



Residential Property Inspection Services

Protect Your Family and Your Investment

Inspection Report

Customer

Property Address:
1000 Sample 1 Street
Denver CO 80126



Cozy Home Inspection Services LLC

**Cliff Knight
628 Darby Court
Castle Rock, CO 80104
720.341.0852**

Hello Customer:

At your request, a visual inspection of the above referenced property was conducted on 1/1/2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting

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the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information and photographs of concern to the client. **You are strongly encouraged to read the entire Inspection Report.** The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions. It is also a good practice and recommended that you investigate with the municipal entity that proper permits were applied for and subsequent inspections were performed and passed during the original construction or when any updates to the home were performed.

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Date: 1/1/2016	Time: 9:00 AM	Report ID: Sample1
Property: 1000 Sample 1 Street Denver CO 80126	Customer: Customer	Real Estate Professional:

Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; smoke detectors; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, 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 The environmental Protection Agency website, <http://www.epa.gov/iaq/pubs/>.

Mold is one such contaminant. It is a micro-organism that has tiny seeds, or spores, that are spread on the air then 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 toxigens 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/mold/moldguide.html>, from which it can be downloaded.

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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 be 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 Environmental Protection Agency (EPA), at <http://www.epa.gov/radon/>, 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern 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 within the contingency period.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of the building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. Client also agrees that any claim is limited to the fee paid for the inspection.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Defer or Observe (DO) = The item or component is may be of lesser concern; not require immediate attention; will eventually require attention.

Request Information (RI) = The item or component attracts attention due to apparent change, update, replacement. You may want to request additional information on the item or component from the current home owner or realtor.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Home Faces:

North

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Architectural	Viewed roof covering from: Ground Walked roof	Sky Light(s): None
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Chimney (exterior):
N/A

Items

1.0 Roof Coverings

Comments: Inspected

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

1.1 Flashings

Comments: Inspected

Insufficient kick-out flashing south east corner of garage. Recommend installation of kick-out flashing by qualified roofing professional.



1.1 Item 1(Picture) Minimal kick-out flashing

1.2 Skylights, Chimneys and Roof Penetrations

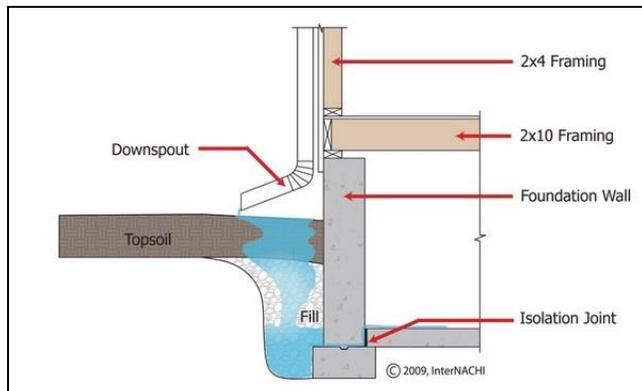
Comments: Inspected

The roof penetration flashing appeared to be in place, caulked and watertight.

1.3 Roof Drainage Systems

Comments: Inspected

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Maintaining down spout extensions is important to protect the integrity of the foundation.



1.3 Item 1(Picture) Improper down spout extension

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Steel

Fiberglass

Hollow core

Appurtenance:

Deck

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

The wall cladding, flashing, and trim appeared satisfactory and in serviceable condition.

2.1 Doors (Exterior)

Comments: Inspected

The exterior doors appeared satisfactory and in serviceable condition.

2.2 Windows

Comments: Inspected

Windows as viewed from the exterior appeared satisfactory and in serviceable condition.

