

Powder Room

Toilet

Marginal/Needs monitoring/safety recommendation

9.1 - → The toilets in the powder room and both upstairs bathrooms are loose at the floor and should be secured. Recommend licensed plumber repair.

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

9.2 - → The master bathroom sink p-trap is installed incorrectly. The J-bend of the trap is installed backwards. Recommend J-bend of the drain trap be installed correctly.

Kitchen+

Kitchen

Garbage Disposal

Marginal/Needs monitoring/safety recommendation

10.1 - → The garbage disposal is incorrectly powered with exposed wires, and should be serviced by an electrician.

Garage+

Double-Car Garage

Firewall Separation

Components and Conditions Needing Service

13.1 - → There is no access hatch cover to the attic, which violates the firewall protection. A hatch cover needs to be installed.

Eagle Eye Inspections LLC

" Inspections done with an Eagle Eye"

5631 W. 16th St Rd , Greeley , CO 80634
Tel: 866-773-5434 Fax: 866-505-5160
www.EEInspections.com admin@EEinspections.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

5631 W 16th Street, Greeley, CO 80634

INSPECTION DATE

3/29/2007 1:00 pm to 4:00 pm

REPRESENTED BY:

Jeff Dunham
Homefinder LLC



This report is the exclusive property of Eagle Eye Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

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5631 W. 16th St Rd Greeley , CO. 80634
Tel: 866-773-5434 Fax: 866-505-5160

CONTRACT AGREEMENT

Client: Sample Report
Address: 5523 N. 52st Avenue, Greeley CO. 80634
Property Address 5631 W 16th Street, Greeley, CO 80634
Date: 3/29/2007

I/We (client request a limited visual inspection of the structure at the above address to be conducted by Eagle Eye Home Inspection LLC.,(Inspector), for my/our sole use and benefit. I/We understand that I/We are bound by all terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

Specific components noted as being excluded on the individual systems inspection forms
Private water or private sewage systems
Saunas, steam baths, or fixtures and equipment
Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
Water softener / purifier systems or solar heating systems
Furnace heat exchangers, freestanding appliances, security alarms or personal property
Adequacy or efficiency of any system or component
Prediction of life expectancy of any item
Building code or zoning ordinance violations
Geological stability or soils condition
Structural stability or engineering analysis
Termites, pests or other wood destroying organisms
Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
Building value appraisal or cost estimates
Condition of detached buildings
Pool or spas bodies and underground piping
(Some of the above items may be included in this inspection for additional fees - check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.
If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Initial Here: _____

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in the Code of Civil Procedure.

USE BY OTHERS: Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose

any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

USE OF CONTRACT

Any use of this home inspection report by clients or any other party means clients have agreed fully to all terms of this contract signed or unsigned.

LIQUIDATED DAMAGES

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

(Initial) _____

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

CLIENT'S SIGNATURE _____ DATE _____

INSPECTOR'S SIGNATURE

GENERAL INFORMATION

Inspection Address: 5631 W 16th Street, Greeley, CO 80634
Inspection Date: 3/29/2007 Time: 1:00 pm to 4:00 pm
Weather: Recent Snow Fall - Temperature at time of inspection: 40 Degrees
Humidity at time of inspection: 45%

Inspected by: Steve McIntire

Client Information: Sample Report
5523 N. 52st Avenue, Greeley , CO 80634

Buyer's Agent: Homefinder LLC
Jeff Dunham
216 N. 52 Ave , Greeley , Co 80634
Phone: (970) 505-4343

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Style: Modern

Structure Orientation: North East

Estimated Year Built: 2001
Unofficial Sq.Ft.: 3500

PLEASE NOTE:

This report is the exclusive property of Eagle Eye Home Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Eagle Eye Home Inspection LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of National Association of Certified Home Inspectors and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample Report Colorado

SCOPE OF WORK

You have contracted with Eagle Eye Home Inspection LLC to perform a generalist inspection in accordance with the standards of practice established by National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

