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**Home Systems Data, Inc.**  
**7305 E. Peakview Ave.**  
**Centennial, CO 80111**  
**303-773-6102**  
**office@hsdi.us**

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Printed Monday, June 27, 2011

Inspected By:  
**Bryan Jones**

Realtor  
**Hubregsen**

Client Information: Record Number 3966

**Barnes, Dave and Tracy**  
**3968 Vrain Street**  
**Denver, CO 80212**

**dave@barnesfamily.com**

Inspected 6/27/11 9:00 AM 2011 circa vacant new construction. Weather clear 70 degrees.  
Dave, Tracy and Sarah were present. 350.00 inspection fee pd/cc.

FRONT VIEW OF HOME PHOTO



# Inspection Summary

Home Systems Data, Inc.  
7305 E. Peakview Ave.  
Centennial, CO 80111  
303-773-6102  
office@hsdi.us

Record 3966 - Barnes, Dave and Tracy 3968 Vrain Street, Denver, CO 80212

## Safety Concern

### GARAGE

#### Garage Interior/Fire Walls

EXPOSED NAIL OR STAPLES DRIVEN THROUGH THE INTERIOR WALLS NEED TO BE COVERED.



## Service/Repair

### EXTERIOR

#### Exterior receptacles/fixtures

RECEPTACLE NEEDED AT THE EXTERIOR JUNCTION BOX.  
GFCI IS REQUIRED.

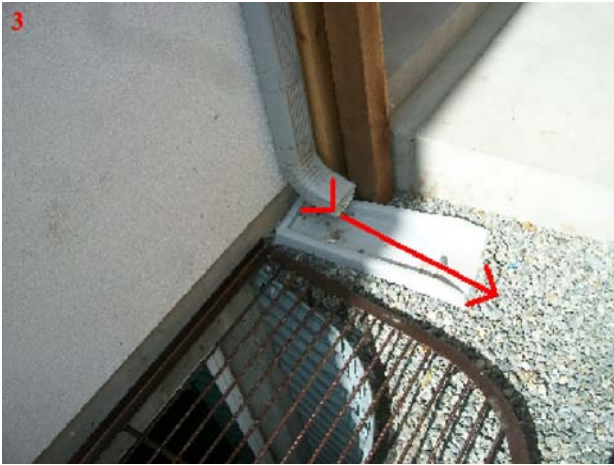




# Service/Repair

## Grading

ISOLATED AREAS NEAR THE FOUNDATION WERE WATER CAN COLLECT, SOIL SHOULD BE SLOPED AWAY. POOR DRAINAGE AROUND THE FOUNDATION SHOULD BE CORRECTED BY ADDITIONAL SOIL INSTALLED AND COMPACTED TO CREATE A POSITIVE FLOW OF WATER AWAY FROM THE FOUNDATION. IF WATER IS ALLOW TO ACCUMULATE AROUND OR NEAR THE FOUNDATION WATER IN THE BASEMENT COULD OCCUR. THE WEST FRONT, NORTH SIDE OF THE DUPLEX HAS POOR GRADE ALLOWING WATER TO COLLECT NEAR THE FOUNDATION. IT IS ADVISED TO HAVE THE DESIGNING ENGINEER AND OR ARCHITECT REVIEW TO DESIGN, IMPLEMENT AND SUPERVISE CORRECTIVE MEASURES.



# Service/Repair



## Hard coat stucco

IT IS RECOMMENDED TO HAVE AN EDI (EXTERIOR DESIGN INSTITUTE) INSPECTOR OR LICENSED STUCCO CONTRACTOR REVIEW AND DESIGN AND MODIFY HARD COAT STUCCO SYSTEM AS NECESSARY, TO INCLUDE BUT NOT LIMITED TO: CAULKING AT ALL THE ATTACHEMENTS AND PENETRATIONS, STONE CAP ADVISED ON THE FIREPLACE WITH DRIP EDGE. FYI: DRAIN HOLES ON THE BOTTOM EDGE OF ALL THE STUCCO.



## Caulking

SEE STUCCO SECTION: ALL PENETRATIONS, MATERIAL CHANGES AND ATTACHMENTS TO THE STUCCO SHOULD BE CAULKED WITH APPROPRIATE MATERIAL.



## Service/Repair

### Fireplace

THE EXTERIOR FIREPLACE IS NOT COMPETED FOR TESTING.  
STONE OR OTHER SOLID CAP WITH DRIP EDGE IS ADVISED.



## GROUNDS

### Sprinkler System

TIMER LOCATED: GARAGE 2 ZONES  
ANTI SIPHON VALVE LOCATED: NORTH EXTERIOR  
RECOMMEND THAT ANTI SIPHON AND WATER VALVES BE  
PLACED 5' FROM FOUNDATION, OR BUILDER PROVIDE LETTER  
FROM FOUNDATION DESIGNING ENGINEER APPROVING  
LOCATION.  
MAIN VALVE LOCATED: BASEMENT  
SPRINKLER SYSTEM MUST BE WINTERIZED BEFORE FIRST  
SEASON FREEZE, USUALLY OCTOBER 15+/-.



## ROOF

### Roof Covering

INSTALLING CONTRACTOR TO MOUNT, SERVICE FLASHING AND ROOF AREAS AS NEEDED AND  
PROVIDED A WRITTEN CERTIFICATION OF CONDITION AND COPIES OF WARRANTIES.

# Service/Repair

## ELECTRIC

### Grounding

GROUNDING REBAR IN THE GARAGE.  
ELECTRICIAN VERIFY PROPER GROUNDING OF THE GAS LINE.



## FURNACE

### Interior Heat Source

DUCTS NEED PROFESSIONAL CLEANING.



## Service/Repair

### Mechanical switch/fuse

RECOMMEND LABELING SWITCH.



### Filter System

IT IS NOT RECOMMENDED TO USE THE HEPA STYLE OR ALLERGY STYLE FILTERS DURING THE AIR CONDITIONING SEASON, THESE FILTERS REDUCE THE AIR FLOW SEVERELY AND CAN CAUSE SYSTEM TO FREEZE UP OR HAVE POOR PERFORMANCE.  
FURNACE FILTER NEEDS CHANGED.  
LABEL SIZE, PLACEMENT AND AIR FLOW DIRECTIONS ON THE ACCESS AREA.



## COOLING

### Condensate Drain

CONDENSATION SECONDARY DISCHARGE LINE IS NOT REQUIRED BUT RECOMMENDED. THIS SECONDARY DRAIN WILL ALERT TO CLOGGED PRIMARY.



## Service/Repair

### W. HEATER

#### Water Heater 1 Mfg.

PROPERLY SECURE THE EXTRA POWER CORD.



