
Home Systems Data Inc.
7305 E. Peakview Ave.
Centennial CO. 80111
303-773-6102

Printed Friday, January 14, 2011

Inspected By:
None None

Realtor
NONE

Client Information: Record Number 13003

Name, Your
123 Street Name
Denver, CO 80247

Inspected 1/11/11 9:00 AM.

FRONT VIEW

PHOTO



Inspection Summary

Home Systems Data Inc.
7305 E. Peakview Ave.
Centennial CO. 80111
303-773-6102

Record 13003 - Name, Your 123 Street Name, Denver, CO 80247

Service/Repair

EXTERIOR

Grading

Soil should be sloped away from house to improve drainage.



Storm Doors

Some rust was noted and should be repaired.
Double keyed deadbolts should be replaced with a thumb turn type in the event of an emergency.



Service/Repair

Patio Doors

Loose handles noted at the bonus room and should be tightened.

Caulking

Caulking should be improved.

GUTTERS

Downspout Type

Damaged extensions noted and should be repaired or replaced.



ELECTRIC

Electrical Defaults

Advise to properly label the panel.



PLUMBING

Main Water Shut Off

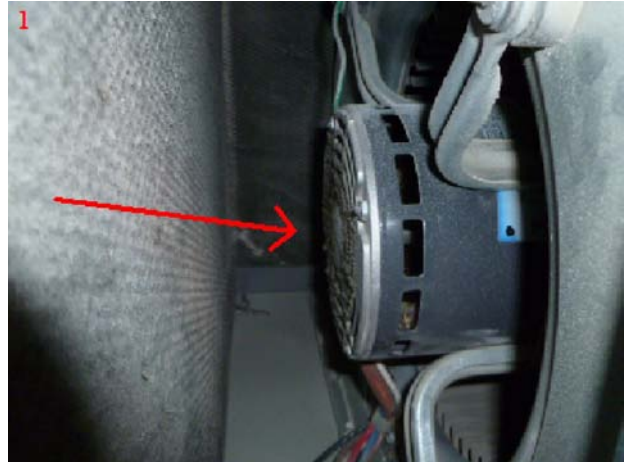
The shut off valves should be labeled.

Service/Repair

FURNACE

Forced Air System 1 Mfg.

Recommend the furnace be cleaned and serviced by a qualified HVAC contractor, serving may uncover defects not readily visible at the time of the inspection.



Filter System

The filter is dirty and should be replaced. Filters should be changed monthly.



Humidifier

Filter should be changed at the beginning of the season, winter when unit is used. Humidifier was not tested, unit was not turned on at time of inspection, advise to have serviced by a qualified contractor.



Service/Repair

COOLING

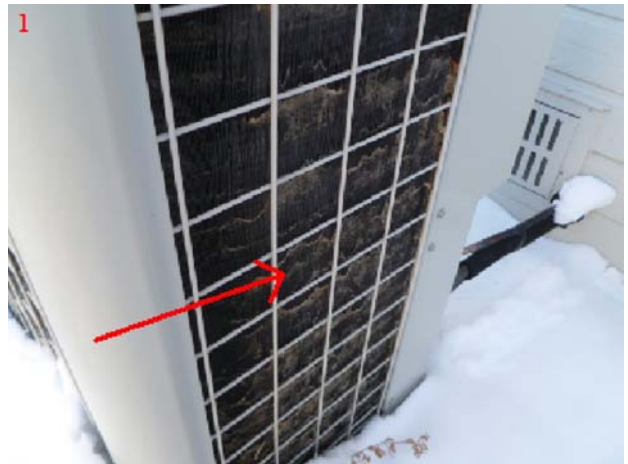
Cooling System 1 Brand

The unit should be leveled.
The outside temperature was too low and unit could not be safely tested. Operating A/C units below 60 degrees in the cooling mode below 65 degrees can damage the compressor so the unit was not tested at time of inspection.



Cooling System Coils and Fins

The fins on the exterior unit should be cleaned.



Cooling Lines

The insulation should be improved.



Service/Repair

KITCHEN

Dishwasher Mfg.

Dishwasher drain line should be secured to the cabinet or the stand pipe.