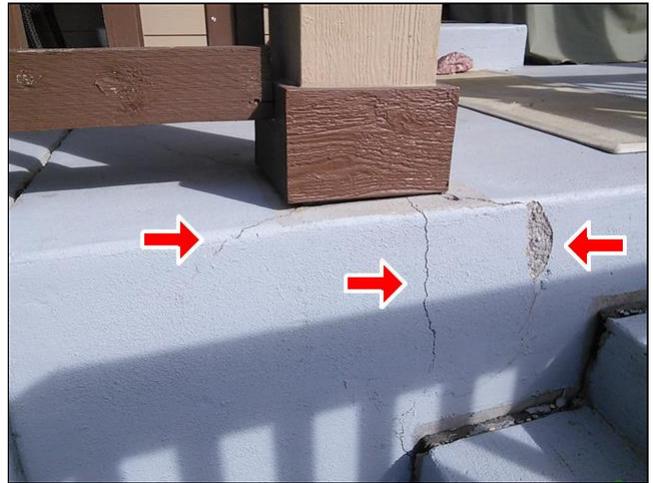
2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

 (1) The rear porch at the point of each overhead support has noteworthy cracking. Recommend inspection by qualified contractor to determine severity and cost of repair.



2.3 Item 1(Picture) Rear porch at SW corner

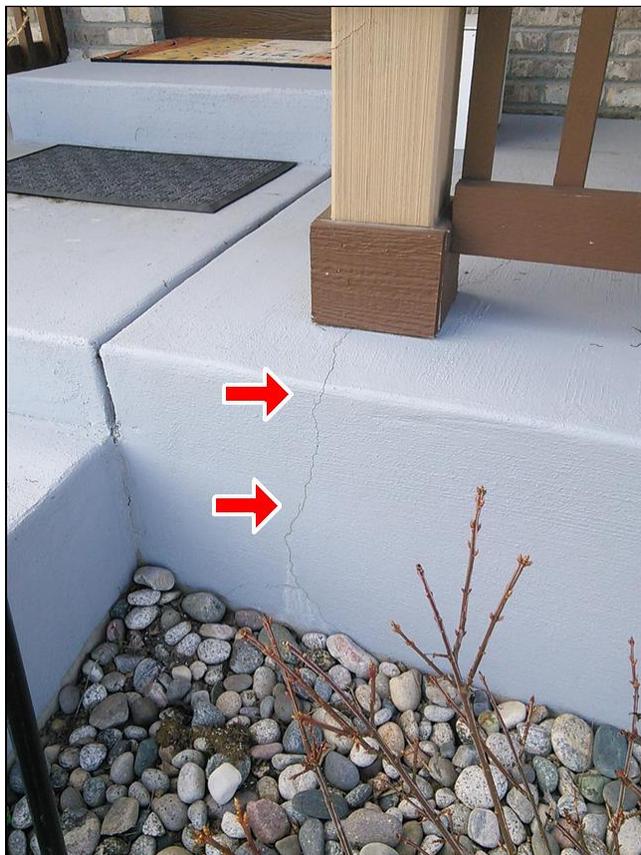


2.3 Item 2(Picture) Rear porch center



2.3 Item 3(Picture) Rear porch at SE corner

(2) Front porch typical cracking general due to minor settling.



2.3 Item 4(Picture) Front porch

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

(1) The lot appears to have adequate drainage to allow water to drain away from the foundation.

(2) The drive appears to have been replaced along with the sidewalk across the front of the property. This may have been done to resolve some settling issue. There are some signs of typical settling, minor cracks that are common in the Denver area due to the expansive soil.



2.4 Item 1(Picture) Driveway cracks

2.5 Eaves, Soffits and Fascias

Comments: Inspected

The eaves, soffits, and fascias appeared satisfactory and in serviceable condition.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One manual
One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

Items

3.0 Garage Ceilings

Comments: Inspected

The garage ceiling appears to be in serviceable condition. Partially finished using Gypsum board.

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

The garage walls appear to be in serviceable condition, some walls are finished with Gypsum board.

3.2 Garage Floor

Comments: Inspected

The garage floor appears to be in serviceable conduction.

3.3 Garage Door (s)

Comments: Inspected

Garage doors appear to be in serviceable condition.

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

The occupant door from inside garage to inside the home appears to be a fire rated door although official markings to indicate such could not be located.