#### Water Heater Vent Pipe

ELBOW ON THE EXTERIOR EXHAUST ADVISED.



### KITCHEN

#### Kitchen Floors

FINAL FINISH NEEDED.

#### Kitchen Cabinets

CABINETS NEED FINAL CLEAN UP, ADJUSTMENTS AND TOUCH UP.

#### Kitchen Switches Fixtures

AIR SWITCH FOR THE OVER HEAD LIGHT IS NOT RESPONDING.

#### Refrigerator

INSTALL UNIT AND WATER CONNECTION.



# Service/Repair

## Exhaust Fan Hood

INSTALL FILTERS IN THE VENT.  
FOIL TAPE NEEDED ON THE JOINTS IN THE CABINET.



# Service/Repair

## GARAGE

### Garage Type

PURCHASER TO CHECK VEHICLE SIZE TO MAKE SURE THEY WILL FIT IN THE GARAGE.  
PERSONAL PROPERTY AND STORAGE LIMITS INSPECTION.  
GARAGE TO BE CLEAN OF ALL CONSTRUCTION MATERIAL AND DEBRIS.  
LOFT ARE NEEDS CLEANED AND REMOVABLE RAILING ADVISED.



# Service/Repair

## Auto Garage Door Lift Controls

ELECTRIC GARAGE DOOR OPENER IS MALFUNCTIONING.  
SERVICE BY QUALIFIED PERSON AS NEEDED.  
TRANSMITTERS NOT LOCATED.  
PURCHASER WILL NEED THE CODE FOR THE KEYLESS PAD.  
LUBRICATE THE TRACKS PERIODICALLY.  
UNIT NEEDS UNPACKED.



# INTERIOR

## INTERIOR ROOMS

DOCUMENTING EVIDENCE SHOULD BE PROVIDED THAT ALL REMODELING, REPAIRS AND UPGRADES WERE PERFORMED WITH THE REQUIRED BUILDING PERMITS. THESE PERMITS SIGNED WITH FINAL APPROVAL BY THE LOCAL MUNICIPALITIES BUILDING DEPARTMENTS. BUILDER AND PURCHASER TO PERFORM WALK THROUGH TO GENERATE A PUNCH LIST OF ITEMS TO BE COMPLETED BEFORE CLOSING.

## Interior Walls

GENERAL TOUCH UP.  
VARNISH RUNS AT STAIR TREADS.





# Service/Repair

## Interior Ceilings

GENERAL TOUCH UP.  
SPECIAL ATTENTION TO THE STAIRWELL, GUEST BEDROOM  
AND MASTER BATHROOM CEILING.



## Interior Floors

REPORTED BY THE BUILDER THE FLOORS HAVE RECEIVED  
THEIR FINAL SCREEN AND COATING, THE AREA AROUND THE  
REFRIGERATOR NEEDS COMPLETED THE THE HARDWOOD  
FINISH DOES NOT APPEAR CONSISTENT.



## Service/Repair

### Windows

MISSING HAND CRANKS.  
REVIEW AND COMPLETE ALL ADJUSTMENTS.



### Window Screens

ALL SCREENS SHOULD BE INSTALLED AND IN NEW AND CLEAN CONDITION.

### Interior Doors

BASEMENT WEST BEDROOM DOOR HINGE SCREWS ARE STRIPPED.  
REVIEW ALL INTERIOR DOORS AND ADJUST AS NECESSARY TO OPERATE PROPERLY.



# Service/Repair

## Entry/Exit Doors

FRONT DOOR DEAD BOLD TO NOT LATCHING.  
SCREEN NEEDED ON THE MASTER SLIDER.  
REFRIGERATOR RESTRICTED TESTING THE FAMILY ROOM  
FOLDING DOORS.



## Carbon monoxide alarm

REMOVE DUST COVERS.  
TEST ALL CARBON MONOXIDE ALARMS AND SMOKE ALARMS FREQUENTLY, CHANGE BATTERIES  
ANNUALLY.

# PLUMBING

## Main Water Shut Off

LABEL ALL VALVES AT THE MAIN ENTRY POINT.





# Service/Repair

## Main Gas Valve

GAS METER IS LOCATED: EXTERIOR  
GAS DISCONNECT VALVES ARE AT EACH APPLIANCE AND AT THE EXTERIOR METER.  
NATIONAL ELECTRICAL CODE 310.1 CSST CORRUGATED STAINLESS STEEL TUBING GAS PIPING SYSTEMS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, ELECTRICAL CONTRACTOR VERIFY PROPER GROUNDING OF THE PIPING.



# Service/Repair

## Waste System

THE CONDITION OF THE MAIN SEWER LINE UNDER CONCRETE OR EARTHEN DIRT CANNOT BE DETERMINED. A CAMERA INSPECTION CAN BE PROVIDED BY SEPARATE CONTRACTOR. SEWAGE WATER LEAKING DOWN PIPE AND OR WALL FROM A BROKEN PIPE AT THE SEWER EJECTOR SYSTEM. DRYWALL AND INSULATION WILL NEED REMOVED TO FIND AND REPAIR THE LEAK. ALL WET MATERIAL SHOULD BE REMOVED AND TREATMENT FOR ANY BIO ORGANIC MATERIAL AS NEEDED, AND THEN RESTORED TO NEW CONDITION. CLEAN OUT LOCATED AT THE REAR PATIO.



# BATHROOM

## Bath Switches/Fixtures

REPLACE BULBS OR FIXTURE AS NEEDED ABOVE THE SINK.



# Service/Repair

## Bathroom Countertops

MAIN FLOOR POWDER ROOM SINK IS NOT COMPLETED.  
WHITE CAULKING NEEDED AT THE SINK BACK SPLASHES.



## Bathtub Faucets

HOT AND COLD CONTROL VALVE IS REVERSED, COLD  
SHOULD COME ON FIRST AND GO TO HOT.





# Service/Repair

## BASEMENT

### Basement Drainage

CHECK SUMP PUMP OPERATION 5 TIMES PER YEAR.  
SUMP PUMP FAILURE ALERT ALARM ADVISED.  
SUMP PUMP NEEDS A DEDICATED ELECTRICAL CIRCUIT NEAR THE PIT.  
THE DISCHARGE PIPE IS REPORTED TO BE MOVED AND RUN ALONG THE GRAVEL AREA BETWEEN THE UNITS. PIPE SHOULD BE COVERED WITH GRAVEL.  
STANDING WATER FOUND IN THE PIT, PUMP PLUGGED AND AND DRAINED HOWEVER 12" OF STANDING WATER REMAINS IN THE PIT AND THE PUMP IS SET UP ON BLOCK ABOVE THE BASE OF THE PIT WHICH IS AN INDICATION THAT THERE IS A WATER TABLE UNDER THE SUBJECT  
ADDITIONAL GRAVEL NEEDED IN THE BASE OF THE WINDOW WELLS.



