

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 7324 Tamarisk Drive
Fort Collins, Colorado**

CUSTOMER: Jodie Hanzlik

INSPECTION DATE: August 20, 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

NATIONAL INSPECTION SERVICES

Residential

FORT COLLINS, COLORADO

It is our intent to supply you with an unbiased report and to observe that which the average prospective real estate purchaser may overlook. This report is based on a visual inspection only, at your request, in easily accessible areas, using normal operating controls and without the use of tools or testing devices, therefore, we cannot and do not guarantee that defects, whether structural, mechanical, or otherwise do not exist. This report constitutes a condition survey only, is not intended to be exhaustive, and is not a warranty. Any attached documents or addenda, whether printed or written, whether contractual or informational, shall be considered a part of this report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Performance standards are based solely on the knowledge and experience of the inspector and therefore are not legally binding and are specifically excluded as being covered in our agreement to perform this inspection. Only those items discussed in this document were inspected and NONE OTHER. This report is written to meet or exceed our understanding of the minimum requirements of the ASHI Standards of Practice. Please call our office for any clarifications of further questions.

GENERAL INFORMATION:

DESCRIPTION OF THE STRUCTURE:

Structure Type:	Detached single family residence, 2-story
Approximate Year Built:	1994
Foundation Type:	Basement (finished) with partial crawlspace

Inspection Information:

Report number:	N3500
Time started / finished:	9:00 12:00
Present during inspection:	Buyer
For reference, front of house faces:	North
Ground condition:	Damp
Weather:	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 **basement** **crawl space:** No

Method of inspection: Areas entered

Basement **Crawl space floor construction:** Concrete and dirt, respectfully

Insulation in unfinished areas: Yes – foundation walls and rim joist

Ventilation means: Windows. Foundation vents (crawl space)

Vapor barrier, interior: Yes – crawl space

Basement **Crawl space condition:** Satisfactory

Foundation Type: Poured concrete

Foundation Condition: Satisfactory – inspection limited by basement finish

Main floor structure: **Joists size:** 2" x 10" **Spacing:** 16" o.c.

Sills: Not visible

Main carrying beams or walls: **Size:** 4" x 10" **Material:** Steel I-Beam
Size: 6" x 12" **Material:** Wood Beam

Support under beams or walls: Steel posts. Wood posts on concrete pads (crawl space)

Remarks:



HEATING:

Heating Fuel:	Natural gas		
Type:	Forced hot air		
Distribution:	Metal 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:	Yes	Condition:	Fair - requires cleaning
Apparent carbon monoxide leaks:	No		
Apparent fuel gas leaks:	No		
Approximated age of system:	17 years (based on its Serial Number: 4593A15414) Manufacturer: Carrier Manufactured date: none given on the data plate		
Furnace filter size:	Honeywell electric filter		
Manufacturer's recommended heat rise:	45°- 75° F		
Actual furnace heat rise:	81.0° F = exceeds the manufacturer's stated parameters, see Remark #1		
Maximum air temperature per manufacturer's data plate:	185° F		
Actual furnace maximum air temperature:	155.6° F = within the manufacturer's stated parameters		
Furnace requires normal servicing:	Yes		

Remarks:




1. The measured temperature rise across the heat exchanger of this furnace, when compared to its defined temperature rise located on the unit's data plate, was beyond the manufacturer's prescribed limits. The implication is that excessive temperatures shorten a furnace's life expectancy and can lead to safety related issues. For these reasons, I recommend an evaluation and appropriate system maintenance be performed by a qualified HVAC contractor to assess the condition of the furnace and to ensure proper operating and efficient performance.




