



## Front Range Home Inspections

Website: <http://www.frhi.web.officelive.com>

Email: [frhi@comcast.net](mailto:frhi@comcast.net)

Phone: (970) 405-4277

Inspector: Brian Persons  
Certified Master Inspector

NACHI

IAC2

NEHA



### Front Range Home Inspection Report

Client(s): **sample**

Property address: **Greeley, Co.**

Inspection date: **Wednesday, July 04, 2007**

This report published on 2/9/2010 12:00:58 AM MST










INTRODUCTION: Dear client, Thank you for asking me to inspect your prospective new home. The inspection was performed according to the "Standards of Practice" of the National Association of Certified Home Inspectors NACHI of which I am a certified member. NACHI inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a "code of ethics" that requires members to discharge their duties with fairness and impartiality to all. This report supersedes all previous communications and represents a visual evaluation of those components outlined in our contract that were accessible on this day only. The report does NOT represent an endorsement for or against the purchase of real estate and there are NO EXPRESS WARRANTIES EXPRESSED OR IMPLIED IN CONJUNCTION WITH THE INSPECTION OF THE PREMISES. The contents of this report are not assignable to third parties; the report is confidential and shall not be revealed to anyone without your authorization. I urge you to spend the time needed to review each part of the inspection report to make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require any further clarification, please call my office for free assistance. If you should desire a "return visit inspection", the following fee schedule will apply: \$35.00 trip charge + \$40 / hour professional time. To prevent "false expectations", please understand that the task of a home inspector is to function as a "general practitioner" who is trained to be a professional in the identification of typical home deficiencies. He performs a visual examination to identify certain components, state their general condition, locate tell-tale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. Be advised that a home inspector will not find every little problem during the several hours spent at the site. For that reason, undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A home inspector does NOT perform destructive testing, he can NOT see through walls, he does NOT move furniture or stored goods or predict the future. DISCLAIMER: Those defects hidden or concealed at time of inspection are EXCLUDED from this report. Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still

incur some risk, the inspection report does represent an educated & impartial second opinion. For your added protection, you should recognize the owner as the best source of information regarding the history of the home, and seek honest disclosure of known problems prior to purchase. You should carefully review any available seller disclosure forms. The following is an opinion report expressed as a result of the inspection. Please take the time to read the following page concerning contingent and limiting conditions and definition of terms so that you can clearly understand the inspectors observations, analysis and recommendation. This report is the exclusive property of Front Range Home Inspections and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

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## **How to Read this Report**

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

[Click here](#) for a glossary of building construction terms.

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## **General Information**

Address: Greeley  
 Client name: Sample  
 Realtor name:  
 Present during inspection: Realtor  
 Time started: 10am  
 Time finished: 12pm  
 Client present for discussion at end of inspection: No  
 Weather conditions: Clear  
 Temperature: Warm  
 Ground condition: Dry  
 Inspection fee: \$300  
 Payment method: Check  
 Type of building: Single family  
 Number of residential units inspected: 1  
 Age of building(s): 9 years  
 Source for building age: Municipal records  
 Front of building faces: East  
 Main entrance faces: East  
 Occupied: No

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1)  Hornet, bee and/or wasp nests were found in one or more areas, including the soffits. These can pose a safety hazard. Nests should be removed as necessary.



Photo 9



Photo 11

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## **Grounds**

Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood, Chain link

Site profile: Level

Condition of driveway: Appeared serviceable stains

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Appeared serviceable

Condition of guardrails: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of exterior stairs: Appeared serviceable

Condition of handrails: Appeared serviceable

Exterior stair material: Wood

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2) 🛠️ One or more fence gates were difficult to open and close, difficult to latch. A qualified person should repair as necessary.

3) 🛠️ Downspout is damaged on NE corner.



Photo 4

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4) 🛠️ Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from the building exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the building exterior.



Photo 14

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5) 🪛 Wood is in contact with soil and is a conducive condition for rot.



Photo 7

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6) 🛠️ Wooden deck, porch and/or balcony surfaces, railings should be cleaned and sealed by a qualified person.



