

# National Inspection Services

*Providing clients with a  
comprehensive spectrum  
of professional building  
and land inspection  
services since 1975.*





# *About National Inspection Services*

Founded in 1975, National Inspection Services is known for providing thorough, accurate and well-documented building inspections.

As the wide range of services featured in this brochure denotes, we are also known for our ability to confidentially and professionally handle every facet of property assessment. Clients who take advantage of this breadth of knowledge are pleased they can count on a single source for all their building inspection needs. From our central office near Denver, Colorado, we provide these services nationally via a network of satellite offices.

Unlike many inspection companies, National Inspection Services is not a licensee or part of a franchise. Nor are we a building contractor or purveyor of building materials or environmental clean-up services—activities that would certainly constitute a conflict of interest. We *are* an independent and scrupulously objective building and land inspection service.

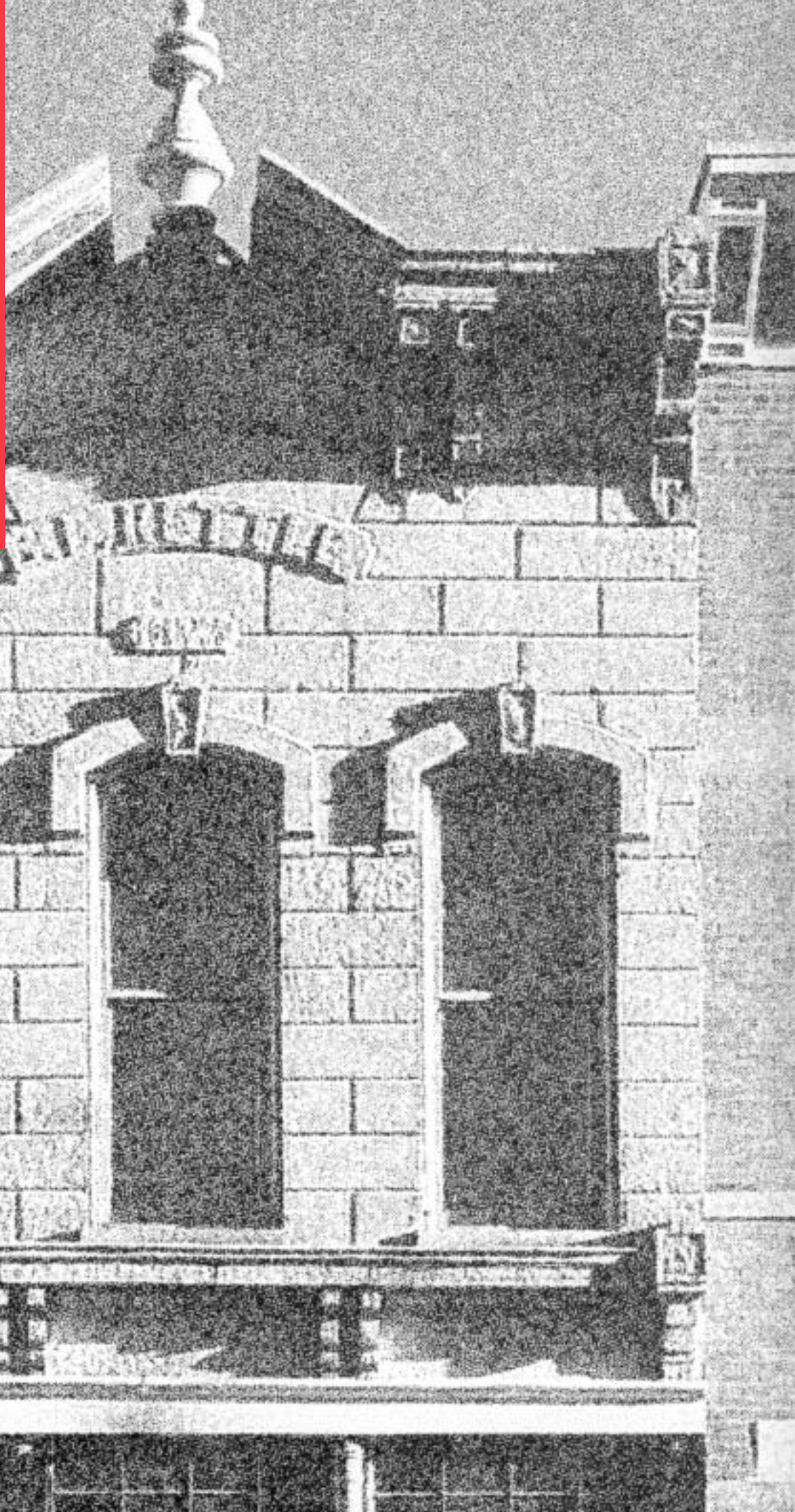
National Inspection Services is honored to have a long list of satisfied corporate clients. If you would like to discuss our work with them, we would be glad to provide you with contact information.

