

BUILDING INSPECTION REPORT

by

NATIONAL INSPECTION SERVICES

Residential

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**INSPECTION ADDRESS: 8791 – 87th Street (aka Airport Road)
Longmont, Colorado**

CUSTOMER: Tom Daly

INSPECTION DATE: August 31, 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.

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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, 2-story
Approximate Year Built:	1970
Foundation Type:	Basement (finished)

Inspection Information:

Report number:	N3501
Time started / finished:	12:00 14:45
Present during inspection:	Buyer
For reference, front of house faces:	South
Ground condition:	Dry
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 <input checked="" type="checkbox"/> basement:	No
Method of inspection:	Area entered
<input checked="" type="checkbox"/> Basement floor construction:	Concrete
Insulation in unfinished areas:	Yes
Ventilation means:	Windows
Vapor barrier, interior:	No
<input checked="" type="checkbox"/> Basement 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: 6" x 12" Material: Steel I-Beam
Support under beams or walls:	Steel posts

Remarks:



1. A sealed sump system with a viewable port, located in the mechanical room, was present. The system contained a pit reservoir, an indeterminate perimeter drain system that flows to the sump pit by gravity drainage, and a submersible automatic pump that removes collected water through discharge piping to the exterior. The pit itself contained no standing water. Because this was a sealed system, the pump could not be activated manually; therefore, representation about the functional condition of the complete sump system cannot be made. I recommend periodic monitoring of water levels within the sump pit and testing of the sump pump.



2. This house has an active radon mitigation system that utilizes a Sub-Slab Depressurization (SSD) technique. Selection, sizing and layout of the system should be further evaluated*.

Representation about the functional condition of the radon mitigation system cannot be made since National Inspection Services did not test the concentration of radon gas levels in the air. We recommend further evaluation and testing measures be conducted by a qualified radon measurement specialist, such as National Inspection Services, to confirm whether the SSD system is adequately reducing the levels of radon gas within the home.

*(Pursuant to *EPA's Radon Mitigation Standards (EPA 402-R-93-078, Revised April 1994), the Model Standards and Techniques for Control of Radon in New Residential Buildings (EPA 402-R-94-009, March 1994), and proper radon control methods contained in residential construction rules.)

Foundation section continues on next page ...



Visit my website www.national-inspection.com and click on **Homeowner Tips** page to view my recently published article entitled: "**Sump Pumps and expansive Colorado soils**" for further information.
Actual link <http://www.national-inspection.com/homeownertips/sumppumps.html>



PHOTO PAGE: FOUNDATION



Sealed sump system in mechanical room



HEATING:

Heating Fuel:	Natural gas	
Type:	Hot water	
Distribution:	Baseboard units	
Main fuel shut-off location:	On supply line	
Condition of <input checked="" type="checkbox"/> furnace	Satisfactory	
Operating Controls:	Yes	
Automatic safety controls:	Yes	
Humidifier:	No	Not Applicable (N/A)
Condition:		
Apparent carbon monoxide leaks:	No	
Apparent fuel gas leaks:	No	
Approximated age of system:	30+ years (based on approximated age of building) Manufacturer: Burnham (Serial Number: 17-245628) Manufactured date: none given on the data plate	
Furnace requires normal servicing:	Yes	

Remarks:



3. Although the boiler was serviceable, its burner was dirty. I recommend that a qualified HVAC contractor perform a standard maintenance and full system evaluation to ensure the efficient and safe operation of the heating system.



Burners require regular maintenance



ELECTRICAL:

Electrical service:	Location: Underground	Amperage: 200
	Conductor material: Aluminum	Voltage: 120/240
Main service disconnect location:	At main panel (aka, primary panelboard)	
Ground cable	Yes	
Type of overload protection:	Circuit breakers	
Number of Circuits	30	
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: <i>If "NO" see remark below.</i>	Bath – yes	Kitchen – yes
	Garage – yes	Exterior – yes
	Hot tub (exterior) – N/A	
	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:	Security system – not evaluated by operation Power vent, attic – see Remark #18	
Sub-panel or secondary panelboard condition:	100-amp sub-panel located in the garage with 10 circuits was inaccessible and could not be evaluated.	

Remarks:



4. I recommend upgrading existing smoke detectors over ten years old, replace missing detector units and 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
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:	Basement storage room
Overall condition of plumbing:	Satisfactory
Hot water energy source:	Natural gas
Apparent carbon monoxide leaks:	No
Overall condition of water heater:	Fair – see Remark #6
Water heater main fuel shut-off location:	On supply line
Water heater size:	50 gallon
Approximated age of water heater:	18 years (based on its Serial Number: GG92-1148958-K32) Manufacturer: AO Smith Manufactured date: none given on the data plate

Remarks:

-  6. Water Heater appeared to be operating as intended at time of inspection; however, based on industry averages, this water heater is nearing or at the end of its service life due to its apparent age. I recommend current and annual inspections, maintenance and any necessary repairs to be performed by a qualified contractor.