Photo 5



Photo 10

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7) 🚒📌 The sprinkler system was still winterized and is excluded from this inspection. I suggest hiring a sprinkler specialist to de-winterize and set up.



Photo 6



Photo 15

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8) 🐜📌 There appeared to be an ant colony at one time on the East side of the house, both on the front walk and crawl space. It appears that they are dead.



Photo 13



Photo 67

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9) 📌 Stain on driveway.



Photo 12

Limitations: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

Condition of wall covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood fiber

Condition of foundation and footings: Appeared serviceable

Foundation type: Finished basement

Foundation material: Poured in place concrete

Footing material: Poured in place concrete

Condition of floor substructure: Appeared serviceable

Pier or support post material: Wood, Concrete

Beam material: Not determined

Floor structure: Solid wood joists

Condition of concrete slab floor(s): Appeared serviceable

Condition of crawl space: Appeared serviceable

Crawl space inspection method: Traversed

Ventilation: Appears serviceable

Vapor barrier present: No

Condition of the basement: Appeared serviceable

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## **Roof / Attic**

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

Condition of roof structure: Appeared serviceable

Roof type: Gable

Age of roof surface(s): 9 years

Source for building age: Municipal records

Roof inspection method: Traversed

Condition of shingle and/or shake roof surface materials: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Asphalt or fiberglass composition shingles

Condition of attic: Appeared serviceable

Attic inspection method: Viewed from hatch(es)

Roof structure type: Trusses

Ceiling structure: Ceiling beams

Ceiling insulation material: Cellulose loose fill

Ceiling insulation depth: 8"-9"

Ceiling insulation rating: R28-32

Vapor retarder: Not determined

Roof ventilation: Appears serviceable

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10)   All sections of the composition shingle roof surface were beyond or at the end of their service life and need replacing now. The client should consult with a qualified roofing contractor to determine replacement options and costs.



Photo 21

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11) 🛠️👷 Roof repairs were needed because most composition shingles had the following conditions: granules worn away, lifting, curling, cupping, cracking, deterioration. Leaks may occur as a result. A qualified contractor should evaluate and repair as necessary.



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

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12) ⓘ When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. For 20-year rated composition shingles, additional layers of material reduce the new roof material's lifespan as follows:

- 16-20 years - First roof
- 12-16 years - Second layer on existing roof

Removing existing roofing materials will significantly increase the cost of the next roof.

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13) ⓘ There did NOT appear to be water intrusion in the attic.



Photo 54



Photo 55



Photo 56

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## **Garage / Carport**

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

Type: Attached

Condition of detached garage or carport structure: Appeared serviceable

Condition of garage: Appeared serviceable

Type of garage: Metal

Condition of garage vehicle door(s): Appeared serviceable

Garage vehicle door type: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): missing

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None visible

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- 14)    The wires for the sprinkler system are not secured and present a trip hazard.



Photo 16



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- 15)   Hardware on one or more garage vehicle doors was missing. A qualified person should evaluate and repair as necessary.



Photo 18



Photo 19

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## **Electric**

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 4

Service voltage (volts): 120  
Service amperage (amps): 125  
Primary service overload protection type: Circuit breakers  
Service entrance conductor material: Aluminum  
Main disconnect rating (amps): 125  
System ground: Ground rod(s) in soil  
Condition of main service panel: Appeared serviceable  
Condition of sub: Appeared serviceable  
Location of main service panel #A: Garage  
Location of main disconnect: At main disconnect panel outside  
Branch circuit wiring type: Nonmetallic sheathed  
Condition of branch circuit wiring: Serviceable  
Condition of smoke detectors: Required repair, replacement and/or evaluation (see comments below)  
Carbon monoxide detectors present: No  
Smoke detector power source: Hard wired

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16)  The water supply in the Garage is very close to the electrical panel and should be relocated for safety.