*“Mr. Warren & his firm, National Inspection Services, are exemplary contributors to the construction welfare of this country... truly American assets... and pioneers in the private building inspection industry.”*

Jack Kemp, Former Secretary of  
Housing and Urban Development

*"Your expert witness skills and assistance have resulted in precedent-setting case law. We congratulate you and your abilities and your courtroom successes."*

Bill Ritter, Attorney at Law,  
Quigley & Bruce,  
Denver, Colorado



## *Inspection Services*

National Inspection Services provides professional building inspections to ensure a property's safety and structural integrity. To date, our engineers and technicians have completed more than 60,000 inspections and written reports.

When repairs are necessary, our reports note repair costs, which in turn helps buyers negotiate a fair purchase price. Even when our inspectors find no significant problems, buyers, sellers and lenders alike appreciate the peace of mind and financial protection a thorough building inspection offers.

## *Structural Engineering Services*

National Inspection Services engineers are appropriately licensed to provide structural engineering reports per any conceivable individual jurisdictional requirements. We will carefully examine all structural elements of your property—comparing blueprints to the existing construction when necessary—and detail their condition in a comprehensive report.

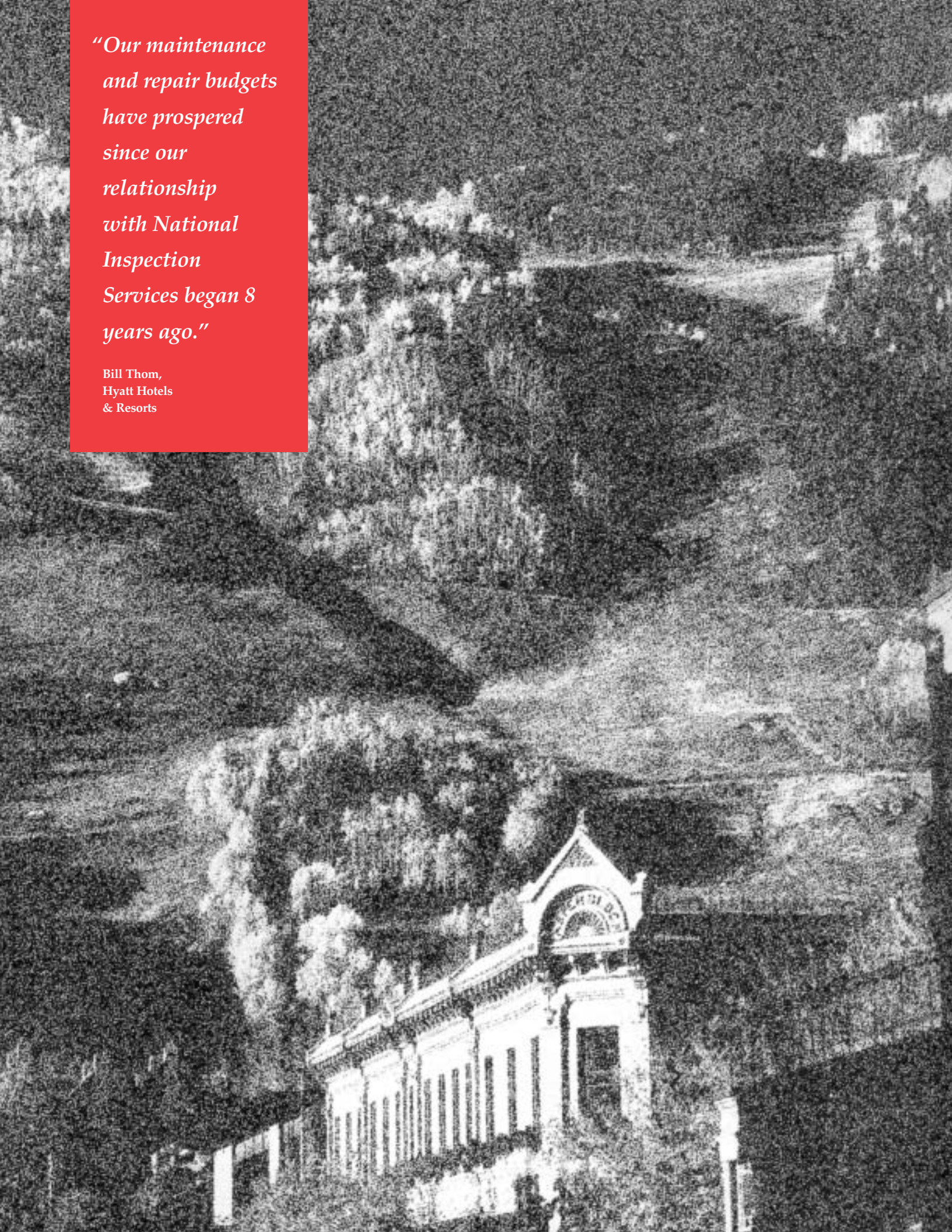
When appropriate, our structural engineering analyses also audit geotechnical conditions on the property, such as water and soil instability, that can compromise structural integrity. When such conditions exist, our structural engineering reports also recommend remedial actions.

*“Mr. Warren & his firm have been a tireless resource to our organizations and our professions.”*

Troy Johnson,  
