standards but as a benefit to the customer, the furnace was tested using a combustible gas detection instrument, i.e., a device that senses hydrocarbons, spillage of combustion products and raw gas leaks. While this device can uncover combustion products in the ambient air, it cannot measure the concentration of the gas. In this instance, a positive result was detected near the furnace's burner cover plate, which may reveal a safety concern or it may not. Even though this finding may be indicative of a non-threatening condition, I recommend a system evaluation be performed by a qualified contractor to ensure a safely operating and efficient furnace.





3. Rust was evident on the vent connector and cabinet. Rust may lead to cracks or holes that allow combustion products, including carbon monoxide, to enter the house air. This would create a life safety issue. I recommend a comprehensive system evaluation by a qualified HVAC contractor.



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 200
Main service disconnect location:	Conductor material: Aluminum	Voltage: 120/240
Ground cable	At both exterior service equipment cabinet and main panel	
Type of overload protection:	Yes	
Number of Circuits	Circuit breakers	
Condition of main panel or primary panelboard:	25	
Location of main panel or primary panelboard:	Satisfactory	
Accessibility of main panel:	Laundry room	
Main panel rating:	Satisfactory	
Compatibility of overload protection with conductor size:	Satisfactory	
Wiring methods:	Adequate	
Branch conductor materials:	Non- metallic sheathed cable	
Solid conductor aluminum wiring:	Copper	
Polarized and grounded receptacles:	No	
Locations of protected circuits: <i>If "NO" see remark below.</i>	Bath – yes	Kitchen – yes Utility Sink – Yes
	Garage – yes	Exterior – yes
	Jettied tub: sealed compartment, unable to determine	
	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 #4	
Carbon Monoxide Detector(s) present but did not performed a non-invasive, audible test:	None – see Remark #5	
Other built-in electrical equipment:	None	
Sub-panel or secondary panelboard condition:	No sub-panel present	

Remarks:

-  4. I recommend installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.
-  5. I recommend installing carbon monoxide detectors 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> .




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PLUMBING:

Type of water supply lines:	Copper (main service) and plastic (distribution piping)
Water pressure and functional flow:	Adequate
Type of waste/vent lines within the house:	Plastic
Fixtures/faucets:	Satisfactory
Main water shut-off valve condition:	Satisfactory
Main water shut-off location:	Crawl space
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Propane 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:	9 years (based on its Serial Number: RHNG 0100500615) Manufacturer: Rheem Manufactured date: none given on the data plate

Remarks:

-  **6.** This water heater is labeled for natural gas. Although it was “converted to propane 11/30/01” per a handwritten comment on the tank, I recommend further evaluation of correctness of conversion by a qualified contractor or by the manufacturer.

-  **6b.** The 44 gallon storage tank located in crawl space appeared serviceable; however, rust is evident. This is problematic in that rusting tank components are prone to leakage. In this instance, a possible water leak is suspected, which requires further evaluation of a qualified contractor.



Rust is evident



AIR CONDITIONING SYSTEM:

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Satisfactory
Central cooling:	No – room conditioner only (master bedroom)
AC unit cooling:	Appears adequate
Presence of cooling source in each habitable room:	No
Approximate age of system:	8+ years (based on its Serial Number: 010292390...) Manufacturer: Haier Manufactured date: none given on the data plate
Operating Controls, condition:	Satisfactory

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:

Walls:	Structure: Wood	Condition: Fair
Ceilings:	Structure: Wood	Condition: Fair
Floors:	Structure: Wood	Condition: Fair
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Double pane, vinyl-framed	
	Condition: Satisfactory	Fair – see Remarks #8 and #9
Doors:	Condition: Satisfactory	Fair – see Remark #10
Attached porches and balconies:	Condition: Satisfactory	
Decks	Condition: Fair – see Remark #11	
Steps:	Condition: Satisfactory	
Railways:	Condition: Satisfactory	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Satisfactory	

Remarks:



7. Walls in Bath 1, Bedroom 1, Bedroom 2 and Bedroom 3 display cracking, which appear to be inconsequential and do not appear to be chronic or degenerative conditions. Ceiling in Bath 2, displays cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition. Monitoring is recommended.