## Service/Repair

### Windows

PROPER SIZE GRATE COVERS NEEDED.



## Maintenance/Monitor/Upgrade

### COOLING

#### Cooling System 1 Brand

COOLING A TWO STORY HOME FROM THE BASEMENT WITH ONE SYSTEM IS DIFFICULT, COLD AIR TENDS TO SETTLE AND IS HEAVIER THAN WARM AIR. CLOSING BASEMENT VENTS, UTILIZING SHADES, FAN AND ATTIC VENTILATION WILL HELP. BEDROOM LEVEL WILL NOT COOL AS WELL AS LOWER FLOORS. UNIT IS COOLING WITHIN INDUSTRY STANDARDS @ 55.4 +/- 3.0 DEGREES, REGISTERS THROUGHOUT THE HOME.

### GARAGE

#### Garage Doors

LUBRICATE THE DOOR TRACKS AND SPRINGS PERIODICALLY.

### INTERIOR

#### Environmental hazards

NO INSPECTION WAS PERFORMED OR ANY SAMPLING TAKEN FOR ANY ENVIRONMENTAL CONTAMINANTS.

#### Alarm system

IS SYSTEM LEASED OR OWNED? ALARMS ARE NOT TESTED.  
WATER SENSOR AND OR SUMP PUMP ALARMS ADVISED: LAUNDRY ROOM, SUMP AND SEWER EJECTOR SYSTEM.

# Maintenance/Monitor/Upgrade

## LAUNDRY

### Floor drain

POUR WATER DOWN THE FLOOR DRAIN PERIODICALLY TO PREVENT SEWER GAS FROM ESCAPING INTO THE LAUNDRY ROOM.



## General comments

## EXTERIOR

### EXTERIOR

DOCUMENTING PHOTO: FRONT AND BACK EXPOSURE.





# General comments

## GROUNDS

### EMF

NO TEST REQUESTED FOR EMF (ELECTRO-MAGNETIC FIELDS)

## ELECTRIC

### Main Electrical Distribution Panel Location

MAIN CIRCUIT BREAKER PANEL LOCATED: EXTERIOR NORTH GARAGE ND HOUSE.



### Sub Panel

SUB PANEL LOCATED: BASEMENT AND ROOF.





## General comments

### FURNACE

#### Heat Exchanger Visual

UNIT HAS A SEALED HEAT EXCHANGER WHICH CANNOT BE INSPECTED WITHOUT REMOVAL OF FURNACE COMPONENTS, DISMANTLING IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

### W. HEATER

#### Water Heater 1 Approx. Age

SUBJECT UNIT: 50 GALLON 40,000 BTU 2011 MANUFACTURE DATE.



### INTERIOR

#### Radon

REPORTED TESTED 6.0PCI/L NEXT DOOR PAIRED UNIT. BUILDER IS INSTALLING MITIGATION SYSTEM ON BOTH SIDES AT THE TIME OF INSPECTION.  
NO RADON TEST REQUESTED

#### Media/phone/CATV/CAT5

NOT TESTED.

#### Smoke alarms

REMOVE DUST COVERS  
TEST ALL SMOKE ALARMS OR CARBON MONOXIDE DETECTORS FREQUENTLY.

### PLUMBING

#### Interior Waste/Vent Pipes

PLUMBING WASTE LINES ARE MOSTLY CONCEALED.

## General comments

### BASEMENT

#### Basement Foundation Walls

STRUCTURAL WALLS ARE MOSTLY CONCEALED.

#### Basement Insulation

INSULATION AND FINISH WORK LIMITS THE INSPECTORS ABILITY TO VIEW ALL AREAS.

#### Basement Structural Columns

STRUCTURAL COMPONENTS ARE MOSTLY CONCEALED.

#### Basement Floor

PERSONAL PROPERTY AND FLOOR COVERINGS LIMIT THE INSPECTION.

#### Bio-organic material

NO TEST PREFORMED FOR ANY BIO-ORGANIC MATERIAL.

# Inspection Report Details

Record 3966 - Barnes, Dave and Tracy 3968 Vrain Street, Denver, CO 80212

## EXTERIOR

### General comments

#### EXTERIOR - General Comment

DOCUMENTING PHOTO: FRONT AND BACK EXPOSURE.

### Service/Repair

#### Exterior receptacles/fixtures - Tested

RECEPTACLE NEEDED AT THE EXTERIOR JUNCTION BOX.  
GFCI IS REQUIRED.

Satisfactory

#### Structure - 2 Story

Satisfactory

#### Exposed Foundation - Poured Concrete

### Service/Repair

#### Grading - Inadequate

ISOLATED AREAS NEAR THE FOUNDATION WHERE WATER CAN COLLECT, SOIL SHOULD BE SLOPED AWAY. POOR DRAINAGE AROUND THE FOUNDATION SHOULD BE CORRECTED BY ADDITIONAL SOIL INSTALLED AND COMPACTED TO CREATE A POSITIVE FLOW OF WATER AWAY FROM THE FOUNDATION. IF WATER IS ALLOWED TO ACCUMULATE AROUND OR NEAR THE FOUNDATION WATER IN THE BASEMENT COULD OCCUR. THE WEST FRONT, NORTH SIDE OF THE DUPLEX HAS POOR GRADE ALLOWING WATER TO COLLECT NEAR THE FOUNDATION. IT IS ADVISED TO HAVE THE DESIGNING ENGINEER AND OR ARCHITECT REVIEW TO DESIGN, IMPLEMENT AND SUPERVISE CORRECTIVE MEASURES.

Satisfactory

#### Exterior Walls - Wood Frame

Satisfactory

#### Trim Work - Aluminum

### Service/Repair

#### Hard coat stucco - Caulking

IT IS RECOMMENDED TO HAVE AN EDI (EXTERIOR DESIGN INSTITUTE) INSPECTOR OR LICENSED STUCCO CONTRACTOR REVIEW AND DESIGN AND MODIFY HARD COAT STUCCO SYSTEM AS NECESSARY, TO INCLUDE BUT NOT LIMITED TO: CAULKING AT ALL THE ATTACHEMENTS AND PENETRATIONS, STONE CAP ADVISED ON THE FIREPLACE WITH DRIP EDGE.  
FYI: DRAIN HOLES ON THE BOTTOM EDGE OF ALL THE STUCCO.

