



*Residential Property
Inspection Services*

Protect Your Family and Your Investment

Inspection Report

Customer

Property Address:

Sample 2 Street

#1

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 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

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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: 09:00 PM	Report ID: Sample2
Property: Sample 2 Street #1 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: Condominium	Approximate age of building: Under 10 Years
Temperature: Below 32 (F) = 0 (C)	Weather: Clear	Ground/Soil surface condition: Frozen, Wet
Rain in last 3 days: Yes	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:	Viewed roof covering from:	Sky Light(s):
3-Tab fiberglass	N/A	None
Chimney (exterior):		
N/A		

Items

1.0 Roof Coverings

Comments: Not Inspected

Roof maintenance is reportedly controlled by the housing association and is therefore not officially included on this inspection report.

Any comments related to this portion of the structure are included as supplementary information.

Please verify that maintenance of this portion of the structure is indeed the responsibility of the housing association prior to purchase.

1.1 Flashings

Comments: Not Inspected

See comments on section 1.0

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Not Inspected

See comments on section 1.0

1.3 Roof Drainage Systems

Comments: Not Inspected

See comments on section 1.0

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: Composite board	Exterior Entry Doors: Steel
Appurtenance: Balcony	Driveway: Concrete	

Items

2.0 Wall Cladding Flashing and Trim

Comments: Not Inspected

Exterior maintenance is reportedly controlled by the housing association and is therefore not officially included on this inspection report.

Any comments related to this portion of the structure are included as supplementary information.

Please verify that maintenance of this portion of the structure is indeed the responsibility of the housing association prior to purchase.

2.1 Doors (Exterior)

Comments: Inspected

The exterior doors appears satisfactory and in serviceable condition.

2.2 Windows

Comments: Inspected

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

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

Comments: Not Inspected

See comments section 2.0

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

Comments: Not Inspected

See comments section 2.0

2.5 Eaves, Soffits and Fascias

Comments: Not Inspected

See comments section 2.0

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:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	LIFT-MASTER

Items

3.0 Garage Ceilings

Comments: Inspected

The structural and external components of the garage are reportedly controlled by the housing association and is therefore not officially included on this inspection report.

Any comments related to this portion of the structure are included as supplementary information.

Please verify that maintenance of this portion of the structure is indeed the responsibility of the housing association prior to purchase.

The garage ceiling appears to be in serviceable condition.

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

(1) The garage interior walls appear to be in serviceable condition.

 (2) The exterior wall and brick fascia of the garage has been damage and should be brought to the attention of the home owners association.



3.1 Item 1(Picture)

3.2 Garage Floor

Comments: Inspected

The garage floor appears to be in serviceable condition.

3.3 Garage Door (s)

Comments: Inspected

The garage door appears to be in serviceable condition.

3.4 Occupant Door (from garage to inside of home)


Comments: Not Inspected, Not Present

Not applicable

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

Comments: Inspected

The garage door(s) opener(s) are working satisfactorily, both the photo eye and the door force reverse settings appear to be working as expected.



3.5 Item 1(Picture)

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
Interior Doors: Hollow core Raised panel	Window Types: Double-hung Sliders	Window Manufacturer: UNKNOWN
Cabinetry: Wood	Countertop: Laminate	

Items

4.0 Ceilings

Comments: Inspected

Ceilings appear to be in serviceable condition with only minor cosmetic issues.

4.1 Walls

Comments: Inspected

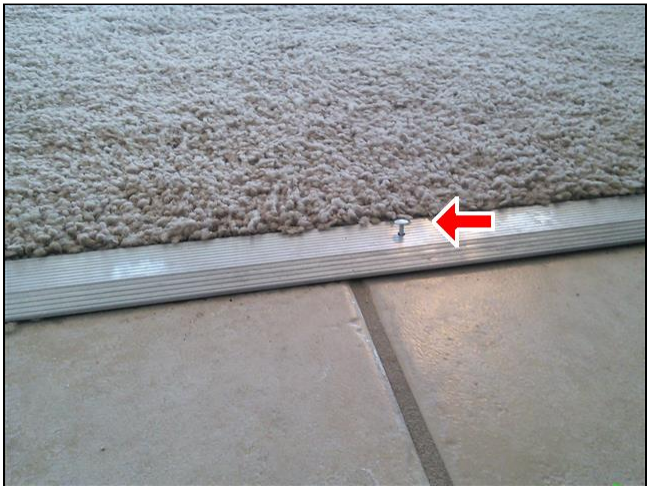
Walls appear to be in serviceable condition with only minor cosmetic issues.