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

 [Genie Model 2024](#)

The photo sensors are in place for the garage door and will reverse the door as intended when the beam is interrupted.

The garage door resistance reverse action will reverse when met with resistance but requires significant pressure.

Recommend adjustment to door opener to require less pressure in order to actuate the reverse mechanism.



3.5 Item 1(Picture) Garage Door Opener

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Tile

Vinyl

Manufactured Wood

Interior Doors:

Hollow core

Raised panel

Window Types:

Thermal/Insulated

Single-hung

Sliders

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Veneer

Countertop:

Granite

Items

4.0 Ceilings

Comments: Inspected

Ceilings appear to be in serviceable condition.

4.1 Walls

Comments: Inspected

Walls appear to be in serviceable condition.

4.2 Floors

Comments: Inspected

Carpets, linoleum, and tile all appear to be in serviceable condition.

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

Steps, stairway, and handrail appear to be sound and in serviceable condition.

4.4 Counters and Cabinets (representative number)

Comments: Inspected

The kitchen cabinets appear to be in serviceable condition although a few door may need hinge adjustment in order to close appropriately.

4.5 Doors (representative number)

Comments: Inspected

🚪 Interior doors appear to be in serviceable condition with one exception at the master bedroom.

Recommend repair of master bedroom door trim prior to closing.



4.5 Item 1(Picture) Master bedroom door trim

4.6 Windows (representative number)

Comments: Inspected

Dual pane windows appear to be in serviceable condition, no broken seals observed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Poured concrete</p>	<p>Method used to observe Crawlspace: No crawlspace</p>	<p>Floor Structure: Engineered floor joists</p>
<p>Wall Structure: 2 X 4 Wood 2 X 6 Wood</p>	<p>Columns or Piers: Steel lally columns</p>	<p>Ceiling Structure: 2X6 Not visible</p>
<p>Roof Structure: Engineered wood trusses</p>	<p>Roof-Type: Gable Cross-Gable</p>	<p>Method used to observe attic: From entry Walked</p>
<p>Attic info: Attic hatch</p>		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

There is no detected evidence of recent movement in the foundation.

The exposed portions of the perimeter foundation walls appear to be adequate although due to limited visibility, some portions of the foundation is blocked from view and is not covered by this inspection.

There are basement level windows which appear to be in satisfactory condition.

At least one window in the basement level appears to be egress accessible in case of an emergency.

5.1 Walls (Structural)

Comments: Inspected

Walls appear to be in serviceable condition.

5.2 Columns or Piers

Comments: Inspected

Columns and piers that are visible appear to be in serviceable condition.

5.3 Floors (Structural)

Comments: Inspected

The exposed portions of the floor framing and ceiling joist members are in satisfactory condition. The inspection refers to the exposed ceiling/floor framing members. This is only a visual inspection and therefore cannot not comment on unexposed framing members.

5.4 Ceilings (Structural)

Comments: Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No problems observed or discovered.

5.5 Roof Structure and Attic

Comments: Inspected

The attic structure showed no signs of water penetration at time of inspection and appears to be serviceable. The roof decking material is oriented strand board sheathing. The attic cavity is not useable for storage due to size, framing, or insulation.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: BRADFORD-WHITE
Water Heater Location: Basement		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

Plumbing drain and venting appears to be in serviceable condition.

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

 (1) Fixtures, sinks, tubs, and showers appear to be in serviceable condition.

The shower tile in the basement exhibited poor tile grouting in the NE corner of the shower. Recommend sealing the crack with appropriate grout or caulk.