AIR CONDITIONING SYSTEM:

Energy source / type:	Electric
Type:	Exterior condenser unit
Estimated tonnage:	2.5 ton compressor per manufacturer's model number
Cooling equipment, condition:	Satisfactory
Central cooling:	No
AC unit cooling:	Adequate
Presence of cooling source in each habitable room:	No; upper level only
Approximated age of system:	10 years Manufacturer: Trane (Serial Number: R12455T3F) Manufactured date: 03/00 per manufacturer's 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:	Located on the main level and in satisfactory condition
Halls:	Satisfactory condition
Family room:	Located on the main level and in satisfactory condition
Sun room:	Located on the main level and in satisfactory condition
Rec room:	Located on the lower level and in satisfactory condition







Remarks:



ARCHITECTURAL FEATURES:

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

Remarks:

-  7. Wall in sun room and ceiling in living room display cracking, which appear to be inconsequential and does not appear to be a chronic or degenerative condition.
-  8. Evidence of discoloration, apparently watermarks, on the door frame of the sun room is evident and possible discoloration on the dining room ceiling. Both suggest previous and/or possible current water leaks. Conclusive evidence of the source of these watermarks could not be determined from this limited visual inspection. Further investigation is recommended using a noninvasive evaluation, which utilizes infrared thermography, to confirm or rule out hidden issues. Unresolved water intrusion can damage structural components or nurture mold and insect infestations.
-  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 in living room and Bedroom 3 windows have failed, allowing moisture penetration between the two panes, which reduce the thermal effectiveness and the appeal of these windows. Replacement is the recommended solution.
-  10. The deck requires an application of protective wood sealant. You should consider any wood deck that employs a wood preservative or comparable sealant as a temporary situation and the deck will be an ongoing maintenance item. Also, some deck boards are displaced, which create possible trip hazards and require repair.
-  11. Driveway and front walkway display cracking. Also, front walkway displays displacement. These cracks and displacement may be the result of swelling soil heaving or, alternatively, localized settling due to improper compaction of backfill. Cracks should be caulked to prevent access for water that accelerates the rate of heaving or settlement damage.
-  12. Driveway displays surface failure in which spall is shedding; a process known as “spalling.” Spall are flakes that are broken off the concrete surface and can be produced by a variety of mechanisms, including corrosion or as a result of installation issues combined with the effects of weathering, i.e., the breakdown of the concrete surface through direct contact with atmospheric conditions, such as heat, water, ice and pressure. This deficiency requires either section replacement or sealing to retard the deterioration process.

Architectural Features section continues on next page ...



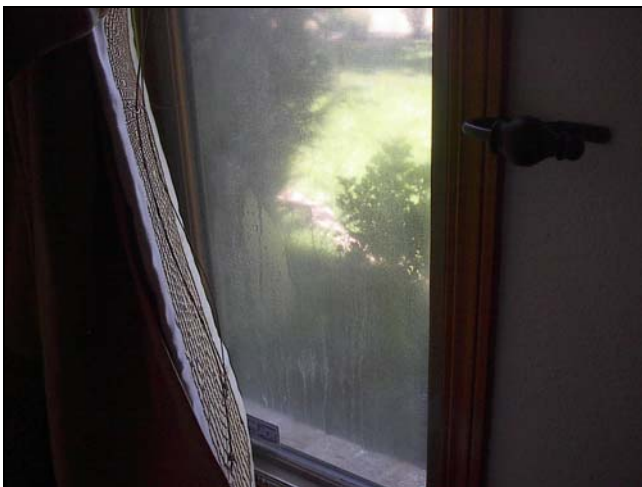
PHOTO PAGE: ARCHITECTURAL FEATURES



Crack in living room ceiling / wall intersection



Crack in sun room wall



Window seal has failed in this living room window



Discoloration on door entering sun room



Deck requires sealant and repair to deck boards (trip hazard)



BEDROOMS:

Bedroom 1: (Master)	Location: Upper level	Condition: Satisfactory
Bedroom 2: (S)	Location: Upper level	Condition: Satisfactory
Bedroom 3: (SE)	Location: Upper level	Condition: Satisfactory
Bedroom 4: (SW)	Location: Lower 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:	No
Flue condition:	Suspect – see Remark #13
Fire chamber condition:	Fair – see Remark #13
Location:	Family room
Type:	Glass enclosed natural gas
Apparent carbon monoxide leaks:	Unable to determine – see Remark #14
Apparent fuel gas leaks:	Unable to determine – see Remark #14
Overall fireplace condition:	Unable to determine – see Remark #14

Remarks:

-  **13.** Oxidation, i.e. whitish-brown residue evident on inside of the glass, may be indicative of a venting issue or incomplete combustion, which is a potential health safety hazard. This fireplace glass requires cleaning to manufacturer detail and the unit requires further evaluation by a qualified fireplace specialist.