Executive Director,  
Association of Construction  
Inspectors,  
Environmental Assessment  
Association and International  
Real Estate Institute

*"Our maintenance  
and repair budgets  
have prospered  
since our  
relationship  
with National  
Inspection  
Services began 8  
years ago."*

Bill Thom,  
Hyatt Hotels  
& Resorts



# *Environmental Studies*

Environmental hazards liability is the biggest financial risk associated with commercial property ownership today. With this in mind, buyers, sellers and even lenders must prudently assess a property's environmental condition prior to any sale. A thorough audit not only helps determine fair market value at the negotiation table, but protects innocent parties from clean-up and damage costs. It also ensures environmental safety for those who will live or work on the property.

National Inspection Services' personnel are fully trained in records management research associated with property transfer assessments, and all technicians and laboratory procedures are fully accredited.

We provide clients with three levels of environmental analysis:

## **Phase I**

Through a comprehensive check of federal and state regulatory records; county, fire department, health department and city records; and site surveys and interviews, a Phase I audit determines if there is reason to believe a property has been exposed to hazardous waste or other environmental contaminants. When necessary, a Phase I audit also directs specific chemical soil analyses, eliminating the need for expensive random soil testing.

## **Phase II**

When a Phase I audit uncovers potential hazards, a Phase II audit determines the scope of these problems and recommends remedial action. Phase II testing may include soil borings and analyses, chemical contaminant measurements (such as asbestos, radon, formaldehyde) and groundwater well monitoring.