### Service/Repair

#### Caulking - Penetrations/attachments

SEE STUCCO SECTION: ALL PENETRATIONS, MATERIAL CHANGES AND ATTACHMENTS TO THE STUCCO SHOULD BE CAULKED WITH APPROPRIATE MATERIAL.

### Service/Repair

#### Fireplace - Gas

THE EXTERIOR FIREPLACE IS NOT COMPETED FOR TESTING.  
STONE OR OTHER SOLID CAP WITH DRIP EDGE IS ADVISED.

## GROUNDS

Satisfactory

#### Walks - Concrete

Satisfactory

#### Steps - Concrete

Satisfactory

#### Patio - Concrete

## GROUNDS

**Satisfactory** Porches - Concrete

**Satisfactory** Driveway - Alley apron

**Satisfactory** Fences - Wood

**Service/Repair** Sprinkler System - Tested

TIMER LOCATED: GARAGE 2 ZONES  
ANTI SIPHON VALVE LOCATED: NORTH EXTERIOR  
RECOMMEND THAT ANTI SIPHON AND WATER VALVES BE PLACED 5' FROM FOUNDATION, OR BUILDER PROVIDE LETTER FROM FOUNDATION DESIGNING ENGINEER APPROVING LOCATION.  
MAIN VALVE LOCATED: BASEMENT  
SPRINKLER SYSTEM MUST BE WINTERIZED BEFORE FIRST SEASON FREEZE, USUALLY OCTOBER 15+/-.

**General comments** EMF - Electro-magnetic field not tested.

NO TEST REQUESTED FOR EMF (ELECTRO-MAGNETIC FIELDS)

**Satisfactory** Gas connection - Tested

## ROOF

**Satisfactory** Roof Access Restricted - Height

**Satisfactory** Roof Style - Semi flat

**Satisfactory** Number of Layers - 1

**Service/Repair** Roof Covering - Other

INSTALLING CONTRACTOR TO MOUNT, SERVICE FLASHING AND ROOF AREAS AS NEEDED AND PROVIDED A WRITTEN CERTIFICATION OF CONDITION AND COPIES OF WARRANTIES.

**Satisfactory** Approx. Age - 1 thru 5

**Satisfactory** Plumbing Vents - Plastic

**Satisfactory** Skylight - Checked, Plastic

## GUTTERS

**Satisfactory** Inspected From - Ground

**Satisfactory** Gutter Type - Metal



## GUTTERS

**Satisfactory** Downspout Type - Metal

**Satisfactory** Subsurface Drains - None

**Satisfactory** Downspout Extensions - Metal

**Satisfactory** Splash Blocks - Plastic

## ELECTRIC

**Satisfactory** Main Electrical Service - Underground Lateral Cable, Overhead

**Satisfactory** Main Electrical Service Wire - Aluminum

**Satisfactory** Voltage Available - 120/240

**General comments** Main Electrical Distribution Panel Location - Exterior, Garage

MAIN CIRCUIT BREAKER PANEL LOCATED: EXTERIOR NORTH GARAGE ND HOUSE.

**Satisfactory** Main Electrical Disconnect - Breaker

**Service/Repair** Grounding - Water Pipe, Rebar at foundation

GROUNDING REBAR IN THE GARAGE.  
ELECTRICIAN VERIFY PROPER GROUNDING OF THE GAS LINE.

**Satisfactory** Main Panel amperage - 200

**General comments** Sub Panel - 30, 100

SUB PANEL LOCATED: BASEMENT AND ROOF.

**Satisfactory** 240 Volt (Large Appliance)Wiring - Copper and Aluminum

**Satisfactory** Interior wiring - Copper

**Satisfactory** Doorbell - Front door, Transformer

**Satisfactory** Electrical Duplex Receptacles - 3 Slotted

PERSONAL PROPERTY LIMITED THE INSPECTION OF ALL RECEPTACLES, REPRESENTING SAMPLE WERE INSPECTED.

**Satisfactory** Type of House Wire - Romex

## CHIMNEY

**Satisfactory** Chimney Inspected From - Ground\Binoculars

**Satisfactory** Chimney 1-4 Type - Metal

**Satisfactory** Chimney 1-4 Location - Main, Fireplace

**Satisfactory** Flue Lining - Metal

**Satisfactory** Chimney Top - Metal

**Satisfactory** Chimney Cap - Rain, Screen

## FURNACE

**Satisfactory** Forced Air System 1 Mfg. - Bryant

**Satisfactory** Forced Air System 1 BTU Per Hour - 80,000

**Satisfactory** Forced Air System 1 Approx. Age - Less than 1

**Satisfactory** Forced Air System Energy Source - Gas

**Satisfactory** Hot Air System - Direct Drive

**Satisfactory** Heat Exchanger Flame Pattern - Pass

**General comments** Heat Exchanger Visual - Sealed heat exchanger

UNIT HAS A SEALED HEAT EXCHANGER WHICH CANNOT BE INSPECTED WITHOUT REMOVAL OF FURNACE COMPONENTS, DISMANTLING IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

**Satisfactory** Distribution System Type - Up Flow

**Satisfactory** Distribution System Material - Metal Duct

**Service/Repair** Interior Heat Source - Tested

DUCTS NEED PROFESSIONAL CLEANING.

**Satisfactory** Thermostat - Checked

## FURNACE

**Service/Repair** Mechanical switch/fuse - Switch only

RECOMMEND LABELING SWITCH.

**Satisfactory** Flue Piping - PVC

**Satisfactory** Combustion air - Present

**Service/Repair** Filter System - Disposable

IT IS NOT RECOMMENDED TO USE THE HEPA STYLE OR ALLERGY STYLE FILTERS DURING THE AIR CONDITIONING SEASON, THESE FILTERS REDUCE THE AIR FLOW SEVERELY AND CAN CAUSE SYSTEM TO FREEZE UP OR HAVE POOR PERFORMANCE.  
FURNACE FILTER NEEDS CHANGED.  
LABEL SIZE, PLACEMENT AND AIR FLOW DIRECTIONS ON THE ACCESS AREA.

## COOLING

**Maintenance/Monitor/Upgrade** Cooling System 1 Brand - Lennox

COOLING A TWO STORY HOME FROM THE BASEMENT WITH ONE SYSTEM IS DIFFICULT, COLD AIR TENDS TO SETTLE AND IS HEAVIER THAN WARM AIR. CLOSING BASEMENT VENTS, UTILIZING SHADES, FAN AND ATTIC VENTILATION WILL HELP. BEDROOM LEVEL WILL NOT COOL AS WELL AS LOWER FLOORS.  
UNIT IS COOLING WITHIN INDUSTRY STANDARDS @ 55.4 +/- 3.0 DEGREES, REGISTERS THROUGHOUT THE HOME.