4.2 Floors

Comments: Inspected

(1) Carpets and tile appear to be in serviceable condition.

 (2) The carpet threshold from the entryway to the living space requires repair or replace. The fasteners are backing out and present a trip or injury hazard.



4.2 Item 1(Picture)

4.3 Steps, Stairways, Balconies and Railings

Comments: Not Present

Not applicable

4.4 Counters and Cabinets (representative number)

Comments: Inspected

The counters and cabinets appeared to be in serviceable condition.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)

4.5 Doors (representative number)

Comments: Inspected

Interior doors appear to be in serviceable condition

4.6 Windows (representative number)

Comments: Inspected

Dual pane windows appear to be in serviceable condition.
No broken seals detected.

.....
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

Foundation: N/A	Method used to observe Crawlspace: No crawlspace	Floor Structure: Not visible
Wall Structure: 2 X 4 Wood	Columns or Piers: Not visible	Ceiling Structure: Not visible
Roof Structure: Not visible	Roof-Type: Hip	Method used to observe attic: Inaccessible
Attic info: N/A		

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: Not Inspected

The structural components of the home are reportedly controlled by the housing association and is therefore not officially included on this inspection report.

Any comments related to this portion of the structure are included as supplementary information.

Please verify that maintenance of this portion of the structure is indeed the responsibility of the housing association prior to purchase.

5.1 Walls (Structural)

Comments: Not Inspected

See comments for section 5.0

5.2 Columns or Piers

Comments: Not Inspected

See comments for section 5.0

5.3 Floors (Structural)

Comments: Not Inspected

See comments for section 5.0

5.4 Ceilings (Structural)

Comments: Not Inspected

See comments for section 5.0

5.5 Roof Structure and Attic

Comments: Not Inspected

See comments for section 5.0. (The roof and attic structure are inaccessible)

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	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC Some areas not visible
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: BRADFORD-WHITE
Water Heater Location: Main Floor		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

Plumbing drain and venting appears to be in serviceable condition.

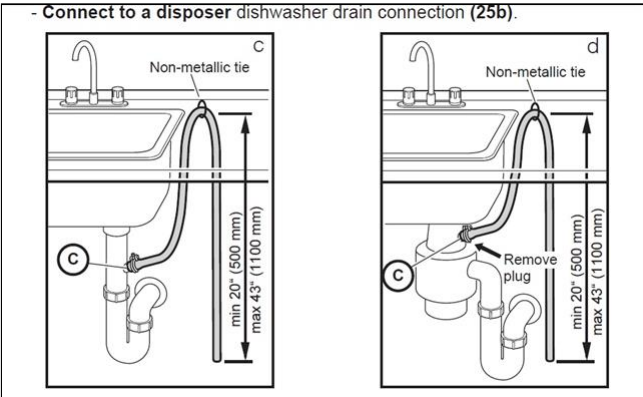
6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

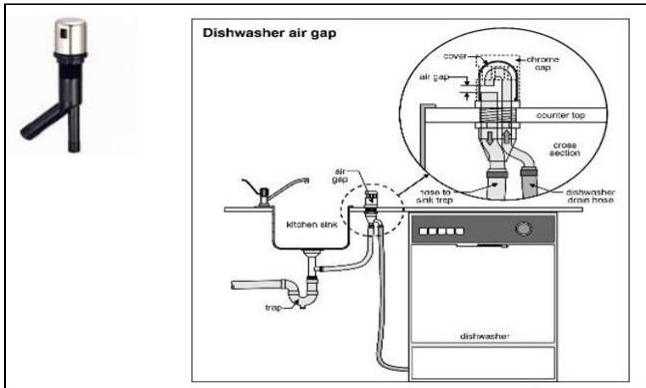
- (1) Fixtures, sinks, tubs, and showers appear to be in serviceable condition.
- (2) Plumbing venting under the kitchen could benefit from an air admittances valve if clogging and overflow become an issue. This would also require a different form of dishwasher drainage and require installing with a air gap or high loop. (see adjacent images)