Photo 2



Photo 64



Photo 66



17)  One or more overcurrent protection devices (circuit breakers or fuses) in panel #A were "double tapped", where 2 or more wires were clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



Photo 65

18)  This property had one or more fuel burning appliances and/or an attached garage, and no carbon monoxide detectors were visible. This is a safety hazard. Recommend installing one or more carbon monoxide detectors as necessary and as per the manufacturer's instructions. For more information, visit

<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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19)  The power wires for the hot tub are left bare and should be properly terminated to prevent electrical shock or death.



Photo 8


20)  Many cover plates on receptacle, switch boxes were missing. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. A qualified person should repair as necessary.



Photo 20



Photo 41

21) One or more smoke detectors didn't respond when tested. A qualified person should evaluate and replace smoke detectors, replace batteries or make repairs as necessary. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>



Photo 40



Photo 57

## **Plumbing / Fuel Systems**

Limitations: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Location of main water meter: Front yard

Water service: Public

Water pressure (psi): 90psi

Service pipe material: Copper

Condition of supply lines: Appeared serviceable


Supply pipe material: Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut: north wall outside


22)  The water supply pressure was greater than 80 psi. Pressures above 80 psi may void warranties for some

appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.



Photo 68  
Main interior shut  
offs.

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23)  Some components of this property's plumbing system were "winterized" at the time of the inspection. The inspector was unable to fully evaluate the plumbing system. This may include toilets, sinks, bathtubs, showers, fixtures and supply, drain, waste and vent lines.

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## **Water Heater**

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Appeared serviceable

Type: Tank

Estimated age: 9 years

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: A.O. Smith

Water temperature (degrees Fahrenheit): 104

Condition of burners: Near end of service life

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

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24)   The outer flame shield for the water heater combustion chamber was missing. This is a potential fire hazard. A qualified person should repair or replace as necessary.



Photo 30

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25)   The following conditions were found in the burner chamber: rust. A qualified contractor should evaluate and repair as necessary.



Photo 58

26)  The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future.

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## Heating

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Condition of heating system: Appeared serviceable

Location of heating system: Utility room

Heating type: Forced air

Fuel type: Natural gas

Manufacturer: Armstrong

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of distribution system: Appeared serviceable

Distribution system: Ducts and registers

Condition of controls: Appeared serviceable

Condition of air filters: Appeared serviceable

Location of air filters: At base of air handler

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27)  The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should service this system and make repairs if necessary. This servicing should be performed annually in the future.



Photo 29



Photo 31



Photo 32

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28)  The thermostat cover was missing.



Photo 33

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## **Cooling / Heat Pump**

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Condition of cooling system and/or heat pump: Appeared serviceable

Type: Split system

Estimated age: 4 years

Approximate tonnage: 2

Manufacturer: Heil

Condition of distribution system: Appeared serviceable

Condition of air filters: Appeared serviceable

Location of air filters: At base of air handler

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29)  The thermostat was inoperable. A qualified person should evaluate and repair or replace as necessary.




Photo 28



Photo 33

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30)  The thermostat cover was missing.

31)



Photo 3

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## **Kitchen**

Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these

items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of garbage disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Electric

Condition of refrigerator: N/A

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32)  The faucet controls turn on clockwise instead of counterclockwise.  
Low flow out of the sprayer.



Photo 34

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33)  One or more light bulbs were missing in the range hood light fixture. The inspector was unable to determine if the light fixture is fully operable.



Photo 37

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34) 



Photo 35



Photo 36



Photo 38



Photo 39



Photo 72

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## **Bathrooms / Laundry / Sinks**

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: main

Location #B: master bed

Location #C: downstair

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Condition of laundry facilities: Appeared serviceable

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes

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35) 🛠️🔧 The following conditions were found in flooring at the base of the toilet at location #C: water stains. A qualified contractor should remove toilet(s) where necessary for further evaluation and repairs. The floor structure and flooring material below may need repair or replacement. Adequate time should be allowed for enclosed, wet floor structures to dry out after repairs are made and before floor cavities are closed off to prevent mold growth.



Photo 59



Photo 61

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36) 🛠️🔧 The sink at location #C drained slowly. A qualified person should evaluate and repair as necessary.



