



Pro-Check Home Inspections

Colorado Springs, CO



Property Inspection Report

Prepared For Vicky buyer

2017 - 2031 E Sample St
Colorado Springs, Colorado 80909

10/01/2018



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General Information

Property Information

Property Address 2017 - 2031 E Sample St
City Colorado Springs State Colorado Zip 80909

Client Information

Client Name Vicky Buyer
Phone 719 644 2323
E-Mail Vicky@buyer.com

Inspection Company

Inspector Name Jay Birkholz
Company Name Pro-Check Home Inspections
Address PO Box 26652
City Colorado Springs State CO Zip 80936-6652
Phone 719 375 3100
E-Mail jay@pro-checkinspections.com
Amount Received X00.00

Conditions

Others Present Buyer's Agent Property Occupied Occupied
Inspection Date 02/09/2017
Start Time 10:00
Electric On Yes
Gas On Yes
Water On Yes
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Commercial Garage None
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications N/A
Permits Obtained Yes How Verified pprbd.com



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Explanation of Color Codes

Below, you will find a brief summary of the CRITICAL concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Maintenance items. Be sure to read your entire report!

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFI outlets may not be installed. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns regarding safety and function that may need further investigation or repair.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note that this report is a snapshot in time. A final walk-through inspection should be carried out the day before closing by the new owners to check the condition of the property.

The items listed in the body of the report may also be a concern for you. Be sure to read your Home Inspection Report in its entirety.

Note: If there are no comments in RED below, there are no CRITICAL system or safety concerns with this home - Congratulations!

Functional: GREEN Text: Applies to general/descriptive comments on the systems and components installed at the property and other relevant resource information.

Not Inspected: MAGENTA Text: Applies to any item we were unable to inspect due to lack of power, inaccessible, or disconnected at time of inspection.

Maintenance: BLUE Text: Applies to observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant, comments of recommendations, or routine maintenance.

Action: RED Text: Notes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page.



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Summary of Items Needing Repair or Evaluation

This summary page is intended to provide a convenient and cursory preview of the "Action" items that have been identified within this report as needing service. It is obviously not comprehensive and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Recommend having the appropriate licensed contractors further evaluate the listed concerns and defects, before close. Also, a final walk-through inspection should be carried out the day before closing by the new owners to double check the condition of the property, using this report.

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Recommend a licensed Contractor repair items listed below:

1. The rear wood entry door in unit 2017 is deteriorated. This door will need replacement soon.

Recommend a licensed Plumbing contractor repair items listed below:

Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of the water heaters in units 2019 and 2021. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heaters inspected by regional building.

Recommend a licensed HVAC contractor evaluate and/or repair items listed below:

1. Due to the age of the older furnaces, we recommend having them serviced by a licensed HVAC contractor, certify and inspect the heat exchanger for cracks.
2. Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for the furnaces in units 2019, 2021, 2027, 2031. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnaces inspected by regional building.
3. The exterior and interior AC unit's refrigerant line insulation on all AC units are in need of replacement.

Recommend a licensed Electrician repair items listed below:

1. There are exposed 220 electrical wires for the 2029 air conditioning unit.
2. The electrical panels in units 2017, 2023, 2025, and 2027 have two wires that are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.
3. The circuits are not properly labeled at dead front cover on all older Push-O-Matic panels. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.
4. The unit 2025 left West outlet was found to be improperly wired, having it's hot and neutral wires reversed (Reversed polarity).

General Recommendations:

1. The rear downspout at 2025 is discharging water on bottom step. This is a potential ice hazard in the winter.

Note: The fire extinguishers in units 2017, 2019, 2021, 2023, 2025, 2027, and 2029 need to be serviced and inspected.



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Client

Dear Client,

Thank you for choosing Pro-Check Home Inspections for your property inspection. We value your business and are available should you have any follow-up questions regarding your report. This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI).

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained at: <http://www.nachi.org/sop.htm>

Building Codes

Building codes - This report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details. <http://www.pprbd.org/>

Lots and Grounds

Driveway Type: Concrete - Small cracking of the driveway can be considered common due to expansive soils and ground movement. The driveway is usually not a part of the homes foundation or support structure. These cracks should be filled with an exterior concrete caulk which will help to seal and maintain these areas to prevent water from entering and causing further damage.

Sidewalk Type: Concrete

Steps: Concrete

Grading: Minor slope - The lot has only a minor slope, however we did observe a positive soil slope away from the foundation on all sides of the home.

Vegetation: No Problem areas

Window Wells: Covered





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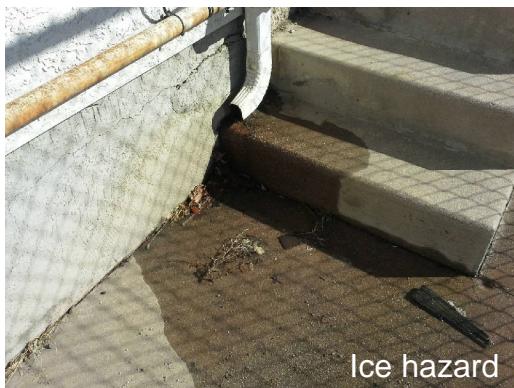
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Lots and Grounds (Continued)

Leader/Extension: Functional - 1. The rear downspout at 2025 is discharging water on bottom step. This is a potential ice hazard in the winter.