Range Oven

Self cleaning if on stove not part of inspection and will not be tested.
A stabilizing device should be installed to prevent movement of the stove.

CRAWL SPACE

Crawl Space Insulation

Some insulation has fallen and should be replaced.
Insulation limits inspection of crawl space.

Crawl Space Floor Vapor Barrier

The vapor barrier should be spread better, attached to the foundation walls and all seams sealed.

BATHROOM

Bathroom Exhaust System

The fan is noisy in the master toilet room and should be repaired.

Bathtub Stopper

The stopper should be properly installed in the master tub.

Tub Wall Encl.

The caulking/grout at the master bath be should be improved.
The caulking should be improved at the top of the enclosure in the hall bath.

Bathroom Ventilation

The fan in the master bath is noisy.

INTERIOR

Interior Floors

Carpet should be professionally cleaned.
Loose carpet throughout presents tripping hazard.

Interior Switches

Three way switches at the dining area and upstairs areas should be evaluated by a qualified electrician, they are not operating correctly.

Service/Repair

Interior Fire Place 1

The fireplace should be cleaned and serviced, servicing may uncover defects not readily visible during the inspection.



Skylight

Peeling paint was noted at the frame of the skylight in the hall bath and it should be prepared and painted.

Windows

Caulking should be improved around the windows and sills.

Carbon Monoxide Alarms

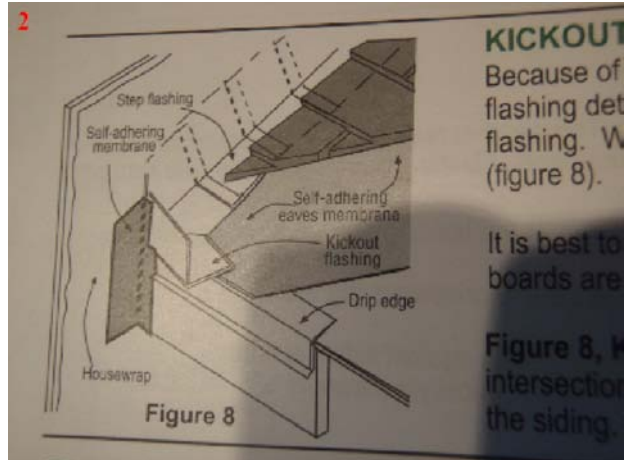
Carbon Monoxide alarms need to be installed per Colorado State Law, within 15 feet of bedroom\sleeping areas.

Maintenance/Monitor/Upgrade

EXTERIOR

Siding

Missing kickout flashing noted at the ends of the gutters.(Diverter)



GUTTERS

Gutter Type

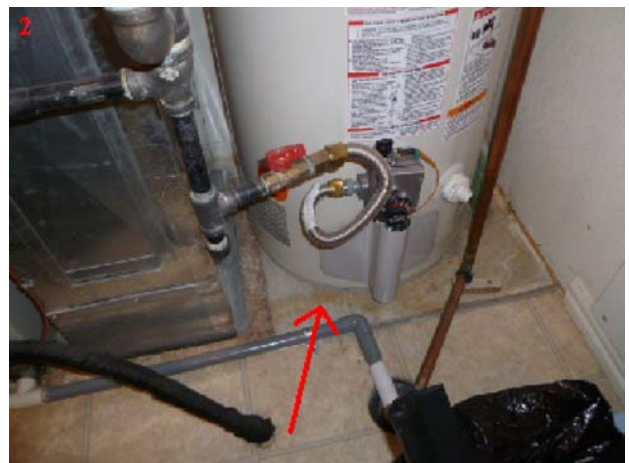
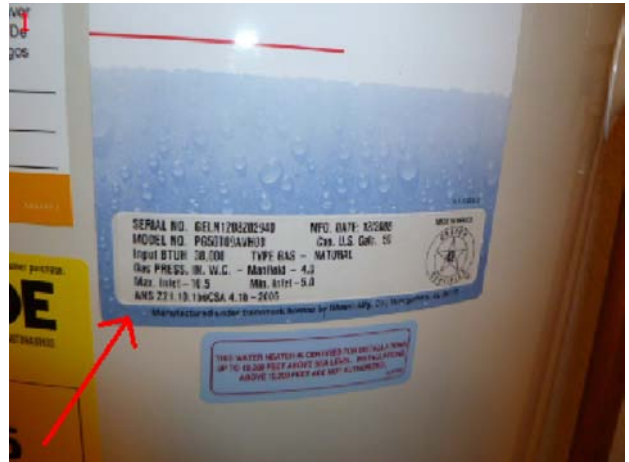
Gutters should be cleaned regularly to prevent rot and roof damage.