6.1 Item 1(Picture)



6.1 Item 2(Picture)



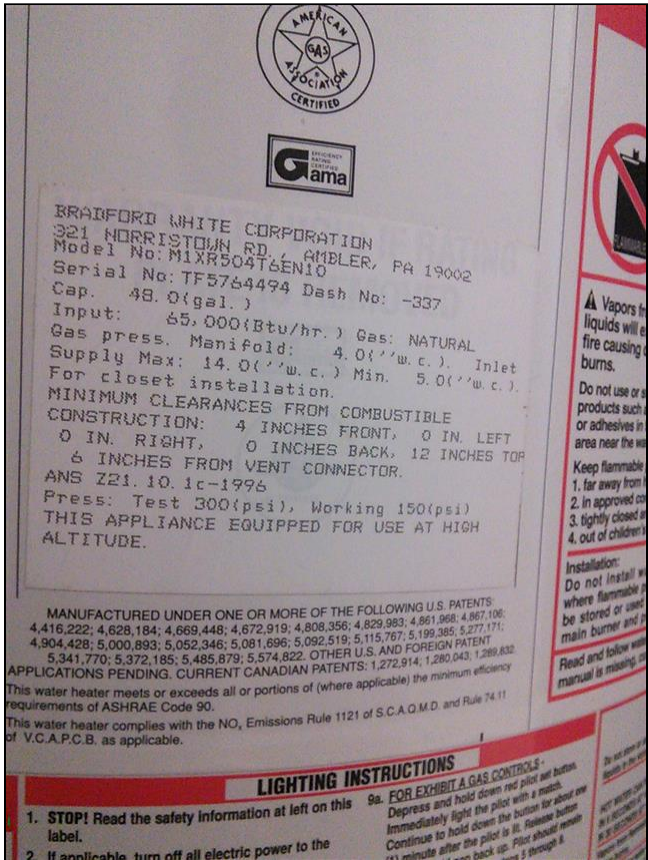
6.1 Item 3(Picture)

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

Comments: Inspected

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


Water heater data plate:
Model: MIXR504T6EN10
Serial: TF5764494
Manufactured: 6/1999



6.2 Item 1(Picture)



6.2 Item 2(Picture)

 (2) There appears to be a natural gas leak at the water heater. This should be inspected and repaired as soon as possible by a qualified technician.

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

Comments: Inspected

Gas supply piping as installed appears adequate and in serviceable condition with the exception noted in section 6.1 as follows: "There appears to be a natural gas leak at the water heater. This should be inspected and repaired as soon as possible by a qualified technician."

6.4 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main gas shut-off valve is located outside on the north east side of the structure. All the gas valves for the building and it's various units are located in this location but are not labeled. This information should be available from the home owners association.



6.4 Item 1(Picture)

6.5 Sump Pump

Comments: Not Inspected, Not Present

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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:	Panel capacity:	Panel Type:
Underground lateral	100 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
GENERAL ELECTRIC	Copper	Romex

Items

7.0 Service Entrance Conductors

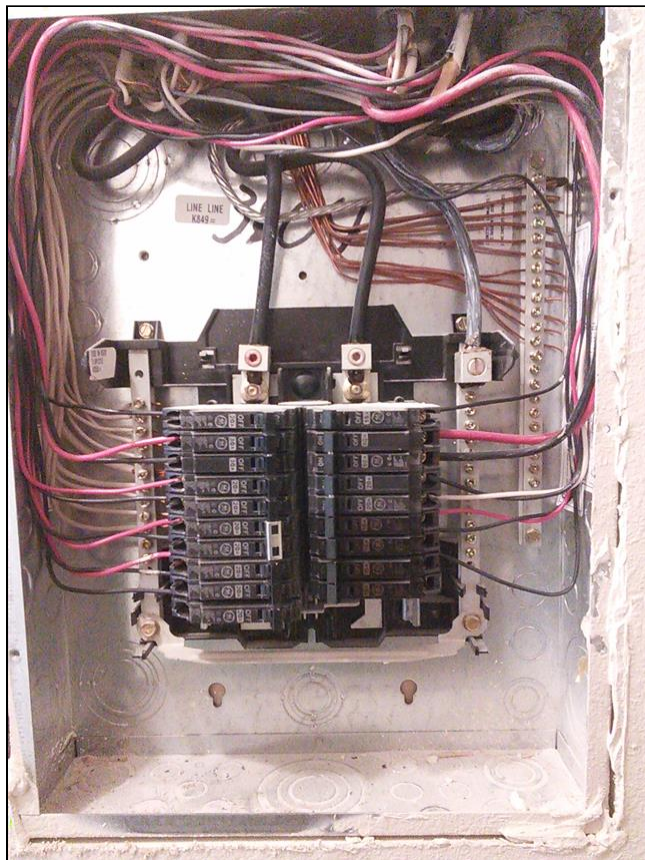
Comments: Inspected

The service conductors were present and in serviceable condition.