Basement Stairwell: Concrete

Basement Stairwell Drain: Surface drain

Parking Lot: Asphalt

Parking Lot Lighting: Surface mount

Exterior

We inspect in accordance with the InterNACHI Standards of Practice pertaining to Exteriors, this report describes the siding, trim & other exterior components. Inspectors are required to inspect the siding, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Siding type: Wood/Brick - 1. Penetrations in the stucco are in need of caulking (around pipes). This can allow moisture and insect entry. These areas will need to be monitored and caulked as needed. This is a normal maintenance item.



Trim:



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Exterior (Continued)

Fascia & Soffits: Wood - 1. There is damage to the fascia at 2029.



Damaged fascia

Entry Doors: Aluminum full glass - 1. The rear wood entry door in unit 2017 is deteriorated. This door will need replacement soon.



Deterioration of door

Windows: Aluminum slider

Window Screens: Metal

Basement Windows: Aluminum slider

Exterior Lighting: Surface mount

Exterior Electric Outlets: 110 VAC GFCI - All exterior outlets are GFCI protected and the master is located in the Garage.

Gas Meter: Exterior surface mount at side of home

Main Gas Valve: Located at gas meter



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Roof

We inspect in accordance with the InterNACHI Standards of Practice pertaining to Roofing. We are not professional roofers. You are encouraged to hire a professional roofer prior to closing. We do our best to inspect the roof in the time allotted. This report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations. It is virtually impossible to detect a leak except as it is occurring or by specific water test that are beyond the scope of home inspections. The following web sites are an excellent resource of information on roofs: <http://www.home-roofs.com> and <http://www.roofhelper.com>

Main Roof Surface

Method of Inspection: On roof

Permit Pulled: Yes

Last roofing Permit Pulled On: 2001

Material: Vinyl sheet



Number of Layers Present: 1 Layer

Flashing: Galvanized

Plumbing Vents: Most rubber/rubber metal vent boots, are designed to last around 15 years (many times less).

Monitoring should be performed yearly at around the 10 year mark to ensure that the boot has not failed.

Gutters & Downspouts: Aluminum - 1. Some of the gutters appear to be in poor condition.

2. Gutters leaking at back of building.



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Restrooms

2017 Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor covering

Doors: Hollow wood
Windows: Aluminum slider

Electrical: None
Sink: Porcelain

Faucets: Appears functional
Traps & Drains: Appears functional

Toilets: Koehler
HVAC Source: Heating system register

2019 Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor tile

Doors: Hollow wood
Windows: Aluminum slider

Electrical: None
Sink/Basin: Pedestal

Faucets/Traps: Appears functional
Toilets: 1 1/2 Gallon Tank

HVAC Source: Heating system register

2023 Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor tile

Doors: Hollow wood
Windows: Aluminum slider

Electrical: None
Sink/Basin: Porcelain

Faucets/Traps: Appears functional
Toilets: 1 1/2 Gallon Tank

HVAC Source: Heating system register

2021 Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor tile

Doors: Hollow wood
Windows: Aluminum slider

Electrical: None
Sink: Porcelain

Faucets: Appears functional

Traps & Drains: Appears functional



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Restrooms (Continued)

Toilets: 1 1/2 Gallon Tank

HVAC Source: Heating system register

2025 Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Windows: Aluminum slider

Electrical: None

Sink: Pedestal

Faucets: Appears functional

Traps & Drains: Appears functional

Toilets: American Standard

HVAC Source: Heating system register

Vent Fan:

2027 Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Windows: Aluminum slider

Electrical: None

Sink: Porcelain

Faucets: Appears functional

Traps & Drains: Appears functional

Toilets: American Standard

HVAC Source: Heating system register

2029 Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Windows: Aluminum slider

Electrical: None

Sink: Porcelain

Faucets: Appears functional

Traps & Drains: Appears functional

Toilets: 1 1/2 Gallon Tank

HVAC Source: Heating system register

2031 Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood



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Restrooms (Continued)

Windows: Aluminum slider

Electrical: None

Sink: Porcelain

Faucets: Appears functional

Traps & Drains: Appears functional

Toilets: American Standard

HVAC Source: Heating system register

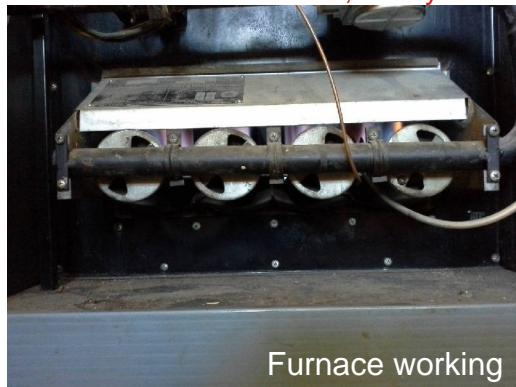
Heating System

In accordance with the InterNACHI Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system. Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls.

We highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency thereby increasing service life.

2017 Heating System

Heating System Operation: Adequate - **1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify and inspect the heat exchanger for cracks.**



Furnace working

Manufacturer: Day & Night

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Whole house Manufaction Year: Unknown

Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas-invisible,tasteless, odorless-produced in normal amounts whenever you use an appliance which burns a combustible fuel-gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Gas Leak Checked: Yes - **Gas lines checked for leaks using combustion gas leak detector.**



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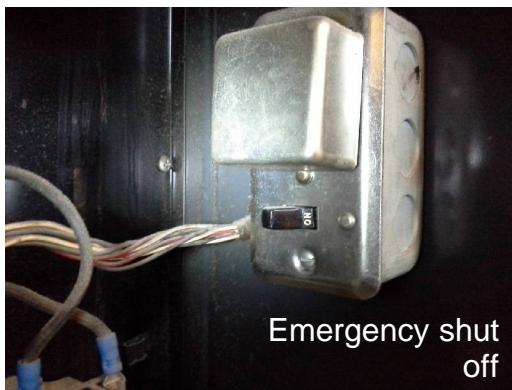
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Heating System (Continued)

Emergency Shut Off: Yes See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 4 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 16 X 25 & 20 X 25



Distribution: Metal duct

Circulation: Vents

Flue Pipe: Single wall

Thermostats: Individual



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Heating System (Continued)

2019 Heating System

Heating System Operation: Adequate - 1. The inside of the furnace cabinet, the furnace blower motor and blades are dirty. It is proper practice to have a furnace cleaned every 1-3 years. Although the furnace did respond to operating controls, we recommend that the furnace be cleaned, inspected, any repairs made, and certified safe by a licensed heating system professional.