**Satisfactory** Cooling System 1 Tonnage - 4 Ton

**Satisfactory** Cooling System 1 Approx. Age - New

**Satisfactory** Cooling System Coils and Fins - Clean

**Satisfactory** Cooling System Electrical - Ext. Disconnect

**Satisfactory** Cooling Lines - Insulation

**Service/Repair** Condensate Drain - Copper

CONDENSATION SECONDARY DISCHARGE LINE IS NOT REQUIRED BUT RECOMMENDED. THIS SECONDARY DRAIN WILL ALERT TO CLOGGED PRIMARY.

## W. HEATER

**Service/Repair** Water Heater 1 Mfg. - Bradford White

PROPERLY SECURE THE EXTRA POWER CORD.

**Satisfactory** Water Heater 1 Rated BTU Per Hour - 50,000 +

**General comments** Water Heater 1 Approx. Age - 12

SUBJECT UNIT: 50 GALLON 40,000 BTU 2011 MANUFACTURE DATE.

## W. HEATER

**Satisfactory** Water Heater 1 Size - 40

**Satisfactory** Water Heater Fuel - Gas

**Service/Repair** Water Heater Vent Pipe - PVC  
ELBOW ON THE EXTERIOR EXHAUST ADVISED.

**Satisfactory** Water Heater Cold Water Valve - Present

**Satisfactory** Temp. Pressure Relief Valve and Pipe - Present

**Satisfactory** Combustion Air - Present

## KITCHEN

**Satisfactory** Kitchen Walls - Drywall

**Satisfactory** Kitchen Ceiling - Drywall

**Service/Repair** Kitchen Floors - Wood  
FINAL FINISH NEEDED.

**Satisfactory** Kitchen Doors Windows - Tested

**Service/Repair** Kitchen Cabinets - Checked  
CABINETS NEED FINAL CLEAN UP, ADJUSTMENTS AND TOUCH UP.

**Satisfactory** Kitchen Countertop - Composite

**Service/Repair** Kitchen Switches Fixtures - Tested, Recessed  
AIR SWITCH FOR THE OVER HEAD LIGHT IS NOT RESPONDING.

**Satisfactory** Kitchen Wall Receptacles - Grounded, GFI Protected

**Satisfactory** Kitchen Sink - Checked, Stainless

**Satisfactory** Kitchen Sink Faucet - Tested

**Satisfactory** Kitchen Drain and Trap - Plastic

**Service/Repair** Refrigerator - Not installed  
INSTALL UNIT AND WATER CONNECTION.



## KITCHEN

**Satisfactory** Ice Maker Line - Present

**Service/Repair** Exhaust Fan Hood - Hood Exhaust

INSTALL FILTERS IN THE VENT.  
FOIL TAPE NEEDED ON THE JOINTS IN THE CABINET.

**Satisfactory** Range/ Oven - Gas, Convection

**Satisfactory** Dishwasher - Tested

**Satisfactory** Garbage Disposal - Tested

**Satisfactory** Microwave - Tested

## GARAGE

**Service/Repair** Garage Type - 2-Car Detached

PURCHASER TO CHECK VEHICLE SIZE TO MAKE SURE THEY WILL FIT IN THE GARAGE.  
PERSONAL PROPERTY AND STORAGE LIMITS INSPECTION.  
GARAGE TO BE CLEAN OF ALL CONSTRUCTION MATERIAL AND DEBRIS.  
LOFT ARE NEEDS CLEANED AND REMOVABLE RAILING ADVISED.

**Satisfactory** Garage Exterior Walls - Same as House, Wood, Hard coat

**Satisfactory** Garage Guttering - Metal

**Satisfactory** Garage Roof - Same as House

**Satisfactory** Garage Roof Framing Style - Semi flat

**Satisfactory** Garage Roof Framing Type - Wood Frame, Truss

**Satisfactory** Garage Electrical System - Switches, GFCI, Overhead

**Maintenance/Monitor/Upgrade** Garage Doors - Overhead

LUBRICATE THE DOOR TRACKS AND SPRINGS PERIODICALLY.

**Service/Repair** Auto Garage Door Lift Controls - Electronic Eye

ELECTRIC GARAGE DOOR OPENER IS MALFUNCTIONING. SERVICE BY QUALIFIED PERSON AS NEEDED.  
TRANSMITTERS NOT LOCATED.  
PURCHASER WILL NEED THE CODE FOR THE KEYLESS PAD.  
LUBRICATE THE TRACKS PERIODICALLY.  
UNIT NEEDS UNPACKED.

## GARAGE

**Safety Concern**    **Garage Interior/Fire Walls - Unfinished**

EXPOSED NAIL OR STAPLES DRIVEN THROUGH THE INTERIOR WALLS NEED TO BE COVERED.

**Satisfactory**    **Garage Interior Ceiling - Unfinished**

**Satisfactory**    **Garage Floor - Concrete**

**Satisfactory**    **Garage Service Door - Checked**

## INTERIOR

**Service/Repair**    **INTERIOR ROOMS - General Comment**

DOCUMENTING EVIDENCE SHOULD BE PROVIDED THAT ALL REMODELING, REPAIRS AND UPGRADES WERE PERFORMED WITH THE REQUIRED BUILDING PERMITS. THESE PERMITS SIGNED WITH FINAL APPROVAL BY THE LOCAL MUNICIPALITIES BUILDING DEPARTMENTS.  
BUILDER AND PURCHASER TO PERFORM WALK THROUGH TO GENERATE A PUNCH LIST OF ITEMS TO BE COMPLETED BEFORE CLOSING.

**Satisfactory**    **Number of bedroom - 3**

**Service/Repair**    **Interior Walls - Dry Wall**

GENERAL TOUCH UP.  
VARNISH RUNS AT STAIR TREADS.

**Satisfactory**    **Stairways - With Hand Railings**

**Service/Repair**    **Interior Ceilings - Dry Wall**

GENERAL TOUCH UP.  
SPECIAL ATTENTION TO THE STAIRWELL, GUEST BEDROOM AND MASTER BATHROOM CEILING.

**Service/Repair**    **Interior Floors - Checked, Wood**

REPORTED BY THE BUILDER THE FLOORS HAVE RECEIVED THEIR FINAL SCREEN AND COATING, THE AREA AROUND THE REFRIGERATOR NEEDS COMPLETED THE THE HARDWOOD FINISH DOES NOT APPEAR CONSISTENT.