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

Comments: Inspected

The main distribution panel appears to be in serviceable condition.



7.1 Item 1(Picture)

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


Comments: Inspected

The branch circuit and breakers appear be of correct size for wire gauge in use.

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

(1) Electrical lighting appears to be in serviceable condition with one exception as noted below.

 (2) The light fixture in the garage was inoperable at the time of the inspection. It is recommended that a qualified electrician repair or replace this fixture.

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

Electrical receptacles appear to be in serviceable condition.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

GFCI receptacles present and in serviceable condition.

7.6 Location of Main and Distribution Panels

Comments: Inspected

The distribution panel is located in the utility closet, but it should be noted that the main breaker is located on the south east exterior wall of the building. There are individual main breakers for each unit located here but are not individually labeled (as indicated by the adjacent images). This information should be available from the home owners association.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

7.7 Smoke Detectors

Comments: Inspected

Smoke detectors present on each floor and in each bedroom.
The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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 were installed as required.

.....
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: Hot Water Heat Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: SUN THERM	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: 14x20	Types of Fireplaces: Gas/LP Log starter	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: GOODMAN	Number of AC Only Units: One	

Items

8.0 Heating Equipment

Comments: Inspected

(1) Hydronic heat is installed as the primary heating system. Hot water is pumped from the water heater through coils, a fan then blows air over the coils to produce warm air for heating. The unit appears to be putting out adequate heat for the home. The temperature can be increased by increasing the temperature of the water at the water heater.

Furnace data plate:
Model: H02-46-37-A1AAFE3W / CS024S464-59
Serial: AD174399
Manufactured: Appears to be 1999 although exact manufacture date is not available.

There is also a radiant electrical heating unit in the storage closet. Be cautious not to store items close to this unit, particularly flammable materials.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

🏠 (2) It is generally recommended by the manufacture to have your heating system serviced each year. The hot water heating system (hydronic system) in this home does not appear to have been serviced recently and is in need of cleaning. It is recommend that the system be inspected, cleaned, and serviced by a qualified HVAC specialist.

The air filter in this unit is in need of replacement and should be inspected by the home owner ever 2 or 3 months.

8.1 Normal Operating Controls

Comments: Inspected

The HVAC operation controls appear to be functional and in serviceable condition.



8.1 Item 1(Picture)

8.2 Automatic Safety Controls

Comments: Inspected

The automatic furnace cabinet safety cut-off 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 HVAC distribution systems appears to be in serviceable condition.

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Register noted in each room of the residence.

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 Present


N/A

8.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

The gas fireplace was operational and in serviceable condition.

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



8.7 Item 1(Picture)

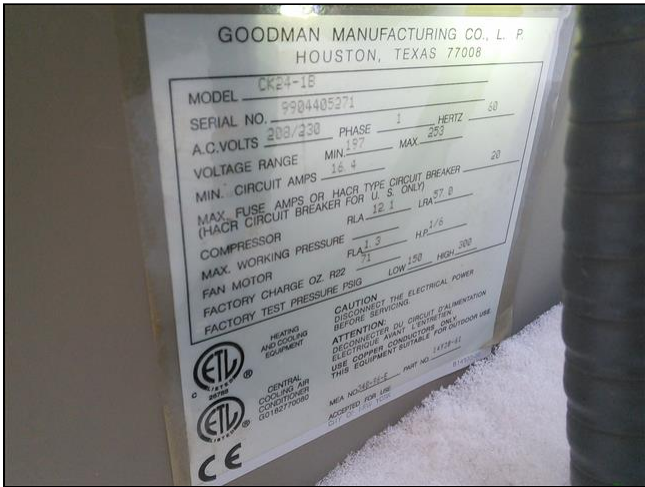
8.8 Cooling and Air Handler Equipment

Comments: Inspected

The air conditioning unit was not tested due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer to avoid possible damage to the unit.

All AC units for each housing unit are clustered together on the east side of the building and not labeled to indicate which residence they are associated with. For this reason the images provided were taken from one of the AC units and may not be the exact unit servicing your residence. As all units appear to be the same type it is expected that the manufacture date should be accurate.