6.1 Item 1(Picture) Basement Shower Crack

(2) Water pressure at reasonable level of 60 psi

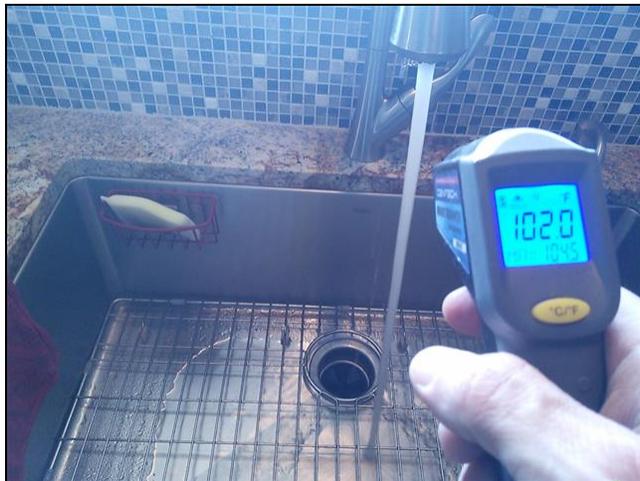


6.1 Item 2(Picture) House Water Pressure

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

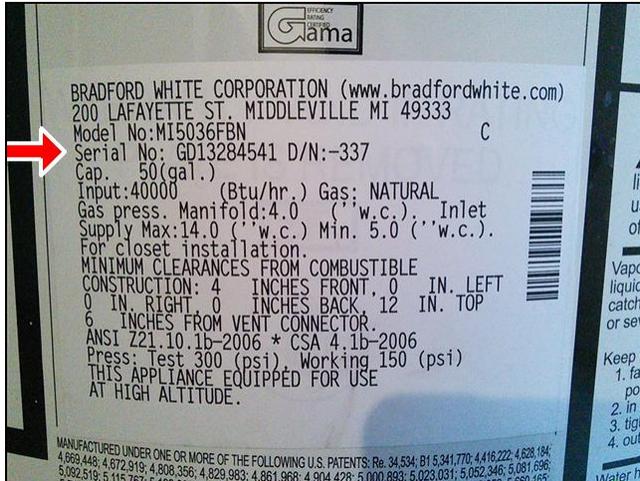
(1) Hot water temperature appears to be adequate and with in reasonable expectations. Measurements indicated over 100 degrees at fixtures.



6.2 Item 1(Picture) Water temperature adequate

(2) Manufacturer: Bradford White
SN: GD13284541 D.N:-337

Model: MI5036FBN
Manufacture Date: 2010



6.2 Item 2(Picture) Water Heater Data Plate

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Main water shutoff is located in basement mechanical room.



6.3 Item 1(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Gas supply piping as installed appears adequate.

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main incoming gas cutoff is located on the external north west corner of the home.



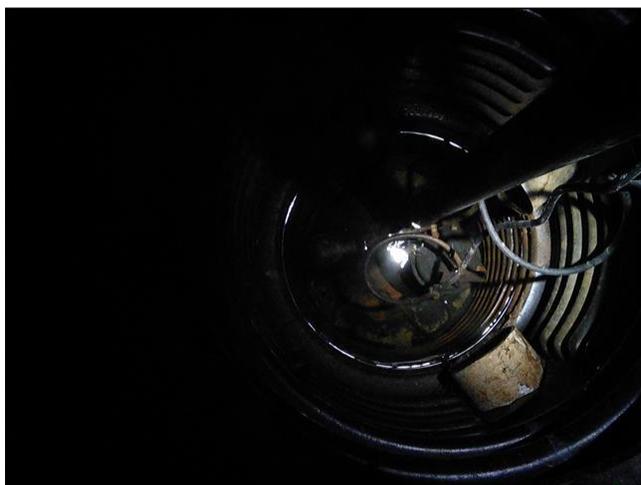
6.5 Item 1(Picture) Gas shutoff

6.6 Sump Pump

Comments: Inspected

Sump pit contains a sump pump which was NOT tested for functionality as the sump pit was sealed due to radon mitigation equipment.

No water level alarm was present, it is highly recommend that a water level alarm be installed in the sump pit in the event of a sump pump failure or malfunction.