**Service/Repair**    **Windows - Sample Number Operated, Missing hand cranks**

MISSING HAND CRANKS.  
REVIEW AND COMPLETE ALL ADJUSTMENTS.

**Satisfactory**    **Window Glass - Double Pane**

**Satisfactory**    **Window Type - Vinyl**

**Service/Repair**    **Window Screens - All missing**

ALL SCREENS SHOULD BE INSTALLED AND IN NEW AND CLEAN CONDITION.

**Service/Repair**    **Interior Doors - Tested**

BASEMENT WEST BEDROOM DOOR HINGE SCREWS ARE STRIPPED.  
REVIEW ALL INTERIOR DOORS AND ADJUST AS NECESSARY TO OPERATE PROPERLY.

## INTERIOR

**Satisfactory** Closet Doors - Doors in Place

**Service/Repair** Entry/Exit Doors - Checked

FRONT DOOR DEAD BOLD TO NOT LATCHING.  
SCREEN NEEDED ON THE MASTER SLIDER.  
REFRIGERATOR RESTRICTED TESTING THE FAMILY ROOM FOLDING DOORS.

**Satisfactory** Interior Switches - Tested

**Satisfactory** Interior Fixtures - Tested

**Satisfactory** Receptacles - Three Prong Grounded, Anti tamper style

**Satisfactory** GFCI Outlets - Tested

**Satisfactory** Interior Cabinets and Shelving - Accessible

**Satisfactory** Interior Fireplace 1 - Prefabricated Gas Log Fireplace

LIVING ROOM: GLASS GETS VERY HOT USE CAUTION.

**Satisfactory** Ceiling Fan - Tested

**Satisfactory** Skylight - No Evidence of Leakage

**General comments** Radon - Test not requested

REPORTED TESTED 6.0PCI/L NEXT DOOR PAIRED UNIT. BUILDER IS INSTALLING MITIGATION SYSTEM ON BOTH SIDES AT THE TIME OF INSPECTION.  
NO RADON TEST REQUESTED

**Maintenance/Monitor/Upgrade** Environmental hazards - NOT INSPECTED

NO INSPECTION WAS PERFORMED OR ANY SAMPLING TAKEN FOR ANY ENVIRONMENTAL CONTAMINANTS.

**General comments** Media/phone/CATV/CAT5 - Not inspected

NOT TESTED.

**Service/Repair** Carbon monoxide alarm - Present

REMOVE DUST COVERS.  
TEST ALL CARBON MONOXIDE ALARMS AND SMOKE ALARMS FREQUENTLY, CHANGE BATTERIES ANNUALLY.

**General comments** Smoke alarms - Sample Number Tested

REMOVE DUST COVERS  
TEST ALL SMOKE ALARMS OR CARBON MONOXIDE DETECTORS FREQUENTLY.

## INTERIOR

**Maintenance/Monitor/Upgrade** Alarm system - Not tested

IS SYSTEM LEASED OR OWNED? ALARMS ARE NOT TESTED.  
WATER SENSOR AND OR SUMP PUMP ALARMS ADVISED: LAUNDRY ROOM, SUMP AND SEWER EJECTOR SYSTEM.

## PLUMBING

**Satisfactory** Water Source - Municipal

**Satisfactory** Main Supply Size - 3/4 inch

**Satisfactory** Main Supply Type - Copper

**Service/Repair** Main Water Shut Off - Basement

LABEL ALL VALVES AT THE MAIN ENTRY POINT.

**Service/Repair** Main Gas Valve - Exterior

GAS METER IS LOCATED: EXTERIOR  
GAS DISCONNECT VALVES ARE AT EACH APPLIANCE AND AT THE EXTERIOR METER.  
NATIONAL ELECTRICAL CODE 310.1 CSST CORRUGATED STAINLESS STEEL TUBING GAS PIPING SYSTEMS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, ELECTRICAL CONTRACTOR VERIFY PROPER GROUNDING OF THE PIPING.

**Satisfactory** Interior Visible Water Pipes - PEX

**Service/Repair** Waste System - Municipal, Ejector system

THE CONDITION OF THE MAIN SEWER LINE UNDER CONCRETE OR EARTHEN DIRT CANNOT BE DETERMINED. A CAMERA INSPECTION CAN BE PROVIDED BY SEPARATE CONTRACTOR.  
SEWAGE WATER LEAKING DOWN PIPE AND OR WALL FROM A BROKEN PIPE AT THE SEWER EJECTOR SYSTEM. DRYWALL AND INSULATION WILL NEED REMOVED TO FIND AND REPAIR THE LEAK. ALL WET MATERIAL SHOULD BE REMOVED AND TREATMENT FOR ANY BIO ORGANIC MATERIAL AS NEEDED, AND THEN RESTORED TO NEW CONDITION.  
CLEAN OUT LOCATED AT THE REAR PATIO.

**General comments** Interior Waste/Vent Pipes - Plastic

PLUMBING WASTE LINES ARE MOSTLY CONCEALED.

**Satisfactory** Type of Outside Spigots - Checked where Visible

## BATHROOM

**Satisfactory** Number of Bathrooms - 4

**Satisfactory** Bathroom Doors - Checked, Door Lock, Pocket Door

**Satisfactory** Bathroom Floor - Checked, Tile

## BATHROOM

**Service/Repair** Bath Switches/Fixtures - Wall

REPLACE BULBS OR FIXTURE AS NEEDED ABOVE THE SINK.

**Satisfactory** Bathroom Receptacles - Grounded

**Satisfactory** Bathroom Walls and Ceilings - Drywall

**Satisfactory** Cabinets - Wood

**Service/Repair** Bathroom Countertops - Composite

MAIN FLOOR POWDER ROOM SINK IS NOT COMPLETED.  
WHITE CAULKING NEEDED AT THE SINK BACK SPLASHES.

**Satisfactory** Bathroom Sink Faucets - Tested

**Satisfactory** Bathroom Sink Stopper - Checked, Push Pull

**Satisfactory** Bathroom Sink Basin - Checked

**Satisfactory** Bathroom Sink Drain and Trap - Plastic

**Satisfactory** Toilet Operation - Flushes, Drains, Refills, Water saver flush

**Satisfactory** Bathtub - Checked

**Service/Repair** Bathtub Faucets - Checked

HOT AND CLOD CONTROL VALVE IS REVERSED, COLD SHOULD COME ON FIRST AND GO TO HOT.