AC unit data plate:
Model: CK24-1B
Serial: 9904405271
Manufactured: 4/1999



8.8 Item 1(Picture)



8.8 Item 2(Picture)

8.9 Normal Operating Controls

Comments: Inspected

The HVAC operation controls appear to be functional and in serviceable condition.

8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

A supply air register was installed in each room.

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:	Ventilation:	Exhaust Fans:
Unknown	Passive / Static	None
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Flexible Metal Metal	Not visible

Items

9.0 Insulation in Attic

Comments: Not Inspected

Not accessible.

9.1 Insulation Under Floor System

Comments: Not Inspected

All floor cavities were obscured by building materials not allowing for inspection of under floor insulation presence.

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

No crawlspace or vapor barriers present.

9.3 Ventilation of Attic and Foundation Areas

Comments: Not Inspected

Attic not accessible.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

- (1) Bathroom, kitchen, and laundry room ventilation present and in serviceable condition with minor exceptions as indicated.
- (2) The dryer vent ducting sections are connected using non-standard materials (duct tape). General rules for joining sections of dryer vent ducting are as follows:
 - Duct joints shall be installed so that the male end of the duct points in the direction of the airflow.
 - Joints should be secured with metal tape (not duct tape)
 - Do not use rivets or screws in the joints or anywhere else in the duct as these will encourage lint collection.



9.4 Item 1(Picture)

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

Not applicable.

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:	Disposer Brand:	Exhaust/Range hood:
HOTPOINT	BADGER	GENERAL ELECTRIC
Range/Oven:	Built in Microwave:	Trash Compactors:
HOTPOINT	GENERAL ELECTRIC	NONE
Refrigerator:		
HOTPOINT		

Items

10.0 Dishwasher

Comments: Inspected

The dishwasher was run through a partial cycle to check for general operation including hot and cold water use, soap tray operation, discharge pump operation, and existence of leaks. Although no leaks were detected, access to the underside of the equipment was limited allowing for limited visibility.



10.0 Item 1(Picture)

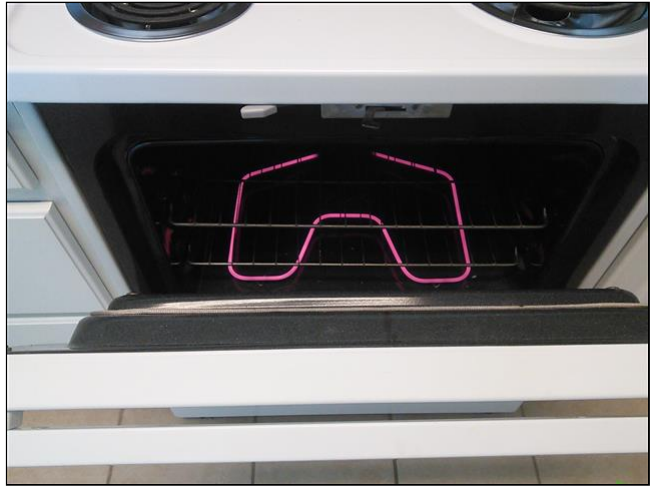
10.1 Ranges/Ovens/Cooktops

Comments: Inspected

The oven, broiler, and cook top appear to be in serviceable condition.



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

10.2 Range Hood (s)

Comments: Inspected

While the recirculating range hood was in serviceable condition at time of inspection, the microwave unit appears to malfunctioning. (See section 10.5)

10.3 Trash Compactor

Comments: Not Present

10.4 Food Waste Disposer

Comments: Inspected

The food waste disposer was in serviceable condition at time of inspection.
Serial number noted in image.

Model: Model 100ss
Serial: 13061834527
Manufactured: 6/2013




10.4 Item 1(Picture)



10.4 Item 2(Picture)

10.5 Microwave Cooking Equipment

Comments: Inspected, Repair or Replace

 The microwave oven appears to be malfunctioning and requiring replacement or repair. During operation it appears to short electrically and noticeable electrical burning smell is detectable. It is recommended that the unit not be operated until repaired or replaced by a qualified technician.



10.5 Item 1(Picture)

10.6 Refrigerator

Comments: Inspected

The refrigerator and freezer appear to be in serviceable condition as noted by the adequate cooling temperatures.