We do not inspect subterranean systems or system components (operational or nonoperational), including : sewage disposal, water supply; or fuel storage or delivery.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, methane, formaldehyde, molds, microbes, bacterial organisms, cockroaches, rodents, pesticides, treated lumber, mercury, carbon monoxide and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenic that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Narrative Color Legend: –Normal Text vComponents and Conditions Needing Servic
mFunctional Components and Conditions qMarginal/Needs monitoring/safety recomme

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Email Address: admin@EEinspections.com

INVOICE

6/26/07

Client:

Sample Report
5523 N. 52st Avenue
Greeley , CO. 80634

Client's Agent:

Jeff Dunham
Homefinder LLC
216 N. 52 Ave
Greeley , Co . 80634
(970) 505-4343

Inspection Address:

5631 W 16th Street
Greeley, CO 80634

Inspection Date:

3/29/2007

Total Due: \$ 0.00

Paid at the time of the inspection

Section 1.0 - Exterior+

Exterior Component Description

Identification of House Wall Finish

Informational Components

- 1.1 - The house walls are finished with combination vinyl and brick veneer siding

Driveway

Informational Components

- 1.2 - Concrete

Exterior Trim

Informational Components

- 1.3 - Wood Trim

Window Type

Informational Components

- 1.4 - Vinyl double glazed windows

House Wall Finish Conditions

House Wall Finish Observations

Functional Components and Conditions

- 1.5 - The house wall finish is in acceptable condition.

Exterior Components Conditions

General Comments and Description

Informational Components

- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Functional Components and Conditions

- 1.7 - The driveway is in acceptable condition.

Walkways

Functional Components and Conditions

- 1.8 - The walkways are in acceptable condition.

Fascia and Trim

Functional Components and Conditions

- 1.9 - The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Functional Components and Conditions

- 1.10 - The sliding glass doors are tempered and in acceptable condition.

Exterior Doors

Functional Components and Conditions

- 1.11 - The exterior doors are in acceptable condition.

Windows

Functional Components and Conditions

- 1.12 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Components

- 1.13 - The window screens are functional.

Lights

Informational Components

- 1.14 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.
- 1.15 - We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Outlets

Informational Components

- 1.16 - The outlets that were tested are functional and include ground-fault protection.

Grading and Drainage Conditions

General Comments and Description

Informational Components

- Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Drainage Mode

Functional Components and Conditions

- 1.18 - Drainage is facilitated by soil percolation hard surfaces and full or partial gutters. We did not see any evidence of moisture threatening the living space.

Interior-Exterior Elevations

Informational Components

- 1.19 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Moisture Dampness or Mold-like Issues

Informational Components

- 1.20 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce

similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Section 2.0 - Structural+

Structural Elements

Identification of Wall Structure

Informational Components

- 2.1 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Components

- 2.2 - The floor structure consists of a poured slab that could include reinforcing steel.

Identification of Ceiling Structure

Informational Components

- 2.3 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Components

- 2.4 - The roof structure consists of a prefabricated truss system.

Method of Evaluation

Informational Components

- 2.5 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Slab Foundation

General Comments and Description

Informational Components

- This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Components

- 2.7 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the

slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Slab Foundation Observations

Informational Components

- 2.8 - The slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection.

Section 3.0 - Roof+

Roof Elements

General Comments and Description

Informational Components

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Components

- 3.2 - We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and/or a ladder.

Roof Type

Informational Components

- 3.3 - Composition Shingle Roof

Estimated Age

Informational Components

- 3.4 - The roof appears to be the same age as the residence, or 6 years old.

Soffits and Fascia

Informational Components

- 3.5 - Wood

Gutters and Downspouts

Informational Components

- 3.6 - Aluminum

Composition Shingle Roof

Roofing Material

Functional Components and Conditions

- 3.7 - The roof on the house is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. There was minor granule loss from a recent hail storm. It should be noted that the only the roof on the house has been replaced.

Flashings

Informational Components

- 3.8 - The roof flashings are in acceptable condition.

Gutters and Drainage

Informational Components

- 3.9 - It would be prudent to add leaders and/or splash blocks at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings.



Section 4.0 - Plumbing+

Plumbing

Water Main Location

Informational Components

- The main water shut-off valve is located at the front of the residence.