Photo 45

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37) 🛠️ Minor deterioration or damage was found in counter surfaces at location #B, including chipped laminate. A qualified person should repair as necessary.



Photo 47

38) 🛠️ Hardware such as hinges, latches or pulls were loose and/or missing at one or more cabinets at location #A, B. A qualified person should repair as necessary.



Photo 44

39) ⓘ



Photo 42



Photo 43



Photo 46



Photo 60



Photo 63

## **Interior Rooms / Areas**

Limitations: The following items are not included in this inspection: security, intercom and sound systems;

communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

Exterior door material: Metal

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Type of windows: Vinyl

Condition of windows: Appeared serviceable

Wall type or covering: Drywall

Condition of walls: Appeared serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, Tile Paint

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

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40) 🛠️ Many interior doors were missing. A qualified person should repair or replace as necessary.



Photo 17

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41) 🛠️ Some interior door hardware, including were missing. A qualified person should repair or replace as necessary.

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42) 🛠️ Carpeting in some areas was damaged. A qualified contractor should replace as necessary



Photo 49

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43) 🛠️ Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.



Photo 48



Photo 50



Photo 69



Photo 70



Photo 71

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44)  Screens in many windows were missing.



Photo 62



Photo 73

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45)  Whole house fan was working properly.



Photo 51



Photo 52



Photo 53

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## **Structural Pest Findings**

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than five feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings,

insulation, or other materials as part of the inspection, nor perform destructive testing. Wood destroying organisms may infest, reinfest or become active at anytime. No warranty is provided as part of this inspection.

Visible evidence of active wood destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood destroying organisms: No

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## **Radon Test**

Date test placed: June 30th 2007

Time test opened: 11am

Date test picked up: July 2nd 2007

Time test sealed: 11am

Room level: basement

Room used for: livingroom

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46) 



Photo 1

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47)  RADON ANALYSIS REPORT

Sample

GREELEY, CO 80634

TEST LOCATION

sample

WELD COUNTY

GREELEY, CO 80634

This is a confidential report of the radon analysis that was submitted to our laboratory for measurements of radon-222

concentrations. The results represent the concentration of radon that was present in the air during the time of sampling.

The radon is measured in our laboratory using the liquid scintillation method (EPA 402-R-92-004). This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

TEST ID NUMBER: 396198

DATE RECEIVED: 07/03/2007

REPORT DATE: 07/05/2007

THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (pCi/L) OR HIGHER. Please read the EPA Citizen's Guide to Radon at [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html). Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels may vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. If you would like to know more about radon mitigation, or have other questions, please call us at (800) 427-0550.

HERE ARE YOUR TEST RESULTS

CANISTER # ROOM TESTED DATE OPENED DATE CAPPED DATE ANALYZED RADON LEVEL

PRO-LAB NRSB ID# ARL0028

PRO-LAB NEHA ID# 101461AL

LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only. According to quality assurance and quality control standards there is a minimum radon detection limit of 0.1 pCi/L.

Report revision #: 020807

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Malissa Sears, RMS  
NEHA-NRPP CERT# 104126RT  
NRSB ID# 6SS0035, AARST ID#779

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James E. McDonnell IV, RMS  
NEHA-NRPP ID# 103456RT  
NRSB ID# 5SS0039

Vial#1 1453159 BASEMENT  
LIVING ROOM  
Jun 30, 2007  
11:00 AM  
Jul 02, 2007  
11:00 AM  
Jul 04, 2007  
12:49 AM  
3.7 pCi/L

Vial#2 1453135 BASEMENT  
LIVING ROOM  
Jun 30, 2007  
11:00 AM  
Jul 02, 2007  
11:00 AM  
Jul 04, 2007  
12:59 AM  
4.0 pCi/L

AVERAGE RADON LEVEL: 3.9 pCi/L

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The Parties Understand and Agree as follows:

INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.

INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>.

CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions.

The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.

INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.

In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to

pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments.

THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