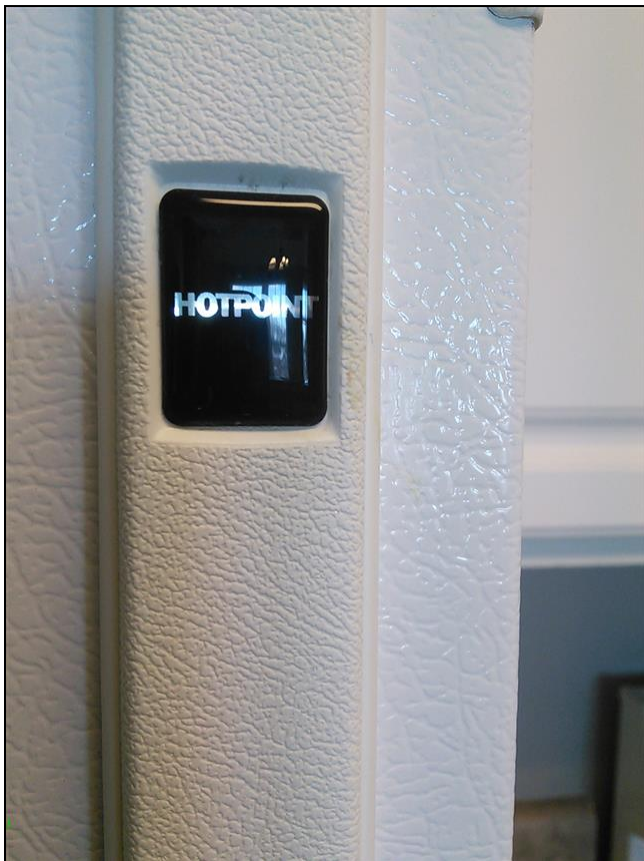
Note: The refrigerator light was not operable at time of inspection, recommend repair or replace of bulb.



10.6 Item 1(Picture)



10.6 Item 2(Picture)



10.6 Item 3(Picture)



10.6 Item 4(Picture)

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.

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



Cozy Home Inspection Services LLC

628 Darby Court
Castle Rock, CO 80104
720.341.0852

Customer
Customer


Address
Sample 2 Street
#1
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.

6. Plumbing System

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


Inspected

-  (2) There appears to be a natural gas leak at the water heater. This should be inspected and repaired as soon as possible by a qualified technician.

7. Electrical System

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)

Inspected

-  (2) The light fixture in the garage was inoperable at the time of the inspection. It is recommended that a qualified electrician repair or replace this fixture.

10. Built-In Kitchen Appliances

10.5 Microwave Cooking Equipment

Inspected, Repair or Replace



The microwave oven appears to be malfunctioning and requiring replacement or repair. During operation it appears to short electrically and noticeable electrical burning smell is detectable. It is recommended that the unit not be operated until repaired or replaced by a qualified technician.

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 To Give Attention To



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Castle Rock, CO 80104
720.341.0852**

Customer
Customer

Address
Sample 2 Street
#1
Denver CO 80126

4. Interiors

4.2 Floors

Inspected



(2) The carpet threshold from the entryway to the living space requires repair or replace. The fasteners are backing out and present a trip or injury hazard.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected



(2) It is generally recommended by the manufacture to have your heating system serviced each year. The hot water heating system (hydronic system) in this home does not appear to have been serviced recently and is in need of cleaning. It is recommend that the system be inspected, cleaned, and serviced by a qualified HVAC specialist.

The air filter in this unit is in need of replacement and should be inspected by the home owner ever 2 or 3 months.

Summary Part 3: Items You May Choose To Request Additional Information



Cozy Home Inspection Services LLC

628 Darby Court
Castle Rock, CO 80104
720.341.0852

Customer
Customer

Address
Sample 2 Street
#1
Denver CO 80126

3. Garage

3.1 Garage Walls (including Firewall Separation)

Inspected



(2) The exterior wall and brick fascia of the garage has been damage and should be brought to the attention of the home owners association.

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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: Sample2

Customer Info:	Inspection Property:
Customer	Sample 2 Street #1 Denver CO 80126
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,000	250.00	1	250.00
			Tax \$0.00
			Total Price \$250.00

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: Sample 2 Street Denver CO 80126

Client: Customer	Email:
Phone: ,	Date of Inspection: 1/1/2016
Mailing Address:	Total Inspection Fee: \$ 250.00

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 therefrom. 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.