Maintenance/Monitor/Upgrade

W. HEATER

WATER HEATER

Advise a drain pan be installed under the water heater.
Documenting photo of model/serial number



General Comments

GROUNDS

GROUNDS

The inspection was limited by snow cover.

GUTTERS

GUTTER SYSTEM

Inspection limited by the snow.

ROOF

Roof Access Restricted

The inspection was limited by snow.

PLUMBING

Interior Visible Water Pipes

Most supply piping is concealed by interior finishes.

Waste System

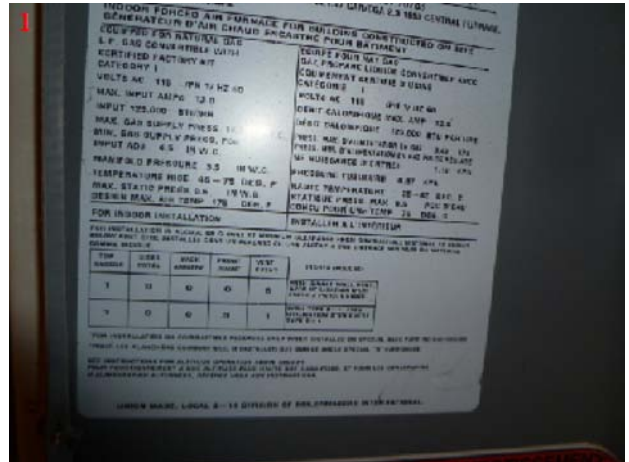
Recommend to have the sewer line scoped. We are unable to inspect the sewer line for breaks, cracks or low spots.

General Comments

FURNACE

FURNACE

Documenting Photo of Serial/model number



Heat Exchanger Visual

Unit has a sealed heat exchanger which can not be inspected without removal of furnace components, this is not within the scope of the inspection.

COOLING

COOLING SYSTEM

Cooling systems CANNOT be checked when the ambient air temperature has not been above 65 degrees for a 12 to 24 hour period prior to the test, a qualified HVAC contractor should evaluate for proper working order.

Documenting photo of serial/model number



GARAGE

GARAGE

Personal items limit the inspection of the floors and walls.

KITCHEN

Refrigerator

ICE AND WATER DISPENSER NOTED IN THE DOOR WORKED PROPERLY. REFRIGERATOR APPEARS TO BE FUNCTIONING PROPERLY. NO TESTS WERE PERFORMED ON THE COOLING/COMPRESSORS.

LAUNDRY

Laundry Water Faucets

Advise adding stainless steel braided lines and drain pans for the washer's.

General Comments

BATHROOM

Bathroom Receptacles

All baths are GFCI protected and the reset button is located at the upstairs bedroom bath.

Whirlpool Tub

Access is located in the laundry room.

GFCI reset button is located in the hallway to the master bath.

INTERIOR

INTERIOR ROOMS

Personal items limit the inspection of the floors and walls.

Interior Cooling Source

The outside temperature was too low to safely test Cooling Mode.

Interior Cabinets and Shelving

Access limited by heavy storage.

Media/Phone/CATV/CAT5

Not inspected as part of the inspection.

Alarm System

Not inspected as part of the inspection.

Environmental Hazards

No tests were performed for environmental hazards.

Building Permits

Documenting evidence should be provided that all remodeling, repairs and any upgrades were performed with the required building permits. These permits should be signed with final approval by the local municipalities Building Department.

Inspection Report Details

Record 13003 - Name, Your 123 Street Name, Denver, CO 80247

EXTERIOR

Satisfactory Type of Home - Frame, Stone Veneer, 2 Story

Satisfactory Outside Outlets - Tested

Satisfactory Exterior Lights - Tested

Service/Repair Grading - Inadequate

Soil should be sloped away from house to improve drainage.