8. Discoloration at the window of Bedroom 4 suggests water intrusion. Further investigation is recommended using a noninvasive evaluation method that utilizes infrared thermography for hidden conditions because trapped moisture can effect the integrity of structural components.



9. Condensation and/or remnants of moisture between the panes of a sealed, multi-glazed window indicate a failed seal. In this instance, the seal of a double-glazed Bedroom 4 window has apparently failed, allowing moisture penetration between the two panes, which reduces the thermal effectiveness and the appeal of this window. Replacement is the recommended solution.



10. Closet door to Bedroom 2 did not operate as intended, which requires an adjustment or repair.



11. Some wood deck support posts and the front stair stringers extend below grade or are otherwise in direct contact with the soil. Wood in contact with soil or below grade is problematic in that they historically do not experience a long life, particularly as a structural member. As a result, there are several design challenges with respect to wood piers, such as rot, termites and improper support. Adjustments are recommended.

Architectural Features section continues on next page ...





PHOTO PAGE: ARCHITECTURAL FEATURES



Cracking evident in Bath 1



Cracking in Bedroom 1



Discoloration suggests water intrusion at window



Wood in contact with soil at front step



BEDROOMS:

Bedroom 1: (Master)	Location: Main level	Condition: Satisfactory
Bedroom 2: (SE)	Location: Main level	Condition: Satisfactory
Bedroom 3: (E)	Location: Main level	Condition: Satisfactory
Bedroom 4: (N)	Location: Main level	Condition: Satisfactory

Remarks:

KITCHEN:

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:

FIREPLACES OR STOVES:

Damper present:	Not Applicable – see Remark #12
Flue condition:	Not Applicable – see Remark #12
Fire chamber condition:	Not Applicable – see Remark #12
Location:	Not Applicable – see Remark #12
Type:	Not Applicable – see Remark #12
Apparent carbon monoxide leaks:	Not Applicable – see Remark #12
Apparent fuel gas leaks:	Not Applicable – see Remark #12
Overall fireplace condition:	Not Applicable – see Remark #12

Remarks:



12. No serviceable fireplace present.



BATHROOMS AND LAUNDRY:

Bath 1: (Master)

Ventilation:	Type: Full	Location: Main level
	Window present: Yes	
	Exhaust fan: Yes	Vented to exterior: Yes
Overall condition:	Jetted tub: Operated and performed satisfactorily	
	Fair	



Bath 2:

Ventilation:	Type: Full	Location: Main level
	Window present: No	
	Exhaust fan: Yes	Vented to exterior: Yes
Overall condition:	Fair	

Laundry:

Ventilation:	Location: Main level	
	Window present: No	
	Exhaust fan: No	Vented to exterior: N/A
Overall condition:	Satisfactory	

Remarks:

-  13. Slow draining Bath 1 and Bath 2 tub requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.
-  14. Laundry: Lack of maintenance is the major factor contributing to clothes dryer exhaust system fires, although improper duct material also plays a role. In this instance, the flexible vinyl transition duct has a negative slope, as observed from the crawl space, resulting in restrictive airflow that creates a trap for lint to collect or to back up. The exhaust system requires cleaning. Also, it is advisable to use only UL-approved transition duct material, preferably a smooth metal material (not plastic or corrugated) and always follow the dryer manufacturer's recommendations.