6.6 Item 1(Picture) Sump pump

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. The condition of waste and drainpipes pipes usually directly related to their age. However, since 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, can be expensive to repair, and for this reason we recommend having them 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. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Underground lateral
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

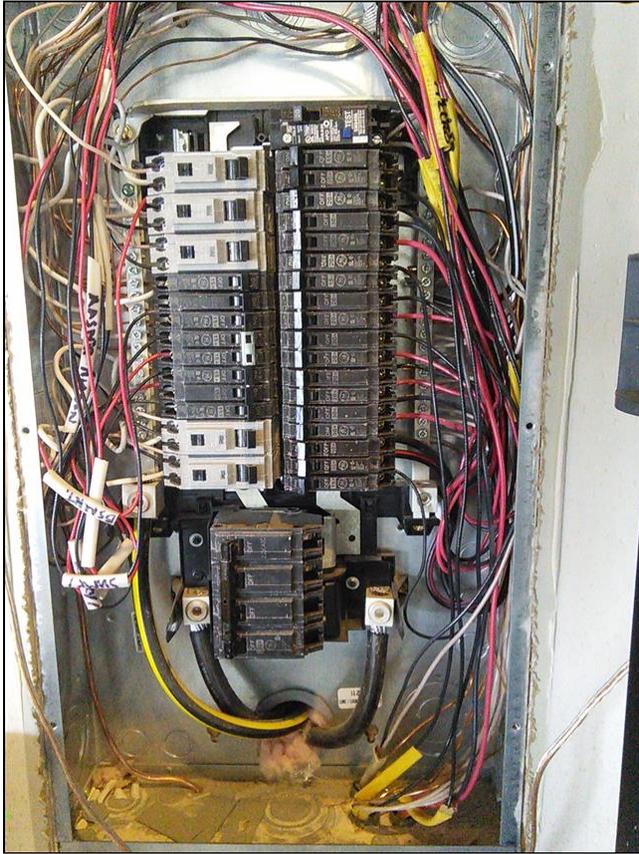
Comments: Inspected

The service conductors were present and in serviceable condition.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

(1) Electrical panel appears to be in serviceable condition with appropriate labeling.



7.1 Item 1(Picture) Main Electrical Panel

(2) Ufer grounding electrode at panel location



7.1 Item 2(Picture) Ufer Ground

(3) Neutral to ground bonding screw at main distribution panel as required.



7.1 Item 3(Picture) Neutral Bonding

(4) Water system grounding as required



7.1 Item 4(Picture) Water System Grounding

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

Visible branch circuit conductors and overcurrent devices appear to be of the appropriate size for the amperage and voltage.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

Electrical lighting appears to be in serviceable condition.

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

Basement bedroom receptacles not firmly mounted to the electrical box and one receptacle located on the bedrooms East wall had an open ground. Recommend repair by a qualified electrician.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

 Two receptacles in the in kitchen were not operational at the time of the inspection, located in the south west corner above the kitchen cabinets.

Recommend qualified electrical repair as needed.