Satisfactory Exposed Foundation - Poured Concrete

Satisfactory More Exposed Foundation - Poured Concrete

Maintenance/Monitor/Upgrade Siding - Composite

Missing kickout flashing noted at the ends of the gutters.(Diverter)

Satisfactory Trim Work - Composite

Satisfactory Soffit\Fascia - Composite

Satisfactory Masonry Walls - Stone

Satisfactory Entry Doors - Metal

Service/Repair Storm Doors - Aluminum

Some rust was noted and should be repaired.

Double keyed deadbolts should be replaced with a thumb turn type in the event of an emergency.

Service/Repair Patio Doors - Sliding, French

Loose handles noted at the bonus room and should be tightened.

Satisfactory Window Character Material - Vinyl

Satisfactory Window Character Type - Single Hung

Satisfactory Glass - Insulated

Satisfactory Windows Storm\Screen - MFG Screens

EXTERIOR

Service/Repair Caulking - Windows, Doors, Siding Ends, Penetrations

Caulking should be improved.

GROUNDS

General Comments GROUNDS - General Comment

The inspection was limited by snow cover.

Satisfactory Walks - Concrete

Satisfactory Steps - Concrete

Satisfactory Patio - Concrete

Satisfactory Porches - Concrete

Satisfactory Driveway - Concrete

GUTTERS

General Comments GUTTER SYSTEM - General Comment

Inspection limited by the snow.

Satisfactory Inspected From - Ground

Maintenance/Monitor/Upgrade Gutter Type - Aluminum

Gutters should be cleaned regularly to prevent rot and roof damage.

Service/Repair Downspout Type - Aluminum

Damaged extensions noted and should be repaired or replaced.

ROOF

Satisfactory How Inspected - From Ground

General Comments Roof Access Restricted - Snow Covered

The inspection was limited by snow.

Satisfactory Roof Style - Gable

Satisfactory Roof Covering - Asphalt

ROOF

Satisfactory **Approx. Age - 5 thru 10**

Satisfactory **Number of Layers - 1**

Satisfactory **Roof Ventilation System - Soffit, Roof**

Satisfactory **Flashing - Aluminum**

Satisfactory **Plumbing Vents - ABS**

ELECTRIC

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

Satisfactory **Main Electrical Service Wire - Aluminum**

Satisfactory **Voltage Available - 110 / 220, 220/240**

Satisfactory **Main Electrical Distribution Panel Accessibility - Typical**

Satisfactory **Main Electrical Distribution Panel Location - Exterior**

Satisfactory **Main Electrical Disconnect - Breaker**

Satisfactory **Main Panel - 150**

Satisfactory **Interior Wiring - Copper**

Satisfactory **Type of Wire - Romex, Conduit**

Satisfactory **Grounding - Not Visible**

Satisfactory **Breakers in Use - Room for Expansion**

Service/Repair **Electrical Defaults - Main Panel**

Advise to properly label the panel.

Satisfactory **Electrical Duplex Receptacles - 3 Slotted**

PLUMBING

Satisfactory Water Source - Municipal

Satisfactory Municipal Main Supply Size - 1 Inch

Satisfactory Municipal Main Supply Type - Copper

Service/Repair Main Water Shut Off - Crawl Space

The shut off valves should be labeled.

Satisfactory Main Gas Valve - Outside

General Comments Interior Visible Water Pipes - Copper

Most supply piping is concealed by interior finishes.

General Comments Waste System - Municipal

Recommend to have the sewer line scoped. We are unable to inspect the sewer line for breaks, cracks or low spots.