Manufacturer: Rheem

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Entire unit Approximate Age: 1999

Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Fuel Type: Natural gas

Heat Exchanger: 4 Burner

Distribution: Metal duct

Circulator: Inlet pipes

Flue Pipe: Single wall

2021 Heating System

Heating System Operation: Adequate - 1. The furnace is a little bit dusty but not yet dirty. Recommend it be cleaned and serviced within the next year by a licensed HVAC contractor.



Manufacturer: Rheem

Type: Forced air Capacity: 91,000 BTUHR

Area Served: Entire unit Manufacture Year: 1998

Life Expectancy: 20 to 25 years

Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Gas Leak Checked: Yes - Gas lines checked for leaks using combustion gas leak detector.

Emergency Shut Off: No None present

Heating System (Continued)

Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 4 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 20 X 25 & 16 X 25

Distribution: Metal duct

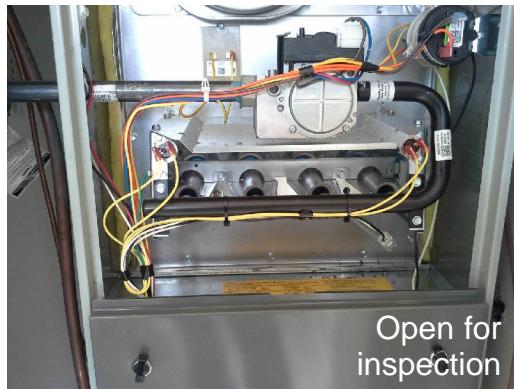
Circulation: High inlet pipe

Flue Pipe: Single wall

Thermostats: Individual

2023 Heating System

Heating System Operation: Adequate - 1. The furnace was clean during the inspection. We recommend having the furnace cleaned and serviced at least once a year.



Manufacturer: Trane

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Entire unit Approximate Age: 2015

Permit Pulled: Yes - Permits are required to be pulled for the installation of any furnace.

Fuel Type: Natural gas

Heat Exchanger: 4 Burner

Distribution: Metal duct

Circulator: Vents

Flue Pipe: Single wall



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Heating System (Continued)

2025 Heating System

Heating System Operation: Adequate - 1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify, and inspect the heat exchanger for cracks.



Manufacturer: Day & Night

Type: Forced air Capacity: 80,000 BTUHR

Area Served: Whole house Manufacture Year: Unknown

Permit Pulled: Yes - Permits are required to be pulled for the installation of any furnace.

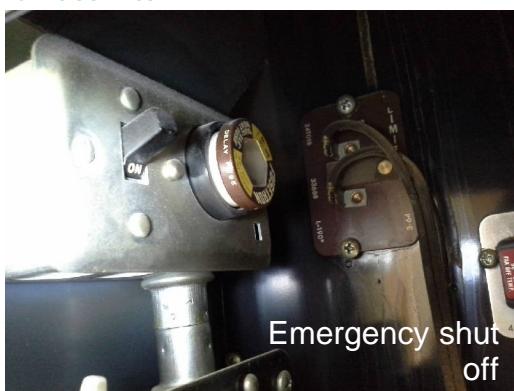
Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Gas Leak Checked: Yes - Gas lines checked for leaks using combustion gas leak detector.

Emergency Shut Off: Yes See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Heating System (Continued)

Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 3 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 20 X 30

Distribution: Metal duct

Circulation: High inlet pipe

Flue Pipe: Single wall

Thermostats: Individual

2027 Heating System

Heating System Operation: Adequate - 1. Due to the age of the furnace we recommend a licensed HVAC tech inspect the furnace and heat exchanger.



Manufacturer: Day & Night

Type: Forced air Capacity: 80,000 BTUHR

Area Served: Whole house Manufacture Year: Unknown

Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel-gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



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Heating System (Continued)

Gas Leak Checked: Yes - **Gas lines checked for leaks using combustion gas leak detector.**

Emergency Shut Off: Yes See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 3 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 20 X 30



Distribution: Metal duct

Circulation: High inlet pipe

Flue Pipe: Single wall



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Heating System (Continued)

Thermostats: Individual

2029 Heating System

Heating System Operation: Adequate - 1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify, and inspect the heat exchanger for cracks.



Manufacturer: Day & Night

Type: Forced air Capacity: 80,000 BTUHR

Area Served: Whole house Manufacture Year: Unknown

Permit Pulled: Yes - Permits are required to be pulled for the installation of any furnace.

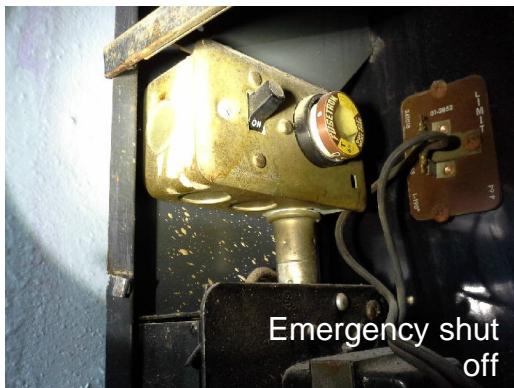
Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

Gas Leak Checked: Yes - Gas lines checked for leaks using combustion gas leak detector.