Dryer duct has a negative slope



ATTIC:

Method of inspection:	Limited inspection – see Remark #15
Adequate ventilation:	Yes
Easily accessible:	Unable to access – see Remark #15
Location of access panel:	None
Vapor barrier present:	Unable to determine – see Remark #15
Insulation present:	Unable to determine – see Remark #15
Insulation type:	Unable to determine – see Remark #15
Insulation levels:	Unable to determine – see Remark #15
Framing type:	Unable to determine – see Remark #15
Framing condition:	Unable to determine – see Remark #15
Sheathing / Decking type:	Unable to determine – see Remark #15
Sheathing / Decking condition:	Unable to determine – see Remark #15
Conditioned surfaces with no insulation evident:	Unable to determine – see Remark #15
Evidence of water penetration:	Unable to determine – see Remark #15

Remarks:




-  **15.** There is no access to the attic void due to this structure's construction type; therefore, this component and its 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. However, various noninvasive investigative methods to rule out concealed water intrusion hidden within wall and ceiling voids do exist. One such method utilizes infrared thermography and is available through National Inspection Services.



EXTERIOR:

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

Remarks:

-  **16.** Some window frames display caulking that is absent and/or caulk separation, which require sealing. This sealant prevents water penetration or absorption, which can result in delamination and damage.
-  **17.** Sealant is absent at mechanical penetrations. All penetrations require sealing. Sealing prevents water penetration or absorption, which can result in delamination and damage.
-  **18.** There is evidence of water absorption and damage to the composition trim and siding on the west side of the house. Section replacement, repairs and re-sealing is recommended.



Evidence of water absorption and damage



All penetrations require sealing



ROOFING:

Roof type and material:	Gable	Asphalt composition
Material type, Layers and Approximated age of roof:	High profile	1 layer ~2+ 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:	Skylight – Bath 2	

Remarks:

ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes
Adequate extensions:	No – see Remark #19.
Adequate splash blocks:	Yes
Overall drainage system condition:	Satisfactory

Remarks:



19. 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.



CHIMNEYS:

Furnace and water heater chimney type:	Metal insulated chimneys
Furnace and water heater chimney condition:	Satisfactory
Fireplace chimney type:	Not Applicable – see Remark #12
Fireplace chimney condition:	Not Applicable – see Remark #12

Remarks:

GRADING:

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

Remarks:

GARAGE:









Garage with continuous firewall separation to house:	Yes
Garage type:	Attached
Garage size and door style:	2 car 2 single overhead doors
Electric door opener with photoelectric eyes and auto reverse:	Yes
Overall condition of garage:	Satisfactory











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. Damp soil was found in the crawl space. The implication is elevated moisture levels that are a potential for damage to the foundation, metal and wood load bearing components or framing members.
This condition also promotes mold colonization. I recommend a mold inspection, testing and assessment performed by National Inspection Services, an IESO (Indoor Environmental Standards Organization) trained mold inspector or another qualified mold inspector, who is knowledgeable in proper IAQA (Indoor Air Quality Association) indoor air quality protocols.
-  2. Although beyond ASHI Standards but as a benefit to the customer, the furnace was tested using a combustible gas detection instrument, i.e., a device that senses hydrocarbons, spillage of combustion products and raw gas leaks. While this device can uncover combustion products in the ambient air, it cannot measure the concentration of the gas. In this instance, a positive result was detected near the furnace's burner cover plate, which may reveal a safety concern or it may not. Even though this finding may be indicative of a non-threatening condition, I recommend a system evaluation be performed by a qualified contractor to ensure a safely operating and efficient furnace.
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-  4. I recommend installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.
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-  6. This water heater is labeled for natural gas. Although it was "converted to propane 11/30/01" per a handwritten comment on the tank, I recommend further evaluation of correctness of conversion by a qualified contractor or by the manufacturer.
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-  13. Slow draining Bath 1 and Bath 2 tub requires chemical treatment, plunger or snaked with drain-and-trap auger by professional.
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-  18. There is evidence of water absorption and damage to the composition trim and siding on the west side of the house. Section replacement, repairs and re-sealing is recommended.
-  19. 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.

  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: Lee Musgrave
847 Cliffrose
Severance, CO 80550

COPIES TO: Alexander Elkorek, Re/Max
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: **8/06/2010**

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