Satisfactory Interior Waste/Vent Pipes - ABS

Satisfactory Number of Outside Spigots - 1

Satisfactory Type of Outside Spigots - Frost Free

W. HEATER

Maintenance/Monitor/Upgrade WATER HEATER - General Comment

Advise a drain pan be installed under the water heater.
Documenting photo of model/serial number

Satisfactory Water Heater 1 Mfg. - GE

Satisfactory Water Heater 1 Rated BTU Per Hour - 38,000

Satisfactory Water Heater 1 Approx. Age - 2

Satisfactory Water Heater 1 Size - 50

Satisfactory Water Heater Fuel - Gas

Satisfactory Water Heater Flue Pipe - Single Wall, Double Wall

W. HEATER

- Satisfactory** Water Heater Gas Piping - Valve On Off
- Satisfactory** Water Heater Cold Water Valve - Present
- Satisfactory** Temp. Pressure Relief Valve and Pipe - Present
- Satisfactory** Water Heater Exterior Jacket - OK
- Satisfactory** Combustion Air - Present

FURNACE

General Comments FURNACE - General Comment

Documenting Photo of Serial/model number

Service/Repair Forced Air System 1 Mfg. - Comfort Maker

Recommend the furnace be cleaned and serviced by a qualified HVAC contractor, servicing may uncover defects not readily visible at the time of the inspection.

Satisfactory Forced Air System 1 BTU Per Hour - 125,000 +

Satisfactory Forced Air System 1 Approx. Age - 11

Satisfactory Forced Air System Energy Source - Gas

Satisfactory Hot Air System - Direct Drive

Satisfactory Heat Exchanger Flame Pattern - Pass

General Comments Heat Exchanger Visual - Sealed Heat Exchanger

Unit has a sealed heat exchanger which can not be inspected without removal of furnace components, this is not within the scope of the inspection.

Satisfactory Distribution System Type - Down Flow

Satisfactory Distribution System Material - Metal Duct

Satisfactory Flue Piping - Single Walled, Double Walled

Service/Repair Filter System - Disposable

The filter is dirty and should be replaced.
Filters should be changed monthly.

FURNACE

Service/Repair Humidifier - General Comment

Filter should be changed at the beginning of the season, winter when unit is used.
Humidifier was not tested, unit was not turned on at time of inspection, advise to have serviced by a qualified contractor.

Satisfactory Combustion Air - Present

COOLING

General Comments COOLING SYSTEM - General Comment

Cooling systems CANNOT be checked when the ambient air temperature has not been above 65 degrees for a 12 to 24 hour period prior to the test, a qualified HVAC contractor should evaluate for proper working order.
Documenting photo of serial/model number

Service/Repair Cooling System 1 Brand - Comfortmaker

The unit should be leveled.
The outside temperature was too low and unit could not be safely tested. Operating A/C units below 60 degrees in the cooling mode below 65 degrees can damage the compressor so the unit was not tested at time of inspection.

Satisfactory Cooling System 1 Tonnage - 3 Ton

Satisfactory Cooling System 1 Approx. Age - 12

Service/Repair Cooling System Coils and Fins - Dirty

The fins on the exterior unit should be cleaned.

Satisfactory Cooling System Electrical - Ext. Disconnect

Service/Repair Cooling Lines - Insulation

The insulation should be improved.

Satisfactory Condensate Drain - Plastic

GARAGE

General Comments GARAGE - General Comment

Personal items limit the inspection of the floors and walls.

Satisfactory Garage Type - 2 Car Attached

Satisfactory Garage Exterior Walls - Same as House

Satisfactory Garage Electrical System - Fed From House

Satisfactory Auto Garage Door Lift Controls - Auto Opener, Electronic Eye

GARAGE

- Satisfactory** Garage Interior Walls - Drywall\Plaster
- Satisfactory** Garage Interior Ceiling - Drywall\Plaster
- Satisfactory** Garage Floor - Concrete
- Satisfactory** Garage Doors - Overhead, Metal\Aluminum
- Satisfactory** Garage Interior Door - Solid Core

KITCHEN

- Satisfactory** Kitchen Walls - Drywall
- Satisfactory** Kitchen Ceiling - Drywall
- Satisfactory** Kitchen Floors - Vinyl
- Satisfactory** Kitchen Heating Source - Central
- Satisfactory** Kitchen Cooling Source - Central
- Satisfactory** Kitchen Doors Windows - Tested
- Satisfactory** Kitchen Cabinets - Wood
- Satisfactory** Kitchen Sink - Cast Iron Porcelain
- Satisfactory** Kitchen Sink Faucet - Single Lever
- Satisfactory** Kitchen Drain and Trap - PVC
- Satisfactory** Garbage Disposal - Continuous Feed
- Service/Repair** Dishwasher Mfg. - Kitchenaid
Dishwasher drain line should be secured to the cabinet or the stand pipe.
- Satisfactory** Exhaust Fan Hood - Hood Exhaust

KITCHEN

Service/Repair **Range Oven - Free Standing**

Self cleaning if on stove not part of inspection and will not be tested.
A stabilizing device should be installed to prevent movement of the stove.