Emergency Shut Off: Yes See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Heating System (Continued)

Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 3 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 16 X 25

Distribution: Metal duct

Circulation: High inlet pipe

Flue Pipe: Single wall

Thermostats: Individual

2031 Heating System

Heating System Operation: Adequate - 1. The furnace is a little bit dusty but not yet dirty. Recommend it be cleaned and serviced within the next year by a licensed HVAC contractor.



Manufacturer: Corsaire

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Whole house Manufacture Year: 2001

Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel-gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



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Heating System (Continued)

Gas Leak Checked: Yes - Gas lines checked for leaks using combustion gas leak detector.

Emergency Shut Off: Yes See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



Heat Exchanger: 4 Burner - Due to most furnace designs, the visible portion of the heat exchanger is very small, approx 5%. The comments in this report only reflect what we were able to observe during the inspection.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 20 X 25 - 1. Air filter needs replacement. Clogged filters can restrict airflow and increase internal temperatures, possibly resulting in fires. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the expense of repairing or replacing heating and air conditioning systems and the damage that can be caused by dirty or clogged coils, recommend replacing filter



Furnace filter
dirty

Distribution: Metal duct



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Heating System (Continued)

Circulation: Vents

Flue Pipe: Single wall

Thermostats: Individual

Plumbing

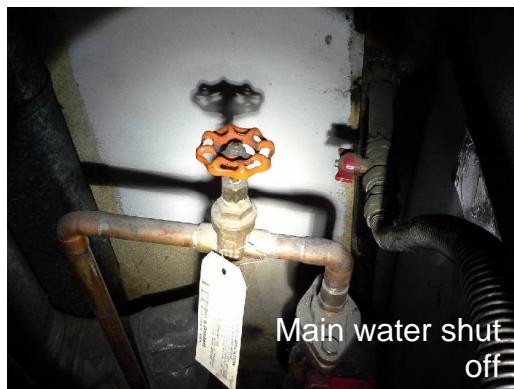
In accordance with the InterNACHI Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.

Water Source: City

Water Lines: Copper

Service Line: Copper

Main Water Shutoff: Basement - See picture. You can use this valve in an emergency situation to quickly shut off water to the entire home.



Sewage Disposal: City

Sewer Cleanout: Not visible - See picture. This cap can be removed to allow the main sewer line from the house to the street to be cleaned.

Regardless of the age of the building, we recommend a sewer line inspection. This separate video scope inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.

Gas Service Lines: Cast iron

2019 Water Heater

Water Heater Operation: Adequate - We recommend draining 5-10 gallons of water from the tank 1-2 times per year to expel rust and sediment and to help extend water heater life.

Manufacturer: Rheem

Permit Pulled: No - Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of this water heater. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heater inspected by regional building.



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Plumbing (Continued)

Fuel Type: Natural gas Capacity: 50 Gal.

Life Expectancy: 12 to 15 years

Manufacture Year: 2015 Area Served: Whole house

Flue Pipe: Single wall

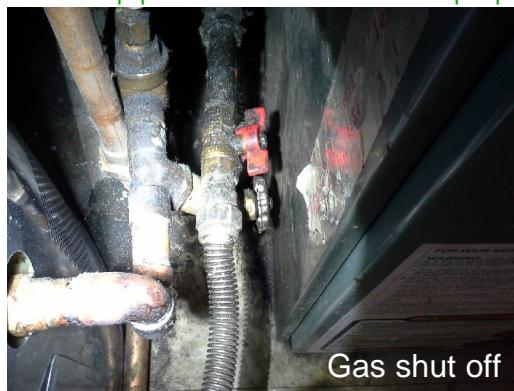
TPR Valve and Drain Tube: Brass and copper

TPR Valve Definition: Definition: Temperature Pressure Relief Valve (TPR valve). This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the water heater tank gets too high. If this ever begins to leak you should call a plumber and have it fixed.

Gas Lines Check For Leaks: Yes - Gas lines checked for leaks using combustion gas leak detector.

Cold Water Shut Off: No No cold water shut off

Gas Shut Off: Yes See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.



2021 Water Heater

Water Heater Operation: Inadequate - We recommend draining 5-10 gallons of water from the tank 1-2 times per year to expel rust and sediment and to help extend water heater life.

Manufacturer: Rheem

Permit Pulled: No - Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of this water heater. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heater inspected by regional building.

Fuel Type: Electric Capacity: 40 Gal.

Life Expectancy: 12 to 15 years

Manufacture Year: 2015 Area Served: Whole house

Flue Pipe: Single wall

TPR Valve and Drain Tube: Brass and copper

TPR Valve Definition: Definition: Temperature Pressure Relief Valve (TPR valve). This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the water heater tank gets too high. If this ever begins to leak you should call a plumber and have it fixed.



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Plumbing (Continued)

Cold Water Shut Off: Yes See picture. If the water heater ever starts leaking you can turn this valve off and turn the gas off to the water heater and then call a plumber.



Gas Shut Off: No

Air Conditioning

2017 AC System

A/C System Operation: According to most central cooling system manufacturers, operation of an air conditioning system when the outdoor temperatures have not been at least 65 degrees for at least 48 hours prior, can result in possible serious damage to the compressor. Conditions at the time of the inspection were not appropriate for the operation of the AC system.