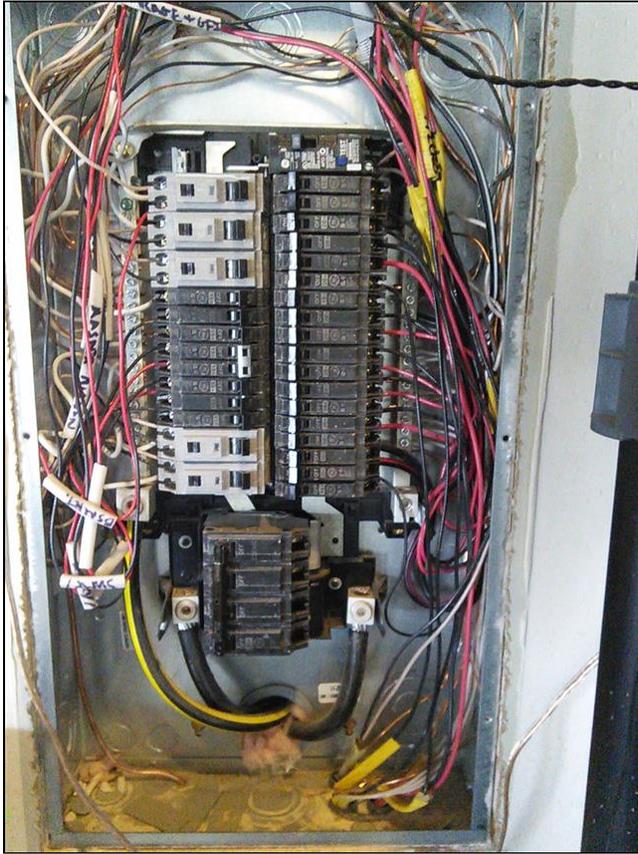


7.5 Item 1(Picture)

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main electrical distribution panel and disconnect are located on the north east wall inside the garage.



7.6 Item 1(Picture) Electrical Distribution Panel

7.7 Smoke Detectors

Comments: Inspected

Smoke detectors present on each floor and in each bedroom.
The smoke detectors should be tested upon moving in to home and each year there after.



7.7 Item 1(Picture) Combination CO and Smoke detector

7.8 Carbon Monoxide Detectors

Comments: Inspected

As of July 1st, 2009, carbon monoxide detectors are required in Colorado within 15 feet of the entrance to any bedroom. The appropriate detectors are installed as required and on each floor of the home. Some are stand alone while others are in combination with smoke detection equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required/permitted to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AMANA	Ductwork: Partially insulated	Filter Type: Cartridge
Filter Size: 16x25	Types of Fireplaces: Gas/LP Log starter	Operable Fireplaces: One
Number of Woodstoves: None		

Items

8.0 Heating Equipment

Comments: Inspected

(1) A Goodman forced air furnace is installed as the primary source of heat. The furnace is a high efficiency type with a fan installed in the vent pipe.

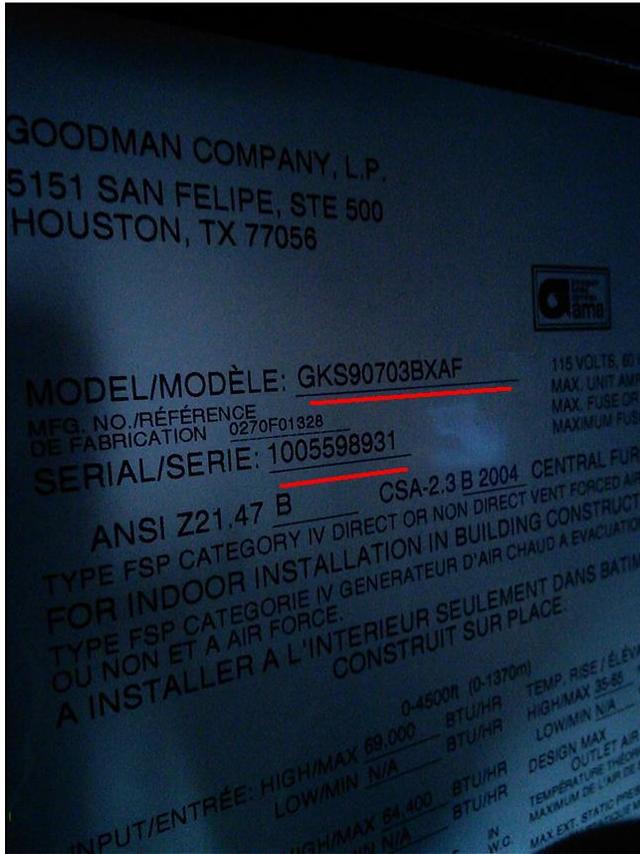
The safety shut switch in the access panel was installed and operational at time of inspection.

Manufacture: Goodman

SN: 1005598931

Model: GKS90703BXAF

Manufacture Date: 05/2010



8.0 Item 1(Picture) Goodman Data Plate

(2) The ribbon burners appear to be running cleanly at time of inspection.