**Satisfactory** Bathtub Stopper - Checked

**Satisfactory** Bath Showerhead - Standard

**Satisfactory** Shower Stall Walls/Doors - Checked, Tile

**Satisfactory** Shower Drain - Tub

**Satisfactory** Shower Faucets - Single Lever

**Satisfactory** Bathroom Ventilation - Window, Fan



## LAUNDRY

**Satisfactory** Laundry Washer Valves - Checked

**Satisfactory** Washer Drains - Trapped Line

**Satisfactory** Dryer Vented - Wall

**Satisfactory** Laundry Energy Source - 240 Electric

**Maintenance/Monitor/Upgrade** Floor drain - Interior

POUR WATER DOWN THE FLOOR DRAIN PERIODICALLY TO PREVENT SEWER GAS FROM ESCAPING INTO THE LAUNDRY ROOM.

**Satisfactory** Fan/ventilation - Ceiling

## BASEMENT

**Satisfactory** Basement Type - Full Percent

**Satisfactory** Basement Access - Interior Stairs

**General comments** Basement Foundation Walls - Poured Concrete

STRUCTURAL WALLS ARE MOSTLY CONCEALED.

**General comments** Basement Insulation - Between Joist

INSULATION AND FINISH WORK LIMITS THE INSPECTORS ABILITY TO VIEW ALL AREAS.

**Satisfactory** Foundation Anchors - Anchor Bolts

**General comments** Basement Structural Columns - Bearing Wall

STRUCTURAL COMPONENTS ARE MOSTLY CONCEALED.

**Satisfactory** Basement Wall Framing - Floating Wall

**Satisfactory** Basement Ceiling Sub Floor - Checked where Visible

**Satisfactory** Basement Ceiling Joist - Truss

**Satisfactory** Basement wall/ceiling finishes - Partially Finished

## BASEMENT

### General comments

#### Basement Floor - Concrete

PERSONAL PROPERTY AND FLOOR COVERINGS LIMIT THE INSPECTION.

### Service/Repair

#### Basement Drainage - Floor Drain, Perimeter Drain, Sump Pit, Sump Pump

CHECK SUMP PUMP OPERATION 5 TIMES PER YEAR.  
SUMP PUMP FAILURE ALERT ALARM ADVISED.  
SUMP PUMP NEEDS A DEDICATED ELECTRICAL CIRCUIT NEAR THE PIT.  
THE DISCHARGE PIPE IS REPORTED TO BE MOVED AND RUN ALONG THE GRAVEL AREA BETWEEN THE UNITS. PIPE SHOULD BE COVERED WITH GRAVEL.  
STANDING WATER FOUND IN THE PIT, PUMP PLUGGED AND AND DRAINED HOWEVER 12" OF STANDING WATER REMAINS IN THE PIT AND THE PUMP IS SET UP ON BLOCK ABOVE THE BASE OF THE PIT WHICH IS AN INDICATION THAT THERE IS A WATER TABLE UNDER THE SUBJECT  
ADDITIONAL GRAVEL NEEDED IN THE BASE OF THE WINDOW WELLS.

### Service/Repair

#### Windows - Fire exit rated

PROPER SIZE GRATE COVERS NEEDED.

### General comments

#### Bio-organic material - No inspection for bio-organic material

NO TEST PREFORMED FOR ANY BIO-ORGANIC MATERIAL.

**Barnes, Dave and Tracy**  
**3968 Vrain Street**  
**Denver, CO 80212**  
**dave@barnesfamily.com**  
**Inspection Number: 3966**

### **Comments**

**Inspected 6/27/11 9:00 AM 2011 circa vacant new construction. Weather clear 70 degrees.  
Dave, Tracy and Sarah were present. 350.00 inspection fee pd/cc.**

### **Environmental Hazards:**

No comprehensive tests were done for any hazardous materials or indoor pollution unless specifically stated in this report (per ASHI® Standards). The presence of lead or mercury based paints was not inspected or evaluated. No inspection or test was made for lead solder on water pipes, solids lead pipes or lead in water or any other contaminants in the water was made unless stated specifically in the report. MOLDS or the potential for mold allergies or any deleterious effects caused by molds or any other allergens were not inspected or evaluated. No geologic hazards were inspected or evaluated, such as expansive or unstable soils, landslides, earthquake hazards, underground mines, sink holes, water tables, flood plains, etc. however, the effects of any of these conditions would be described in the report, if present and visible. EXPANSIVE SOIL, for example, is an on going concern in the Denver area. There are no warranties or guarantees for the continued structural stability of a home inspected by HSDI. No search was made for underground storage tanks. No evaluation or inspection for ground water contaminants or ground surface contaminants was made (such as oil spills, any other hydrocarbon or chemical contamination, PCBs, etc). CHILD SAFETY CONCERNS (such as electrical hazards, stairways, railings, and others) were not evaluated except as stated in the report. No GENERAL SAFETY INSPECTION was made. No inspection or air test was made for UREA FORMALDEHYDE FOAM INSULATION or any OTHER AIRBORNE CHEMICAL. No evaluation or inspection was made for PCBs (polychlorinated biphenyl's) HEAVY METALS, etc. in any material. ELECTROMAGNETIC FIELDS were not evaluated or surveyed unless described in this report or accompanying report. ASBESTOS was not inspected or sampled except subject to the conditions described below. RADON is recommended to be tested; test results are described below or in an accompanying report unless the client elected not to perform a test. CARCINOGENS generally are not inspected except radon. No public/governmental agency records were searched as part of this inspection and no environmental audit such as Phase One was performed on this property as these and all others named above are beyond the scope of this inspection, and are specialties requiring expertise beyond that of the general home inspector. Essentially, no environmental hazards were evaluated or inspected unless specifically reported in this report or an accompanying report. If there are any doubts or concerns about any of the above, a qualified professional should be retained before closing the sale of the property to perform appropriate tests, surveys, or audits.

### **ASBESTOS:**

In homes built before 1980, almost any material may contain asbestos. In homes built after 1980, it is possible that some materials may contain asbestos. Home Systems Data, Inc. does not inspect for asbestos (per ASHI ® standards) but may, in passing point out materials which may contain asbestos, based on the inspector's experience; however, this information should not be relied upon as authoritative or conclusive, in any way. This information is also not exhaustive or technically exhaustive. Other asbestos containing materials may be present in the home which were hidden, such as in wall plaster, or drywall, and other materials may contain asbestos which are not hidden but have escaped the attention of the inspector either through lack of complete knowledge of all household materials which may contain asbestos, or lack of testing, or both. Unless a sample is taken, any materials pointed out as possible asbestos-containing are not confirmed to contain asbestos by testing. IN ALL CASES, WHETHER POSSIBLE ASBESTOS-CONTAINING MATERIALS ARE POINTED OUT BY INSPECTOR OR NOT, A CERTIFIED ASBESTOS PROFESSIONAL SHOULD BE CONSULTED FOR AN ASBESTOS INSPECTION AND FOR RECOMMENDATIONS.