Condensation Removal: PVC - Condensate drain lines can become clogged occasionally due to the small amount of moisture they carry. We suggest that these drain lines be cleaned every 2-3 years and monitored carefully in between service.

Exterior Unit: Pad mounted

Manufacturer: Label not readable

Area Served: Entire unit Manufacture Year: Unknown

Type: Central A/C Capacity: 3 Ton

Visible Coil: Aluminum

Air Conditioning (Continued)

Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2017 is in need of replacement.



Electrical Disconnect: Breaker disconnect

2019 AC System

A/C System Operation:

Exterior Unit: Wall Unit

2021 AC System

Exterior Unit: Pad mounted

Manufacturer: Ameristar

Permit Pulled: No Permits for HVAC & electrical are required to be pulled for the installation of central air conditioning system. There does not appear that permits have been pulled for this air conditioner. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the air conditioning inspected by regional building.

Area Served: Entire unit Approximate Age: 2015

Fuel Type: 220 VAC Temperature Differential:

Type: Central A/C Capacity: 3 Ton

Visible Coil: Aluminum

Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2021 is in need of replacement.



2023 AC System

Exterior Unit: Pad mounted

Manufacturer: Goodman

Permit Pulled: No Permits for HVAC & electrical are required to be pulled for the installation of central air conditioning





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Air Conditioning (Continued)

Permit Pulled: (continued)

system. There does not appear that permits have been pulled for this air conditioner. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the air conditioning inspected by regional building.

Area Served: Entire unit Approximate Age: 2003

Fuel Type: 220 VAC Temperature Differential:

Type: Central A/C Capacity: 3 Ton

Visible Coil: Aluminum

Refrigerant Lines: Serviceable condition

Electrical Disconnect: Breaker disconnect

2025 AC System

Exterior Unit: Pad mounted

Manufacturer: Goodman

Area Served: Entire unit Approximate Age: Unknown

Fuel Type: 220 VAC Temperature Differential:

Type: Central A/C Capacity: 3 Ton

Visible Coil: Aluminum

Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2025 is in need of replacement.



2027 AC System

Exterior Unit: Pad mounted

Manufacturer: Label not readable

Area Served: Entire unit Approximate Age: Unknown

Fuel Type: 220 VAC Temperature Differential:

Type: Central A/C Capacity:

Visible Coil: Aluminum



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Air Conditioning (Continued)

Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2027 is in need of replacement.



Electrical Disconnect: Breaker disconnect
2029 AC System

Manufacturer: Label not readable

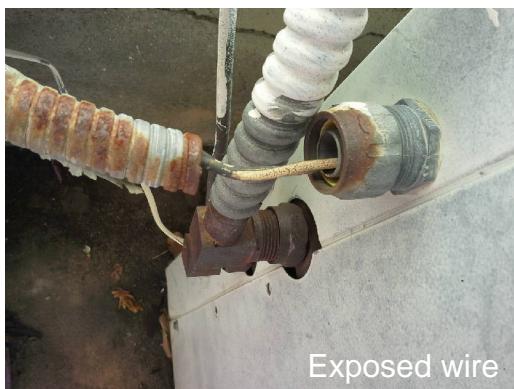
Area Served: Entire unit Approximate Age: Unknown

Type: Central A/C Capacity:

Visible Coil: Aluminum

Refrigerant Lines: Repair - 1. The exterior AC unit's refrigerant line insulation is in need of replacement.

Electrical Disconnect: Breaker disconnect - 1. There are exposed 220 electrical wire for the 2029 air conditioning unit.



2031 AC System

Exterior Unit: Pad mounted

Manufacturer: Goodman

Permit Pulled: No Permits for HVAC & electrical are required to be pulled for the installation of central air conditioning system. There does not appear that permits have been pulled for this air conditioner. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the air conditioning inspected by regional building.

Area Served: Entire unit Approximate Age: 2004

Fuel Type: 220 VAC Temperature Differential:

Type: Central A/C Capacity: 3 Ton

Visible Coil: Aluminum

Air Conditioning (Continued)

Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation is in need of replacement.



Electrical Disconnect: Breaker disconnect

Electrical Service

In accordance with the InterNACHI Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel, the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician

Service: Aluminum

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Aluminum

Panel Ground: Not visible

2017 Electric Panel

Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.

2. The circuits are not properly labeled at dead front cover. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.



Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists



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Electrical Service (Continued)

Definition: (AFCI) An Arc Fault Circuit Interrupter is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Manufacturers recommend testing these devices on a monthly basis.

Definition: GFCI A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use GFCI protection.

Is the panel bonded? No

2019 Electric Panel

Manufacturer: Panel not visible

2021 Electric Panel

Manufacturer: General Electric - Note: The panel screws are concealed behind conduit., Unable to open.

1. The circuits are not properly labeled at dead front cover. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.



Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Definition: (AFCI) An Arc Fault Circuit Interrupter is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Manufacturers recommend testing these devices on a monthly basis.

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Is the panel bonded? No

2023 Electric Panel



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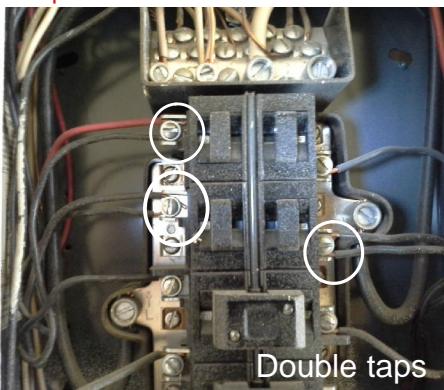
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Electrical Service (Continued)

Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.