It is typically recommended that an annual inspection and cleaning of a residential furnace be carried out by a certified HVAC technician prior to winter use



8.0 Item 2(Picture) Goodman Furnace Ribbon Burners in Operation

(3) Filter replacement location at bottom of unit. (16" x 25" x 1")



8.0 Item 3(Picture) Air Filter

8.1 Normal Operating Controls

Comments: Inspected

Honeywell controller appears to be in serviceable condition.



8.1 Item 1(Picture) HVAC Controls

8.2 Automatic Safety Controls

Comments: Inspected

The automatic furnace cutoff switch and service disconnect were both present and in serviceable condition.

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The supply air to return air temperature has a differential greater than 40 degrees indicating appropriately forced air operation.



8.3 Item 1(Picture) Return Air Temperature



8.3 Item 2(Picture) Supply Air Temperature

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Supply air source located in each room.

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) Draft Hood, Vent Connector, Chimney or Vent

Comments: Inspected

Chimneys, flues and vents in serviceable condition.

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Inspected, Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

The gas fireplace was operational and in serviceable condition at time of inspection.

Recommend service and cleaning by qualified technician to improve performance and efficiency.



8.7 Item 1(Picture) Gas fireplace

8.8 Cooling and Air Handler Equipment

Comments: Not Inspected, Not Present

8.9 Normal Operating Controls

Comments: Not Inspected, Not Present

8.10 Presence of Installed Cooling Source in Each Room

Comments: Not Inspected, Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Vermiculite

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Items

9.0 Insulation in Attic

Comments: Inspected

The attic insulation appears to be adequate and properly installed.

9.1 Insulation Under Floor System

Comments: Not Inspected

Slab construction, no subfloor insulation installed.

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Inspected, Not Present

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

Adequate ventilation was found in the attic and basement areas.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

Bathroom, kitchen, and laundry room ventilation present by means of a windows in each location.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

BADGER

Exhaust/Range hood:

GENERAL ELECTRIC

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

Items

10.0 Dishwasher

Comments: Inspected

Manufacturer: General Electric

Model: Adora

The dishwasher was run through one partial cycle and appears to be in serviceable condition.



10.0 Item 1(Picture) Dishwasher

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

The gas range is operable and serviceable at time of inspection although burners were hard lighting.

Recommend cleaning.

GE lower and upper oven burner and broiler burner operable at time of inspection.

The convection fan was loud while in use indicating possible fan bearing wear.



10.1 Item 1(Picture) GE Cook Top



10.1 Item 2(Picture) Upper Oven Burner



10.1 Item 3(Picture) Oven Broiler



10.1 Item 4(Picture) Lower Oven Burner

10.2 Range Hood (s)

Comments: Inspected

GE recirculating range hood serviceable at time of inspection.



10.2 Item 1(Picture) Microwave / Range Hood Combo

10.3 Trash Compactor

Comments: Not Inspected, Not Present

10.4 Food Waste Disposer

Comments: Inspected

Manufacturer: InSinkErator Badger

SN: 10101733574

Model 1-87A

HP 1/3

Manufacture Date: 10/2010



10.4 Item 1(Picture) Kitchen Food Disposer

10.5 Microwave Cooking Equipment

Comments: Inspected

Microwave functioning as expected as indicated by test device.



10.5 Item 1(Picture) Microwave in Operation

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Radon Test

Styles & Materials

Testing Method:

Items

11.0 Radon Testing

Comments: Inspected

 The radon system was initially inoperative. It was discovered that the GFCI receptacle used to power the radon mitigation fan had been tripped.

Recommend frequent monitoring or considering swapping the GFCI receptacle with a standard receptacle.

Summary Part 1: Items Recommending Action (Repair or Replace)



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Cozy Home Inspection Services LLC

**628 Darby Court
Castle Rock, CO 80104
720.341.0852**

Customer
Customer

Address
1000 Sample 1 Street
Denver CO 80126

The items or discoveries in the following summary section(s) indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. The summary section(s) shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary section(s) is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

-  (1) The rear porch at the point of each overhead support has noteworthy cracking. Recommend inspection by qualified contractor to determine severity and cost of repair.