### **\*\*RADON\*\***

If a radon test was requested by the Buyers Agent or the Buyer, the results will be available after 48 hours and under separate cover.

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Inspection Number: 3966

#### Comments

Inspected 6/27/11 9:00 AM 2011 circa vacant new construction. Weather clear 70 degrees. Dave, Tracy and Sarah were present. 350.00 inspection fee pd/cc.

**Home Systems Data, Inc.**

[www.HSDI.us](http://www.HSDI.us) <<http://www.HSDI.us>>

E: [Office@hsdi.us](mailto:Office@hsdi.us)

PH 303-773-6102

### **PURPOSE AND SCOPE OF INSPECTION**

This report is documentation of a cursory visual inspection of the subject property. This inspection on an "opinion only" basis of the apparent condition of safely and readily accessible items specified in the American Society of Home Inspectors (ASHI) standards of practice and is based on the experience and opinion of the inspector. This is not technically exhaustive and no warranties or guarantees are made or implied except as described below. This information was also explained to the client verbally at the time of the inspection. A brief explanation of this contract is given verbally at the time of the inspection if client is present.

### **CONTRACT - PLEASE READ CAREFULLY**

Client hereby authorizes and contracts for Home Systems Data, Inc. (HSDI) to perform a home inspection at the Subject Property. Client agrees to the terms and condition in this Contract. The inspection report and its contents are intended for the exclusive use of and are the non-transferable property of the Client. The agreement Inspection Fee is payable at the time of the inspection. Client agrees to pay off all expenses associated with the inspection.

The presence of the Client has been requested during the inspection. If Client is not present at the time of the inspection or for any other reason is unable to sign or does not sign this Contract at the time of the inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by the Client.

CLIENT ACKNOWLEDGES THAT HOME SYSTEMS DATA, INC. WARRANTS ITS INSPECTION SERVICES AND REPORT WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE OF INSPECTION, THE INSPECTION REPORT, AND THE ASHI STANDARDS OF PRACTICE OF HOME INSPECTORS ONLY. THIS IS A LIMITED AND NON-TRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY HSDI. HSDI MAKES AND CLIENT RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED. THIS STATED EXPRESS WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF HSDI FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE OF THE INSPECTION REPORT. CLIENT WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES, EVEN IF HSDI HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN THE EVENT OF A BREACH OR A FAILURE OF THE FOREGOING WARRANTY, OR NEGLIGENT INSPECTION BY HSDI (EXCLUDING WILLFUL MISCONDUCT), CLIENT AGREES THAT THE LIABILITY OF HSDI AND OF ITS AGENTS, EMPLOYEES AND INSPECTORS, FOR CLAIMS OR DAMAGES, COSTS OF DEFENSE AND SUIT, ATTORNEYS' FEES, AND EXPENSES AND PAYMENTS ARISING OUT OF OR IN ANY WAY CONNECTED WITH ERRORS OR OMISSIONS IN THE INSPECTION REPORT SHALL BE LIMITED TO LIQUIDATED DAMAGES IN ANY AMOUNT EQUAL TO ALL AMOUNTS PAID FOR THE INSPECTION TO HSDI BY CLIENT. Client and HSDI acknowledge the liquidated damages are not intended as a penalty but are intended to reflect the fact actual damages may be difficult and impractical to ascertain; to allocate risk among HSDI and Client; and to enable HSDI to perform the inspection at the stated inspection fee. In the event of the tender by HSDI or a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action and HSDI shall be thereupon generally and fully released.

Client hereby expressly waives any cause of action against the inspector personally, excluding only willful misconduct, and agrees to look solely to HSDI for any and all liability related to the inspection including the negligence of the inspector. Client hereby agrees to indemnify the Inspector personally for any and all causes of action, including costs of defense and attorney's fees, related to or arising from any claim brought by client against the inspector.

In the event Client has a claim of a breach or failure of warranty, or for negligent inspection, Client shall provide HSDI with three working days to re-inspect the component or item before Client repairs or replaces the component or item. The right of re-inspection is to protect HSDI and Client from the business practices of contractors. If Client fails to allow HSDI to re-inspect, Client waives any claim against HSDI with respect to the component or item.

The purpose of the inspection is for Client to be informed of as many conditions as possible within the brief period of time allotted for the inspection. Client has no expectation of being notified of all conditions, and waives any claim to conditions which are not reported. HSDI is not responsible for any condition affecting any system or components which occurs subsequent to the inspection or it's intermittent and not detectable during the inspection.

No action, whether in contract or tort, shall be brought against HSDI in arbitration or a court of law beyond the earlier of one year following the date of the inspection or 120 days after discovery by Client of the condition which forms the basis of action.

If a claim is made against HSDI or any alleged error or omission or other act rising out of the performance of this inspection, and if Client fails to prove such claim, Client agrees to pay all costs and attorneys' fees incurred by HSDI and its inspectors.

The Inspection Report is not intended for use by anyone other than the Client. No third party shall have any right arising from this Contract or the Inspection Report. In consideration of the furnishing of the Inspection Report, the Client agrees to indemnify and hold harmless HSDI and its inspectors for all costs, expenses, legal fees, awards, settlements, and judgments in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. Client's request that HSDI release copies of the Inspection Report shall be at the Client's risk with respect to the contents of this paragraph.

The Inspection Report, field report, and any addenda, and the Contract collectively constitute the contract document. In the event any provision is held to be unenforceable, it shall be severed from the contract document and the remaining provisions shall be fully enforced.

My signature below acknowledges I have read, understand, and accept the terms, conditions, and limitations as outlined in this

Contract. Acceptance or use of this Inspection Report by any party shall constitute acceptance of the terms and conditions of this Contract as if signed by that party and shall constitute authorization to any person signing as Client to act as agent in agreeing to the terms and conditions. This Contract is binding on Client, Client's spouse, heirs, successors and assigns. **\*\*NOTE: ATTACHED ADDENDUMS ARE HEREBY MADE PART OF THIS CONTRACT\*\***

Client: \_\_\_\_\_ Date: \_\_\_\_\_ Fee: \_\_\_\_\_

ADDITIONAL CHARGES APPLY WHEN FOLLOW-UP INSPECTION OR RE-INSPECTION IS REQUESTED BY CLIENT OR CLIENT'S AGENT

Subject Property \_\_\_\_\_ Inspection

Date \_\_\_\_\_

Client/Purchaser \_\_\_\_\_

\_\_\_\_\_