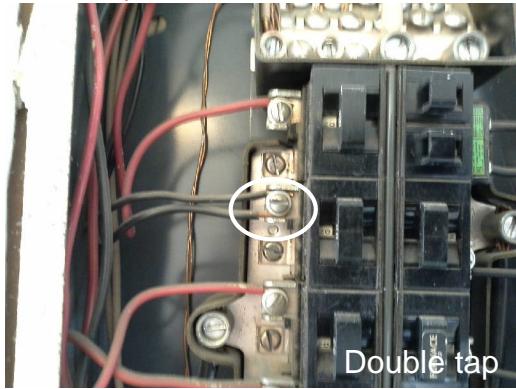
Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Is the panel bonded? No

2025 Electric Panel

Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.



Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Definition: (AFCI) An Arc Fault Circuit Interrupter is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Manufacturers recommend testing these devices on a monthly basis.

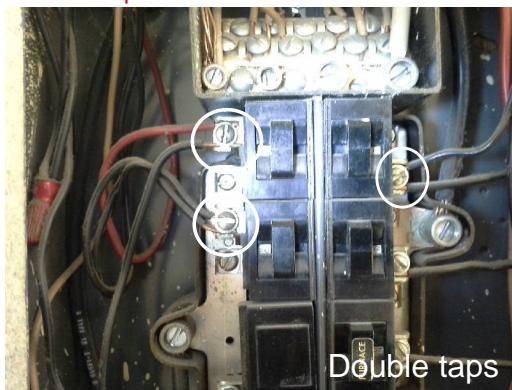
Definition: GFCI A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use GFCI protection.

Is the panel bonded? No

2027 Electric Panel

Electrical Service (Continued)

Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.



Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

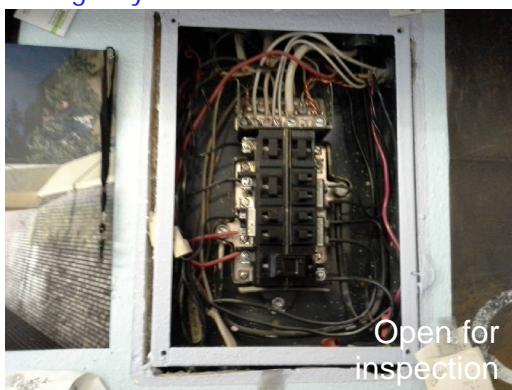
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Is the panel bonded? No

2029 Electric Panel

Manufacturer: Push-O-Matic - 1. The circuits are not properly labeled at dead front cover. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.



Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Definition: (AFCI) An Arc Fault Circuit Interrupter is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Manufacturers recommend testing these devices on a monthly basis.

Definition: GFCI A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a



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Electrical Service (Continued)

wet area, or an earth ground, you should use GFCI protection.

Is the panel bonded? No

2031 Electric Panel

Manufacturer: Push-O-Matic

Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Definition: (AFCI) An Arc Fault Circuit Interrupter is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Manufacturers recommend testing these devices on a monthly basis.

Definition: GFCI A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use GFCI protection.

Is the panel bonded? No

Interior Spaces

Entrance Door: Wood

Emergency lighting present? No

Ceilings: Drywall - 1. There is a black mold like substance on the ceiling of 2021

Walls: Drywall

Floors: Vinyl floor tile

Windows: Aluminum slider

Electrical: 110 VAC - 1. The unit 2025 West outlet was found to be improperly wired, having their hot and neutral wires reversed (Reversed polarity).



Improperly wired

HVAC source: Heating system register

Elevator



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Interior Spaces (Continued)

Fire Extinguishers: ABC dry chemical - Fire extinguishers need to be serviced and inspected:

2017

2019

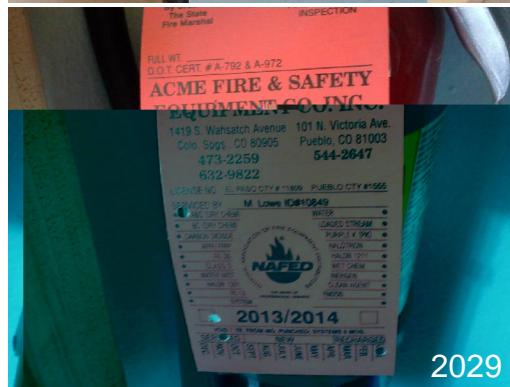
2021

2023

2025

2027

2029





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Interior Spaces (Continued)

Fire Extinguishers: (continued)



Structure

In accordance with the InterNACHI Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. If the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

Structure Type: Wood frame

Foundation: Poured concrete - About 10% of the foundation was visible from the exterior due to vegetation, soil, storage, inaccessibility, or other conditions. There is the possibility that problems were not visible; concealed defects are not within the scope of the home inspection. Conditions of the interior walls, ceilings, and floors, as well as exterior walls, seemed to indicate that there were no major structural settling problems at the time of the inspection.

Recommend regular homeowner monitoring and maintenance.

Beams: Not visible

Bearing Walls: Frame

Floor/Slab: Poured slab



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Optional Testing

Radon:

Radon is a naturally occurring radioactive gas. It is produced in the ground through the normal decay of uranium and radium. Uranium decays to radium, which then decays to radon. Radon levels vary from home to home, you cannot gauge the radon level in your home by the results in a neighbors home.

Mold:

Molds come in many colors. Both the white and black molds are potentially hazardous. Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided.

Infrared Thermography: Infrared Thermography is an advanced, non-invasive technology that allows us to show our clients things about their home that can't be revealed using conventional inspection methods.