Satisfactory **Surface Cooktop - Electrical**

Satisfactory **Kitchen Wall Receptacles - GFI Protected**

Satisfactory **Kitchen Counter Tops - Formica**

General Comments **Refrigerator - GE**

ICE AND WATER DISPENSER NOTED IN THE DOOR WORKED PROPERLY.
REFRIGERATOR APPEARS TO BE FUNCTIONING PROPERLY. NO TESTS WERE PERFORMED ON THE COOLING/COMPRESSORS.

LAUNDRY

General Comments **Laundry Water Faucets - Single Handle**

Advise adding stainless steel braided lines and drain pans for the washer's.

Satisfactory **Washer Drains - Not Visible**

Satisfactory **Dryer Vented - Wall**

Satisfactory **Laundry Energy Source - 220 Electric, Gas**

Satisfactory **Cabinet - Wood**

CRAWL SPACE

Satisfactory **Crawl Space Type - Full**

Satisfactory **Crawl Space Access - Interior Hatch**

Satisfactory **Crawl Space Foundation Walls - Poured**

Satisfactory **Crawl Space Bridging - Wood**

Satisfactory **Crawl Space Structural Columns - Steel**

Satisfactory **Crawl Space Structural Beams - Steel**

CRAWL SPACE

Satisfactory Crawl Space Ceiling Sub Floor - OSB

Satisfactory Crawl Space Ceiling Joist - Truss

Service/Repair Crawl Space Insulation - Walls

Some insulation has fallen and should be replaced.
Insulation limits inspection of crawl space.

Satisfactory Crawl Space Ventilation - Wall Vents

Service/Repair Crawl Space Floor Vapor Barrier - Present

The vapor barrier should be spread better, attached to the foundation walls and all seams sealed.

Satisfactory Crawl Space Floor Type - Dirt

Satisfactory Crawl Space Drainage - Sump Pit

BATHROOM

Satisfactory Bathroom Doors, Windows - Door Lock

Satisfactory Bathroom Electric Switches and Fixtures - Wall

General Comments Bathroom Receptacles - GFCI

All baths are GFCI protected and the reset button is located at the upstairs bedroom bath.

Satisfactory Bathroom Walls and Ceilings - Drywall

Service/Repair Bathroom Exhaust System - Elec. Fan Outdoors

The fan is noisy in the master toilet room and should be repaired.

Satisfactory Bathroom Heating Cooling - Central Sys

Satisfactory Bathroom Sink Faucets - Single Lever

Satisfactory Bathroom Sink Stopper - Push Pull

Satisfactory Bathroom Sink Basin - Plastic

Satisfactory Bathroom Sink Drain and Trap - ABS

BATHROOM

Satisfactory Toilet Bowl and Tank - 2 Piece

Satisfactory Toilet Operation - Flushes, Drains, Refills

Satisfactory Bathtub Faucets - Single Lever

Service/Repair Bathtub Stopper - Pop Up

The stopper should be properly installed in the master tub.

Satisfactory Bath Showerhead - Standard

Satisfactory Seal Around Tub - 1 Piece Shower Tub

Service/Repair Tub Wall Encl. - Fiberglass

The caulking/grout at the master bath be should be improved.

The caulking should be improved at the top of the enclosure in the hall bath.

Service/Repair Bathroom Ventilation - Fan

The fan in the master bath is noisy.

Satisfactory Bathroom Floor - Ceramic

Satisfactory Shower Stall Walls - Ceramic Tile

Satisfactory Shower Drain - Floor Drain Stall

Satisfactory Shower Faucets - Single Lever

Satisfactory Number of Full Baths - 3

General Comments Whirlpool Tub - Access, Tested

Access is located in the laundry room.