## **Phase III**

Phase III audits involve additional detailed site evaluation for proper design and implementation of remedial action. Once site characterization reports have been completed and submitted to regulatory agencies for approval, the site may require clean-up and hazardous materials removal and disposal.

## *Green Buildings*

Increasingly, environmental safety is as important indoors as out. "Green Buildings" is an inforegulatory term defining buildings that are designed, constructed (both new and renovated), operated and demolished in an environmentally sound manner. National Inspection Services can help you identify and enforce Green Building requirements for your properties.

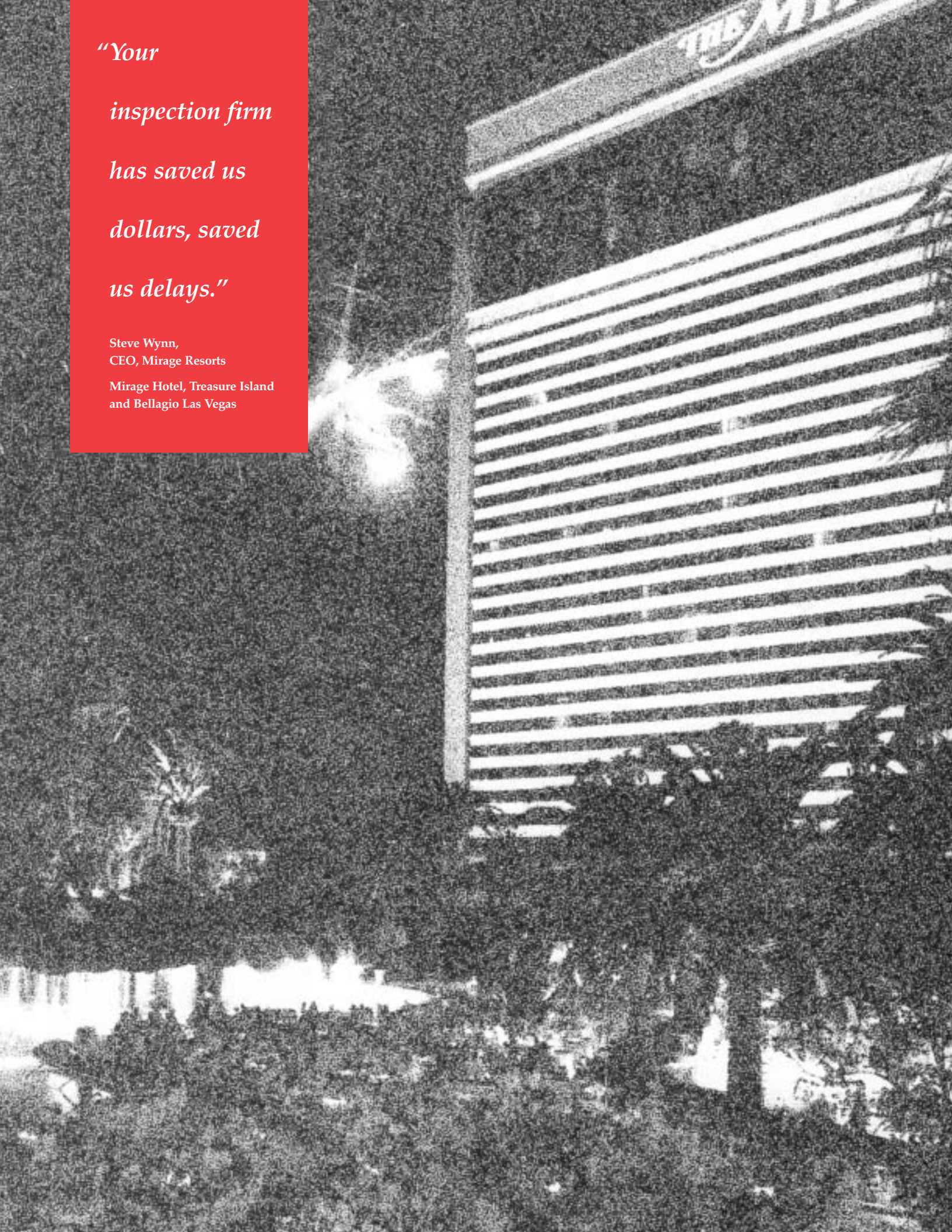
*"We wouldn't  
buy real estate—  
any real estate—  
without this  
firm's opinion.  
Nor would we  
allow our clients  
to do so."*