Wood Burning Fireplace:

Because we can only observe a small section of the chimney flue during the inspection we recommend the fireplace and fireplace flue be professionally cleaned by a certified chimney sweep. The interior of the fireplace should also be inspect for damage.

Sewer Scope:

Although we saw no evidence of slow drains throughout the home, regardless of the age of the home, we recommend a sewer line inspection. This separate video scope inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed.

Lead Paint:

Renovation, repair and painting activities often disturb painted surfaces. If these surfaces had been painted with lead-based paint, serious lead contamination and exposure may result. According to a U.S. Department of Housing and Urban Development (HUD) survey of the prevalence of lead-based paint hazards in the nation's housing, approximately 38 million pre-1978 U.S. dwellings contain lead-based paint.

Wood Destroying Organisms (WDO)

A Wood Destroying Organism (WDO) inspection, is an inspection focused on identifying the presence of wood destroying organisms. A wood destroying organism is an organism that has that ability to compromise the wooden structure of a home. Termites, carpenter ants, and wood decay fungi are examples of WDOs.

Asbestos:

Because of its fiber strength and heat resistance asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Asbestos has also been used in a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products).

Septic System:

If the home has a septic system, we would recommend a certified septic technician pump out and inspect septic system. This is not part of a regular home inspection.

Well System:



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Optional Testing (Continued)

Well System: (continued)

If this home has a well for its water source, we would recommend a certified well technician test the well for bacteria content and the pump for proper operation. This test will ensure it is safe to drink, how many gallons per minute the well produces, and the wells recovery rate. This is not part of a regular home inspection.

Invoice

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Pro-Check Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

Sincerely,
Jay Birkholz, Owner
Pro-Check Home Inspections

Inspector Name: Jay Birkholz
Company Name: Pro-Check Home Inspections
Address: PO Box 26652
City State Zip: Colorado Springs, CO 80936-6652

Client Name: Vicky Buyer
Address:
City, State Zip:

Property Address: 2017 - 2031 E Sample St
City State Zip: Colorado Springs, Colorado 80909

Services Performed	Amount
Commercial Inspection	X00.00
Radon Testing	--
Discount	
Total Paid:	X00.00

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 719 375 3100.



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Prepared for: Vicky Buyer

Inspection Agreement

Inspector Name: Jay Birkholz

Company Name: Pro-Check Home Inspections

Address: PO Box 26652

City State Zip: Colorado Springs, CO 80936-6652

Client Name: Vicky Buyer

Address:

City, State Zip:

Property Address: 2017 - 2031 E Sample St

City State Zip: Colorado Springs, Colorado 80909

The address of the property is:

Fee for the home inspection is \$_____ . INSPECTOR acknowledges receiving a deposit of
\$_____ from CLIENT.

THIS AGREEMENT made this _____ day of _____,
201____, by and between

_____ (hereinafter INSPECTOR) and the undersigned
(hereinafter CLIENT),

collectively referred to herein as the parties. The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR's inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this



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Inspection Agreement (Continued)

Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorneys fees and expenses and payments arising out of or related to the INSPECTORs negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTORs relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. s

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.



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Inspection Agreement (Continued)

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.
 11. This Agreement is not transferable or assignable.
- CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.
-

FOR INSPECTOR CLIENT OR REPRESENTATIVE

Signature:

Inspection Date: 02/09/2017



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Summary

Lots and Grounds

1. Leader/Extension: Functional - 1. The rear downspout at 2025 is discharging water on bottom step. This is a potential ice hazard in the winter.



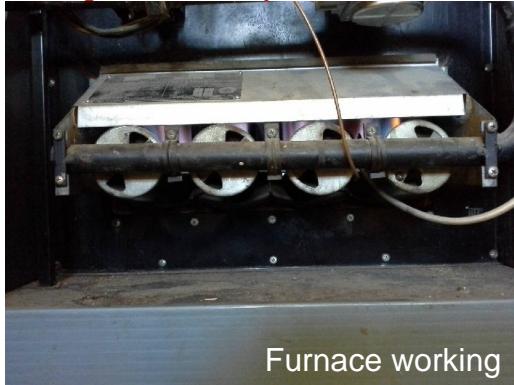
Exterior

2. Entry Doors: Aluminum full glass - 1. The rear wood entry door in unit 2017 is deteriorated. This door will need replacement soon.



Heating System

3. 2017 Heating System Heating System Operation: Adequate - 1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify and inspect the heat exchanger for cracks.





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Summary (Continued)

4. 2019 Heating System Heating System Operation: Adequate - 1. The inside of the furnace cabinet, the furnace blower motor and blades are dirty. It is proper practice to have a furnace cleaned every 1-3 years. Although the furnace did respond to operating controls, we recommend that the furnace be cleaned, inspected, any repairs made, and certified safe by a licensed heating system professional.
5. 2019 Heating System Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.
6. 2021 Heating System Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.
7. 2025 Heating System Heating System Operation: Adequate - 1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify, and inspect the heat exchanger for cracks.



8. 2027 Heating System Heating System Operation: Adequate - 1. Due to the age of the furnace we recommend a licensed HVAC tech inspect the furnace and heat exchanger.



9. 2027 Heating System Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Summary (Continued)

10. 2029 Heating System Heating System Operation: Adequate - 1. Due to the age of the furnace, we recommend having it serviced by a licensed HVAC contractor, certify, and inspect the heat exchanger for cracks.