ELECTRICAL:

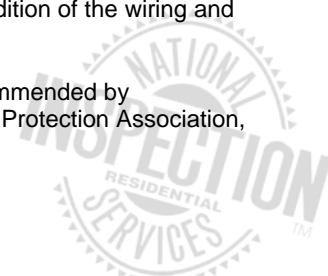
Electrical service:	Location: Underground	Amperage: 125
	Conductor material: Aluminum	Voltage: 120/240
Main service disconnect location:	At exterior service equipment cabinet	
Ground cable	Yes	
Type of overload protection:	Circuit breakers	
Number of Circuits	25	
Condition of main panel or primary panelboard:	Satisfactory	
Location of main panel or primary panelboard:	Garage	
Accessibility of main panel:	Satisfactory	
Main panel rating:	Satisfactory	
Compatibility of overload protection with conductor size:	Adequate	
Wiring methods:	Non- metallic sheathed cable	
Branch conductor materials:	Copper & Aluminum	
Solid conductor aluminum wiring:	No	
Polarized and grounded receptacles:	Yes	
Locations of protected circuits:	Bath – yes	Kitchen – yes
<i>If "NO" see remark below.</i>	Garage – yes	Exterior – yes
	Wet Bar – yes; however, see Remark #2	Utility Sink – None
	AFCI – None	Jetted tub – yes
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:

- 

2. Protected GFI/GFCI outlets, located in the mechanical room and wet bar, failed to reset and were not energized, which suggests either wiring problems with a totally operable GFI/GFCI or proper wiring with faulty GFI +/- GFCI outlets. Consult with an electrician to check the condition of the wiring and electrical system.
- 

3. I recommend upgrading existing smoke detectors over ten years old as recommended by manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.



PLUMBING:

Type of water supply lines:	Copper (main line) with plastic risers
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 near entrance
Overall condition of plumbing:	Satisfactory
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
Approximated age of water heater:	7 years Manufacturer: State (Serial Number: G03304983) Manufactured date: 04/21/03 per manufacturer's data plate

Remarks:



AIR CONDITIONING SYSTEM:

Energy source / type:	Electric
Type:	Exterior condenser unit
Cooling equipment, condition:	Satisfactory
Central cooling:	Yes
Temperature splits:	Return air: 77.7° F Supply air: 53.2° F
AC unit cooling:	Adequate per industry protocol
Presence of cooling source in each habitable room:	Yes
Approximate age of system:	16 years (based on its Serial Number: 1494E07526) Manufacturer: Carrier 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
Breakfast nook:	Located on the main level and in satisfactory condition
Study / Office:	None
Halls:	Satisfactory condition
Family room:	Located on the lower level and in satisfactory condition

Remarks:



ARCHITECTURAL FEATURES:

Walls:	Structure: Wood	Condition: Fair
Ceilings:	Structure: Wood	Condition: Satisfactory
Floors:	Structure: Wood and concrete	Condition: Satisfactory
Counters and cabinets	Condition: Satisfactory	
Windows:	Type: Double pane, wood-framed	
	Condition: Fair – see Remark #5	
Doors:	Condition: Fair – see Remark #6	
Attached porches and balconies:	Condition: Satisfactory	
Decks	Condition: Fair – see Remark #7	
Steps:	Condition: Satisfactory	
Railways:	Condition: Satisfactory	
Stairway stability:	Condition: Satisfactory	
Concrete patio, walks and driveway:	Condition: Satisfactory	

Remarks:



4. Walls in dining room and living room (at beam) display cracking, which appears to be inconsequential and does not appear to be a chronic or degenerative condition.



5. Windows in Bedroom 2 and breakfast nook did not latch as intended, which require further review of all windows with adjustments by a qualified contractor.



6. Door to Bedroom 2 did not latch, which requires an adjustment.



7. Wood beam above deck is water damaged and requires replacement.

Architectural Features section continues on next page ...



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



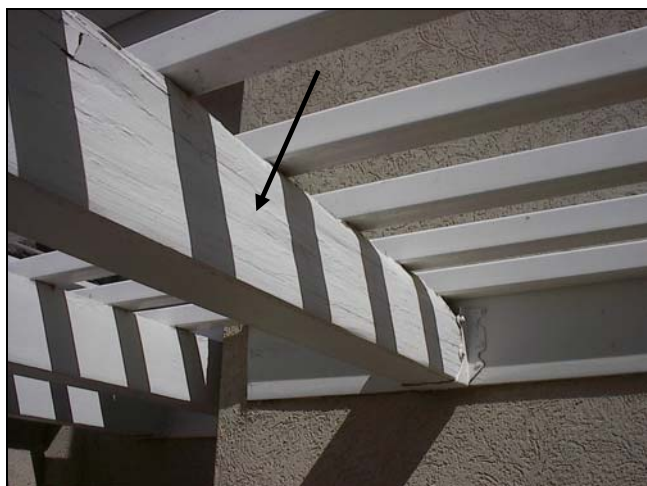
PHOTO PAGE: ARCHITECTURAL FEATURES



Peeling paint at window frames



Crack in dining room wall



Water damaged wood beam at deck



BEDROOMS:

Bedroom 1: (Master)	Location: Main level	Condition: Satisfactory
Bedroom 2: (NE)	Location: Upper level	Condition: Satisfactory
Bedroom 3: (NW)	Location: Upper level	Condition: Satisfactory

Remarks:

KITCHEN:

Ventilation:	Window present: Yes
Exhaust fan:	Yes Type: Exhausts 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:

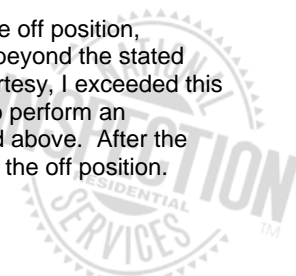
FIREPLACES OR STOVES:

Damper present:	No
Flue condition:	Satisfactory
Fire chamber condition:	Satisfactory
Location:	Living room
Type:	Glass enclosed natural gas with circulating fan
Apparent carbon monoxide leaks:	No
Apparent fuel gas leaks:	No
Overall fireplace condition:	Satisfactory

Remarks:





8. The fuel source for the fireplace was off at the gas control knob, which was in the off position, rendering this appliance non-functioning. Processing any inoperable system is beyond the stated Scope of this Inspection, including the lighting of pilot lights. However, as a courtesy, I exceeded this constraint and manually activated the fireplace, per manufacturer instructions, to perform an evaluation of this appliance during normal operation. My observations are noted above. After the inspection of this appliance was completed, its gas control knob was returned to the off position.



BATHROOMS AND LAUNDRY:

Bath 1: (Master)	Type: Full	Location: Main level
Ventilation:	Window present: Yes	
Overall condition:	Exhaust fan: Yes	Vented to exterior: Yes
	Fair	
Bath 2:	Type: Full	Location: Upper level
Ventilation:	Window present: No	
Overall condition:	Exhaust fan: Yes	Vented to exterior: Yes
	Satisfactory	
Bath 3:	Type: ½	Location: Main level
Ventilation:	Window present: No	
Overall condition:	Exhaust fan: Yes	Vented to exterior: Yes
	Satisfactory	
Bath 4:	Type: ¾	Location: Lower level
Ventilation:	Window present: No	
Overall condition:	Exhaust fan: Yes	Vented to exterior: Yes
	Satisfactory	
Laundry:		Location: Main level
Ventilation:	Window present: No	
Overall condition:	Exhaust fan: Yes	Vented to exterior: Yes
	Satisfactory	

Remarks:

-  9. Discoloration of Bath 1 shower floor and tile wall grout is evident, which requires cleaning per manufacturer's detail. Consult with a qualified contractor as shower floor pan may be beyond adequate cleaning and may require replacing.
-  10. Wet bar sink is damaged and requires a replacement.

Bathroom & Laundry section continues on next page ...





PHOTO PAGE: BATHROOM & LAUNDRY



Discoloration of shower floor and grout




Damaged sink in wet bar



ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Hallway
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Mineral wool loose fill Fiberglass batts
Insulation levels:	Average levels: 4-6 inches (see Remark #11)
Framing type:	Trusses
Framing condition:	Satisfactory
Sheathing / Decking type:	OSB
Sheathing / Decking condition:	Satisfactory
Conditioned surfaces with no insulation evident:	No
Evidence of water penetration:	No

Remarks:

-  11. 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.