-  **14.** Representation about the functional condition of the fireplace cannot be made since the pilot light was turned off at time of the inspection, rendering the fireplace non-serviceable. Since operating any system or component that is inoperable, including the lighting of pilot lights, is beyond the Scope of the Inspection, I recommend further evaluation measures be taken by the customer at a time when the fireplace is made operable. See related comments in Remark #13.



Evidence of oxidation



BATHROOMS AND LAUNDRY:

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

Remarks:






15. The hydro massage bathtub in Bath 1 was operated and performed satisfactorily.



ATTIC:

Method of inspection:	Area entered ⁽²⁾
Adequate ventilation:	Yes
Easily accessible:	Yes
Location of access panel:	Bedroom 1 closet
Vapor barrier present:	No
Insulation present:	Yes
Insulation type:	Fiberglass loose fill
Insulation levels:	Average levels: 4-8 inches (see Remark #16)
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:

-  **16.** 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 fiberglass loose fill is 3.0 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.
-  **17.** Sump pump system to remove air conditioner condensate requires regular maintenance at this time. Excessive noise or vibration from sump pump is evident and suggests issues, which require an adjustment or replacement of the unit. Water damage may result from systems not maintained as a result of condensate overflowing the pump's reservoir or damage from blocked discharge piping.
-  **18.** Electric exhaust fans mounted on the roof are useful during the summer to help remove heat from the attic. In the winter, they can depressurize the house and actually increase heat loss. In this instance, the fan activated by thermostat control. I recommend that power vents not be used during the winter.



Sump pump at A/C unit



Inadequate levels of insulation

EXTERIOR:

Exterior walls, type:	Brick
Overall condition:	Fair – some peeling paint requiring prep and touch-up
Exterior vegetation affecting building:	No
Exterior bibcocks, i.e. faucets, operating:	Yes

Remarks:

GRADING:

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

Remarks:



ROOFING:

Roof type and material:	Hip	Wood
Material type, Layers and Approximated age of roof:	Shakes	1 layer 30+ years old
Method of inspection:	Viewed from ground aided by binoculars	
Flashing and joints condition:	Suspect – see Remark #8	
Roof vents condition:	Satisfactory	
General condition of roof:	Fair – see Remark #19	
Soffits and fascias condition:	Satisfactory	
Skylights and other roof accessories:	TV dish located at garage	

Remarks:



- 19.** Some of the wood shakes inspected have aging related failures. Curling and splitting are evident. Some wood shakes may have failed due to wear, which may have exposed the underlayment. These problem areas indicate that the roof is showing signs of its age and is nearing or at the end of its service life. Water penetration and latent issues are possible. Evaluation by a qualified professional, beyond that provided by this professional home inspection, is recommended. Further evaluation may result in recommendations for roof replacement.

ROOF DRAINAGE:

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

Remarks:



CHIMNEYS:

Furnace and water heater chimney type:	Common metal insulated chimney
Furnace and water heater chimney condition:	Satisfactory
Fireplace chimney type:	Metal insulated chimney
Fireplace chimney condition:	Suspect – see Remark #13

Remarks:



Chimney cover requires removal during use of fireplace

GARAGE:

Garage with continuous firewall separation to house:	Yes
Garage type:	Attached
Garage size and door style:	3 car 3 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. A sealed sump system with a viewable port, located in the mechanical room, was present. The system contained a pit reservoir, an indeterminate perimeter drain system that flows to the sump pit by gravity drainage, and a submersible automatic pump that removes collected water through discharge piping to the exterior. The pit itself contained no standing water. Because this was a sealed system, the pump could not be activated manually; therefore, representation about the functional condition of the complete sump system cannot be made. I recommend periodic monitoring of water levels within the sump pit and testing of the sump pump.



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3. Although the boiler was serviceable, its burner was dirty. I recommend that a qualified HVAC contractor perform a standard maintenance and full system evaluation to ensure the efficient and safe operation of the heating system.



4. I recommend upgrading existing smoke detectors over ten years old, replace missing detector units and installing additional smoke detectors per manufacturer specifications and those recommendations of the National Fire Protection Association, www.nfpa.org.



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6. Water Heater appeared to be operating as intended at time of inspection; however, based on industry averages, this water heater is nearing or at the end of its service life due to its apparent age. I recommend current and annual inspections, maintenance and any necessary repairs to be performed by a qualified contractor.



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-  10. The deck requires an application of protective wood sealant. You should consider any wood deck that employs a wood preservative or comparable sealant as a temporary situation and the deck will be an ongoing maintenance item. Also, some deck boards are displaced, which create possible trip hazards and require repair.
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19. Some of the wood shakes inspected have aging related failures. Curling and splitting are evident. Some wood shakes may have failed due to wear, which may have exposed the underlayment. These problem areas indicate that the roof is showing signs of its age and is nearing or at the end of its service life. Water penetration and latent issues are possible. Evaluation by a qualified professional, beyond that provided by this professional home inspection, is recommended. Further evaluation may result in recommendations for roof replacement.










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: Tom Daly
8791 87th (aka Airport Rd.)
Longmont, Colorado

COPIES TO: none
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: 9/ 3/ 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