11. 2031 Heating System Permit Pulled: No - Permits are required to be pulled for the installation of any furnace. There appears to not have been a permit pulled for this furnace. Recommend having a licensed HVAC and electrical contractor pull the appropriate permits and have the furnace inspected by regional building.

Plumbing

12. 2019 Water Heater Permit Pulled: No - Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of this water heater. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heater inspected by regional building.

13. 2021 Water Heater Permit Pulled: No - Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of this water heater. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heater inspected by regional building.

Air Conditioning

14. 2017 AC System Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2017 is in need of replacement.



15. 2021 AC System Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2021 is in need of replacement.

Air Conditioning (Continued)

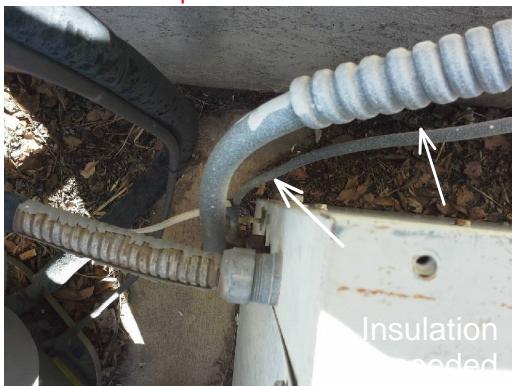
Refrigerant Lines: (continued)



16. 2025 AC System Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2025 is in need of replacement.



17. 2027 AC System Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation, unit 2027 is in need of replacement.



18. 2029 AC System Refrigerant Lines: Repair - 1. The exterior AC unit's refrigerant line insulation is in need of replacement.

Summary (Continued)

19. 2029 AC System Electrical Disconnect: Breaker disconnect - 1. There are exposed 220 electrical wire for the 2029 air conditioning unit.

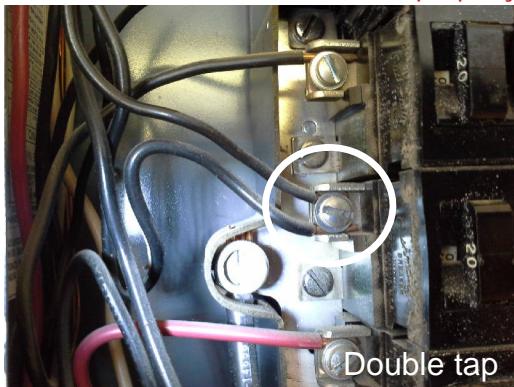


20. 2031 AC System Refrigerant Lines: Repair needed - 1. The exterior AC unit's refrigerant line insulation is in need of replacement.



Electrical Service

21. 2017 Electric Panel Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.
2. The circuits are not properly labeled at dead front cover. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.

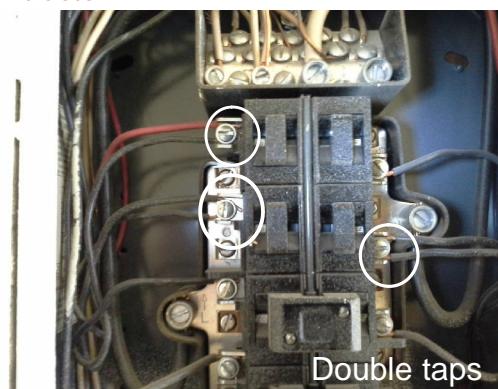


Summary (Continued)

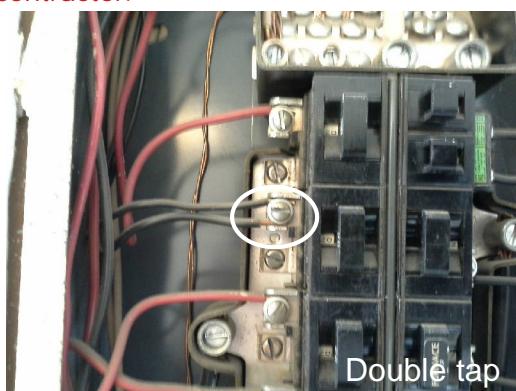
22. 2021 Electric Panel Manufacturer: General Electric - Note: The panel screws are concealed behind conduit. Unable to open.
1. The circuits are not properly labeled at dead front cover. This is important in an emergency to know what circuit breaker to turn off. I recommend properly labeling your panel.



23. 2023 Electric Panel Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.

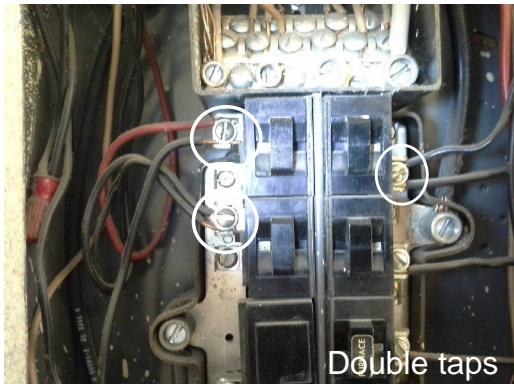


24. 2025 Electric Panel Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.



Summary (Continued)

25. 2027 Electric Panel Manufacturer: Push-O-Matic - 1. Two wires are connected to a breaker designed for only one wire. This is known as a double-tap and is a defective condition which should be corrected by a qualified electrical contractor.



Interior Spaces

26. Electrical: 110 VAC - 1. The unit 2025 West outlet was found to be improperly wired, having their hot and neutral wires reversed (Reversed polarity).



Improperly wired

27. Fire Extinguishers: ABC dry chemical - Fire extinguishers need to be serviced and inspected:

2017
2019
2021
2023
2025
2027
2029



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Interior Spaces (Continued)

Fire Extinguishers: (continued)