Levels of insulation less than adequate above Bdrm. 2



EXTERIOR:

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

Remarks:

-  **12.** The stucco siding displays the following issues: absent or separated sealant at dissimilar materials, mechanical penetration damage, and absent or separated sealant at penetrations such as television dish bracket fasteners. These issues require repair and/or improvement to manufacturer detail. Proper corrective action will prevent water penetration that may result in latent water damage to structural components hidden by the stucco.
-  **13.** The stucco siding may conceal latent issues, and it may not. In this instance, the full extent of the condition of the stucco siding cannot be determined from my limited visual inspection. I recommend further evaluation by a certified EDI stucco specialist that may consist of possible intrusive testing of this siding. (Reference: www.exterior-design-inst.com EDI website)
-  **14.** Peeling and/or worn paint is evident at deck beams and window frames, resulting in exposed wood; which require sanding, priming and re-painting.



Sealant required at stucco and wood ledger
Peeling paint and exposed wood (yellow arrow)

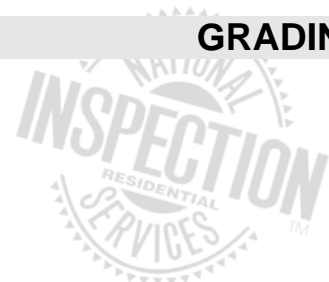


Damaged stucco requires repair per manufacturer detail

GRADING:

Front: Adequate
Rear: Adequate
Sides: Marginally adequate
Retaining walls present: Yes

Remarks:



ROOFING:

Roof type and material:	Gable	Tile
Material type, Layers and Approximated age of roof:	Tile	1 layer 16 years old
Method of inspection:	Viewed from ladder, interior and exterior vantage points	
Flashing and joints condition:	Satisfactory	
Roof vents condition:	Satisfactory	
General condition of roof:	Fair	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	Yes – above stairs to upper level	

Remarks:



15. Some roof tiles were cracked or otherwise damaged, which require repair.



Damaged roof tile

ROOF DRAINAGE:

Drainage type:	Galvanized
Adequate number of downspouts:	Yes
Adequate extensions:	Yes
Adequate splash blocks:	None
Overall drainage system condition:	Satisfactory

Remarks:



CHIMNEYS:

Furnace and water heater chimney type:	Metal insulated chimney
Furnace and water heater chimney condition:	Satisfactory
Fireplace chimney type:	Metal insulated chimney
Fireplace chimney condition:	Satisfactory

Remarks:

GARAGE:


Garage with continuous firewall separation to house:	Yes
Garage type:	Attached
Garage size and door style:	2 car 1 double overhead door
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. The measured temperature rise across the heat exchanger of this furnace, when compared to its defined temperature rise located on the unit's data plate, was beyond the manufacturer's prescribed limits. The implication is that excessive temperatures shorten a furnace's life expectancy and can lead to safety related issues. For these reasons, I recommend an evaluation and appropriate system maintenance be performed by a qualified HVAC contractor to assess the condition of the furnace and to ensure proper operating and efficient performance.


-  2. Protected GFI/GFCI outlets, located in the mechanical room and wet bar, failed to reset and were not energized, which suggests either wiring problems with a totally operable GFI/GFCI or proper wiring with faulty GFI +/- GFCI outlets. Consult with an electrician to check the condition of the wiring and electrical system.


-  3. I recommend upgrading existing smoke detectors over ten years old as recommended by manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.


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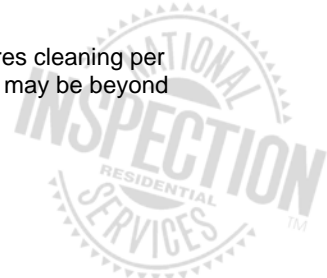
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Visit our website, <http://www.national-inspection.com/anounceofprevention.html> for our article entitled: **"An Ounce of Prevention: preventative maintenance checklist"** for information about regular preventative home maintenance as well as several 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: Jodie Hanzlik
709 Boulder Circle
Fort Collins, CO 80524

COPIES TO: Laura Thomas, The Group Inc.
COST OF COPIES: no charge

THANK YOU,

Dave Tokarz

DAVID C. TOKARZ, PRESIDENT
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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/ 23/ 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