Tom Irvine, Newark & Irvine,  
Attorneys at Law,  
Phoenix, Arizona

*"Your  
inspection firm  
has saved us  
dollars, saved  
us delays."*

Steve Wynn,  
CEO, Mirage Resorts

Mirage Hotel, Treasure Island  
and Bellagio Las Vegas





# *Consulting Services*

As you have seen, National Inspection Services professionals can indeed assist your company with a comprehensive range of building inspection services. Following are additional inspection-related services we provide our commercial clients:

## **Construction analyses**

We frequently assist our clients by evaluating their conceptual plans. Because we have inspected many other commercial constructions, we know which structural designs work well and which don't.

## **Eminent domain cases**

We act as owner advocates in eminent domain cases. We can help you establish a fair value for your property and procure reimbursement for relocation expenses.

## **Feasibility studies**

Because we thoroughly understand governmental and lender property loan requirements, we can complete a financial feasibility study for you based on the market value and condition of a property.

## **Market appraisals**

National Inspection Services provides professional market appraisals for lender requirements.

## **Owner representation**

On new construction projects, National Inspection Services represents purchasers by overseeing contractors, reviewing change orders and providing objective construction reports— typically for a fraction of an architect's fees for the same service. Moreover, our construction inspections are detailed and thorough; we go far beyond surface inspections required and completed by municipal authorities.

## **Project management**

National Inspection Services also manages construction projects by acting as a surrogate

contractor. In such instances, to eliminate a conflict of interest, we recommend other building inspection services.

**Relocation services** Should your company decide to relocate, National Inspection Services can assist with the inspection and utilization analysis of the prospective new location, as well as facilitation and implementation of your move.

**Utilization studies** We help owners determine the most appropriate and efficient uses for their commercial properties.

# *Expert Witness Services*

Because of our comprehensive knowledge of building systems and other construction-related concerns, National Inspection Services professionals can provide effective expert witness services for plaintiffs or defendants in real estate litigation. As always, National Inspection Services handles its clients' needs from beginning to end. We will complete an initial inspection of the property in question, provide opinions and support for settlement negotiations, render depositions and testify confidently and lucidly in court.

Mr. William Warren, president of National Inspection Services, is an accomplished author, expert witness and building inspection pioneer. Mr. Warren enjoys a reputation as his industry's most published and most recognized leader.

# *William J. Warren,*

*President and Chief Executive Officer,  
National Inspection Services*



Known internationally for his building inspection expertise, William J. Warren is a member of a White House cabinet subcommittee on environmental policy and keynotes regularly at professional inspection conferences across the U.S. He has also served on numerous building code, arbitration and national trade and professional association boards of directors.

Mr. Warren and his firm have performed over 85,000 physical inspections and written reports since 1975 and has authored an exhaustive variety of publications (including Time/Life's Fix-It-Yourself series) on building inspections, environmental audits and related industry topics. He has appeared as an expert witness more than two hundred times, and is active in real estate mediation, arbitration, and construction and consulting work throughout the U.S.





NATIONAL  
INSPECTION SERVICES  
Stuart Professional Park  
1136 E. Stuart, Suite 4204  
Fort Collins, CO 80525-1193

(970) 482-1976  
(970) 482-3388 fax  
800-248-1976  
bill.warren@nationalinspection.net  
www.nationalinspection.net

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