4. Interiors

4.5 Doors (representative number) Inspected

-  Interior doors appear to be in serviceable condition with one exception at the master bedroom.
Recommend repair of master bedroom door trim prior to closing.

7. Electrical System

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected



Two receptacles in the in kitchen were not operational at the time of the inspection, located in the south west corner above the kitchen cabinets.

Recommend qualified electrical repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Cliff Knight

Summary Part 2: Items You May Choose to Defer or Observe



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Customer

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1000 Sample 1 Street
Denver CO 80126

3. Garage

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected



Genie Model 2024

The photo sensors are in place for the garage door and will reverse the door as intended when the beam is interrupted.

The garage door resistance reverse action will reverse when met with resistance but requires significant pressure.

Recommend adjustment to door opener to require less pressure in order to actuate the reverse mechanism.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected



(1) Fixtures, sinks, tubs, and showers appear to be in serviceable condition.

The shower tile in the basement exhibited poor tile grouting in the NE corner of the shower. Recommend sealing the crack with appropriate grout or caulk.

11. Radon Test

11.0 Radon Testing

Inspected



The radon system was initially inoperative. It was discovered that the GFCI receptacle used to power the radon mitigation fan had been tripped.

Recommend frequent monitoring or considering swapping the GFCI receptacle with a standard receptacle.

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INVOICE

Cozy Home Inspection Services LLC
628 Darby Court
Castle Rock, CO 80104
720.341.0852
Inspected By: Cliff Knight

Inspection Date: 1/1/2016
Report ID: Sample1

Customer Info:	Inspection Property:
Customer	1000 Sample 1 Street Denver CO 80126
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	375.00	1	375.00
			Tax \$0.00
			Total Price \$375.00

Cozy Home Inspection Services, LLC.

628 Darby Court, Castle Rock, CO 80104 | 720-341-0852 | cliff@cozyhomeinspections.com

INSPECTION AGREEMENT

**THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE
PLEASE READ IT CAREFULLY**

Property Address: 1000 Sample 1 Street Denver CO 80126

Client: Customer	Email:
Phone: ,	Date of Inspection: 1/1/2016
Mailing Address:	Total Inspection Fee: \$ 375.00

This Inspection Agreement contains the terms and conditions of your (the Client) contract with Cozy Home Inspection Services, LLC. (the Company) for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

LIQUIDATED DAMAGES – LIMITED LIABILITY CLAUSE

Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.

X _____

By signing here, the client agrees to be bound by the provisions of this limitation of liability provision.

I have read, understand and agree to all the terms and conditions on all pages (three pages) of this contract and to pay the fee listed above.

X _____ **Date:** _____

Signature (One signature binds all)

X _____ **Date:** _____

Cozy Home Inspections Services Representative

ADDITIONAL TERMS AND CONDITIONS

1. INSPECTION AND DUTIES

The Company agrees to perform a limited visual Inspection of the systems and components included in the inspection as

Cozy Home Inspection Services LLC

they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, ASHI, which are attached to the report or can be found at www.ashi.org, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if the Company recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

2. DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

3. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten(10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection; failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen there from. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law.

4. ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that a Property Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold the Company and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions. Some testing is available for an additional fee from Cozy Home Inspection Services, LLC.

5. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
 - Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
 - Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding. Water membrane beneath roofs, balconies or shower pans.
 - Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.
 - Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
 - Repair cost estimates or building value appraisal.
 - Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters. Low voltage lighting, cable and telephone systems, alarm systems, sprinkler systems, hermetic seals in double glazed windows,
 - Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve.
- Any gas leaks.

Cozy Home Inspection Services LLC

- Furnace heat exchangers, supply and return ducts, inline duct motors or dampers, chimney flues.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.

6. GOVERNING LAW & SEVERABILITY

This Agreement shall be governed by Colorado law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

7. RECEIPT OF REPORT

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the written Inspection Report to the Company within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

8. OTHER SERVICES

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

9. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

10. DISPUTE RESOLUTION - ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.