Water Supply Connection Type

Informational Components

- 4.2 - City

Water supply Pressure

Informational Components

- 4.3 - 60-80 PSI

Potable Water Pipes

Informational Components

- 4.4 - Copper

Drainage System Connection

Informational Components

- 4.5 - Public Sanitary Drain

Waste Drainage and Venting System

Informational Components

- 4.6 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Exterior Faucet type

Informational Components

- 4.7 - Frost Free

Hot Water Supply

Water Heater Energy Source

Informational Components

- 4.8 - Electric

Water Heater Age Size and Location

Informational Components

- Hot water is provided by a 6 year old, 50 gallon water heater that is located in a second floor closet.

Electric Water Heaters

General Electric Water Heater Comments

Informational Components

- There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110

degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Electrical Connections

Informational Components

- 4.11 - The electrical connection to the water heater is functional.

Water Shut-Off Valve and Connectors

Informational Components

- 4.12 - The shut-off valve and water connectors on the electric water heater are functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

- 4.13 - The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Components

- 4.14 - The drain valve is in place and presumed to be functional.

Drip Pan and Overflow Pipe

Informational Components

- 4.15 - The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak. Drip pan should have all debris removed from pan.

Section 5.0 - Electrical+

Main Panel

Size and Location

Informational Components

- The residence is served by a 200 amp, 220 volt panel, located inside the garage.

Distribution Wiring

Informational Components

- 5.2 - The residence is wired predominantly with a modern conduit known as Romex.

Grounding

Informational Components

- 5.3 - The panel is double-grounded to a driven rod and to a water pipe.

Outlets and Protection

Functional Components and Conditions

- 5.4 - 3-Prong outlets are functional

General Comments

Informational Components

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Components

- 5.6 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Main Panel Observations

Informational Components

- 5.7 - The panel and its components have no visible deficiencies.

Panel Cover Observations

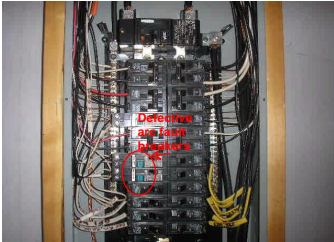
Functional Components and Conditions

- 5.8 - The panel cover has no defects

Circuit Breakers

Components and Conditions Needing Service

- 5.9 - The arc fault circuit breakers (Breaker Positions #15 and #17) test button does not trip the breakers when pushed. Recommend breaker be evaluated/repaired by licensed electrician.



Section 6.0 - Heat-A/C+

HVAC Heat Pump Systems Unit 1

Age and Location

Informational Components

- Central heat and air-conditioning are provided by a 6 year-old heat pump and a 2 year air conditioning unit, with an air handler located in an upstairs closet.

Standard Observations

Informational Components

- 6.2 - The heat pump system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.
- 6.3 - We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

Heat Pump and Air-Handler

Informational Components

- 6.4 - The heat pump responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil.

Return-Air Compartment

Marginal/Needs monitoring/safety recommendation

- 6.5 - The furnace filter is dirty, and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

Informational Components

- 6.6 - The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Components

- 6.7 - The drip pan is functional.

Heat Pump Disconnect

Informational Components

- 6.8 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Components

- 6.9 - The refrigerant lines are in acceptable condition.

Thermostats

Informational Components

- 6.10 - The thermostat was found to be functional at time of inspection.

Registers

Informational Components

- 6.11 - The registers are reasonably clean and functional.

Section 7.0 - Living+

Interior Rooms

Living Areas Inspected

Informational Components

- 7.1 - -Living Room
- 7.2 - -Family Room
- 7.3 - -Breakfast Room

Smoke Detector Locations

Informational Components

- 7.4 - Family room
- 7.5 - Second floor hallway

Main Entry

No recommended service

Informational Components

- 7.6 - We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No recommended service

Informational Components

- 7.7 - We have evaluated the living room, and found it to be in acceptable condition.

Family Room

No recommended service

Informational Components

- 7.8 - We have evaluated the family room, and found it to be in acceptable condition.