GFCI reset button is located in the hallway to the master bath.

ATTIC

Satisfactory Attic Entry Access - Hatch

Satisfactory Attic Access Location - Closet, Bedroom

Satisfactory Attic Structural Framing Type - Trusses

ATTIC

- Satisfactory** Attic Sheathing - OSB
- Satisfactory** Attic Floor Insulation - Fiberglass, Blown, Batt
- Satisfactory** Attic Insulation Thickness - 10 plus inches
- Satisfactory** Attic Insulation Approx. R. Value - 30
- Satisfactory** Attic Ventilation - Roof Vents, Soffit
- Satisfactory** Attic Wiring - Covered with Insulation
- Satisfactory** Attic Vent Pipes - Vented Outside
- Satisfactory** Attic Exhaust - Vents Outside

INTERIOR

General Comments INTERIOR ROOMS - General Comment

Personal items limit the inspection of the floors and walls.

- Satisfactory** Interior Rooms - Living Room, Family Room, Dining Room
- Satisfactory** Number of Bedrooms - 3
- Satisfactory** Interior Walls - Dry Wall
- Satisfactory** Interior Ceilings - Dry Wall
- Service/Repair** Interior Floors - Vinyl, Carpet, Tile
 - Carpet should be professionally cleaned.
 - Loose carpet throughout presents tripping hazard.
- Service/Repair** Interior Switches - Tested
 - Three way switches at the dining area and upstairs areas should be evaluated by a qualified electrician, they are not operating correctly.
- Satisfactory** Interior Fixtures - Properly Wired
- Satisfactory** Interior Outlets - Three Prong Grounded

INTERIOR

Satisfactory Interior Heat Source - Tested

General Comments Interior Cooling Source - Not Tested

The outside temperature was to low to safely test Cooling Mode.

General Comments Interior Cabinets and Shelving - Heavy Storage

Access limited by heavy storage.

Service/Repair Interior Fire Place 1 - Gas Log Fireplace

The fireplace should be cleaned and serviced, servicing may uncover defects not readily visible during the inspection.

Satisfactory Closets - Doors in Place

Satisfactory Stairways - With Hand Railings

Service/Repair Skylight - No Evidence of Leakage

Peeling paint was noted at the frame of the skylight in the hall bath and it should be prepared and painted.

Service/Repair Windows - Sample Number Tested

Caulking should be improved around the windows and sills.

Satisfactory GFCI Rest - Reset

Satisfactory Smoke Alarms - Present

Service/Repair Carbon Monoxide Alarms - Present

Carbon Monoxide alarms need to be installed per Colorado State Law, within 15 feet of bedroom\sleeping areas.

General Comments Media/Phone/CATV/CAT5 - Not Tested

Not inspected as part of the inspection.

General Comments Alarm System - Not Tested

Not inspected as part of the inspection.

General Comments Environmental Hazards - Not Tested

No tests were performed for environmental hazards.

General Comments Building Permits - General Comment

Documenting evidence should be provided that all remodeling, repairs and any upgrades were performed with the required building permits. These permits should be signed with final approval by the local municipalities Building Department.

Name, Your
123 Street Name
Denver, CO 80247

Inspection Number: 13003

Comments
Inspected 1/11/11 9:00 AM.

Home Systems Data, Inc. www.HSDI.us <<http://www.HSDI.us>> E: Office@hsdi.us PH 303-773-6102

PURPOSE AND SCOPE OF INSPECTION

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

CONTRACT - PLEASE READ CAREFULLY

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

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

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

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

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

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

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

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

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

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

My signature below acknowledges I have read, understand, and accept the terms, conditions, and limitations as outlined in this Contract. Acceptance or use of this Inspection Report by any party shall constitute acceptance of the terms and conditions of this Contract as if

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

Client: _____ Date: _____

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

Subject Property _____ Inspection

Date _____

Client/Purchaser _____

**Name, Your
123 Street Name
Denver, CO 80247**

Inspection Number: 13003

**Comments
Inspected 1/11/11 9:00 AM.**

Environmental Hazards:

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

ASBESTOS:

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

****RADON****

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