Breakfast Room

No recommended service

Informational Components

- 7.9 - We have evaluated the living room, and found it to be in acceptable condition.

Section 8.0 - Bedrooms+

Number of bedrooms

Number of Bedrooms

Informational Components

- 8.1 - Four

Smoke Detector Locations

Informational Components

- 8.2 - All bedrooms do have smoke detectors. At least one smoke alarm should be placed on every level of the home. The most important location is near the bedrooms to provide an early warning to all sleeping occupants. A smoke alarm should also be placed inside every bedroom for houses. Follow the manufacturer's instructions on how to properly install a smoke alarm. Smoke alarms have been required in bedrooms since 1993.

Master Bedroom

Location

Informational Components

- The master bedroom is located east northwest

No recommended service

Informational Components

- 8.4 - We have evaluated the bedroom, and found it to be in acceptable condition.

1st Guest Bedroom

Location

Informational Components

- The first guest bedroom is located west

No recommended service

Informational Components

- 8.6 - We have evaluated the bedroom, and found it to be in acceptable condition.

2nd Guest Bedroom

Location

Informational Components

- The second guest bedroom is located south

No recommended service

Informational Components

- 8.8 - We have evaluated the bedroom, and found it to be in acceptable condition.

3rd Guest Bedroom

Location

Informational Components

- The third guest bedroom is located southeast

No recommended service

Informational Components

- 8.10 - We have evaluated the bedroom, and found it to be in acceptable condition.

Section 9.0 - Bathrooms+

Powder Room

Size and Location

Informational Components

- The powder room is located off family room

No recommended service

Informational Components

- 9.2 - The items inspected are in acceptable condition except as noted below.

Toilet

Marginal/Needs monitoring/safety recommendation

- 9.3 - The toilets in the powder room and both upstairs bathrooms are loose at the floor and should be secured. Recommend licensed plumber repair.

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- 9.4 - The master bathroom sink p-trap is installed incorrectly. The J-bend of the trap is installed backwards. Recommend J-bend of the drain trap be installed correctly.



Section 10.0 - Kitchen+

Kitchen

No Recommended Service

Informational Components

- 10.1 - We have evaluated the kitchen, and found it to be in acceptable condition.

Garbage Disposal

Marginal/Needs monitoring/safety recommendation

- 10.2 - The garbage disposal is incorrectly powered with exposed wires, and should be serviced by an electrician.



Section 11.0 - Laundry+

Laundry Room

No Recommended Service

Informational Components

- 11.1 - We have evaluated the laundry room, and found it to be in acceptable condition.

Section 12.0 - Attic+

Primary Attic

Method of Evaluation

Informational Components

- 12.1 - We evaluated the attic by direct access.

Insulation Type

Informational Components

- 12.2 - Loose Fill fiberglass



Insulation Thickness

Informational Components

- 12.3 - 14-16 Inches= R-Value +/- 38 (Good)

Framing Type

Informational Components

- 12.4 - The roof framing consists of a factor- built truss system



Ventilation

Informational Components

- 12.5 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

No recommended service

Informational Components

- 12.6 - We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Access Location & General Condition

Informational Components

- 12.7 - The attic can be accessed through a hatch in the master bedroom closet.

Section 13.0 - Garage+

Double-Car Garage

No recommended service

Informational Components

- 13.1 - We have evaluated the garage, and found it to be in acceptable condition.

Firewall Separation

Components and Conditions Needing Service

- 13.2 - There is no access hatch cover to the attic, which violates the firewall protection. A hatch cover needs to be installed.



Garage Door and Hardware

Functional Components and Conditions

- 13.3 - The garage door and its hardware are functional.

Automatic Opener

Informational Components

- 13.4 - There is no garage door opener installed at the time of inspection.

Section 14.0 - Chimney+

Living Room Chimney

Chimney Flue

Informational Components

- 14.1 - The portions of the flue that are visible appear to be in acceptable condition. The inspection of the chimney and related components was limited. As such, and in accordance with the NFPA requirements, Inspector strongly recommends having a level 2 inspection of chimney and related components performed by a professional certified chimney sweep prior to close of escrow.

Fireplace

Informational Components

- 14.2 - There are insignificant cracks, or missing mortar, in the fireplace that would not necessarily need to be serviced, but you may wish to have a specialist confirm this.

Damper

Informational Components

- 14.3 - The damper is functional.

Glass Doors

Informational Components

- 14.4 - The fireplace glass doors are functional.

Hearth

Informational Components

- 14.5 - The hearth is in acceptable condition.

Mantle

Informational Components

- 14.6 - The fireplace mantle is in acceptable condition.

Family Room Chimney

General Prefabricated Chimney Comments

Informational Components

- There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Weather Cap-Spark Arrestor

Informational Components

- 14.8 - The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Components

- 14.9 - The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Stack or Walls

Informational Components

- 14.10 - The chimney walls appear to be in acceptable condition.

Chimney Flashings

Informational Components

- 14.11 - The chimney flashings are in acceptable condition.

Fireplace

Informational Components

- 14.12 - The fireplace is in acceptable condition.

Section 16.0 - Hallway

Primary Hallway

No Recommended Service

Informational Components

- 16.1 - We have evaluated the hallway, and found it to be in acceptable condition.

Section 17.0 - Stairs

Inspection Address: 5631 W 16th Street, Greeley, CO 80634
Inspection Date/Time: 3/29/2007 1:00 pm to 4:00 pm

Main Stairs

No recommended service

Informational Components

- 17.1 - We have evaluated the stairs and landing, and found them to be in acceptable condition.

SECTION NARRATIVES

Exterior+

We evaluate the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, eaves, soffits where accessible from ground level, balconies, doors, windows, lights, and outlets. We also inspect the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Structural+

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Roof+

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. We also inspect the roof drainage system, flashing's, skylights and other roof penetrations. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home

insurance policy, or that you obtain a roof certification from an established local roofing company.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Plumbing+

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

We inspect the interior water supply and distribution system including all fixtures and faucets. The drain, waste, and vent systems including all fixtures. The water heating equipment. The vent systems, flues and chimneys and the drainage sumps, sump pumps, and related piping.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Electrical+

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975,

garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Heat-A/C+

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Living+

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, stairs, railings, switches and outlets. These items are in acceptable condition except as noted within the report. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Bedrooms+

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative

number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Bathrooms+

In accordance with industry standards, we inspect walls and ceilings floors, doors and windows light fixtures and switches, outlet polarity and grounding, outlets GFCI, exhaust fan, cabinets and counters, sink and faucets, toilets, tub and faucets, tub and shower wall surrounds, water, waste and vent pipes, heating and cooling sources .the items inspected are in ACCEPTABLE condition except were noted within the report. we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Kitchen+

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. We also inspect walls and ceilings, floor, doors, windows, light switches, light fixtures, outlets, GFCI outlets, water pipes, waste pipes, venting, trap and drains, heat and cooling source. These items are in acceptable condition except as noted within the report. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Laundry+

In accordance with industry standards, we test same items as living spaces and in addition we inspect washer hookups, washer drains dryer 220 outlets, and dryer vent. we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Attic+

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes

mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. we inspect hatch, accessibility, wood trusses, framing, sheathing, insulation, general wiring,exhaust vents, flues, water pipes,plumbing vents, and heat vents.

The items inspected are in ACCEPTABLE condition except as noted within the report.

Garage+

Our inspection of the garage space are the same standards as the living space and includes the visually accessible areas of walls, framing, concrete floors, automatic overhead garage door openers, overhead garage doors and hardware, windows, doors, and includes the testing of a representative number switches and outlets (GFCI).

The items inspected are in ACCEPTABLE condition except as noted within the report.

Chimney+

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. We inspect the system components and the vent systems, flues, and chimneys. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that

can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned (level two inspection) before the close of escrow by a licensed chimney sweep..

The items inspected are in ACCEPTABLE condition except as noted within the report.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. The items inspected are in ACCEPTABLE condition except as noted within the report.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. The items inspected are in ACCEPTABLE condition except as noted within the report.

REPORT CONCLUSION

5631 W 16th Street, Greeley, CO 80634

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.