



Pro-Check Home Inspections

Colorado Springs, CO



Property Inspection Report

Prepared For Lisa Buyer

10518 Sample Pt
Fountain, Colorado 80817

08/24/2018



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General Information

Property Information

Property Address 10518 Sample Pt
City Fountain State Colorado Zip 80817
Agent Name James Agent
Phone 729 212 1818

Client Information

Client Name Lisa Buyer
Phone 970 919 2424
E-Mail Lisabuyer@gmail.com

Inspection Company

Inspector Name: Jay Birkholz
InterNACHI Certification: 14082303

Inspector Name Jay Birkholz
Company Name Pro-Check Home Inspections
City Colorado Springs State Colorado Zip 80919
Phone 719 375 3100
E-Mail jay@pro-checkinspections.com
Total Fee XXX.00

Conditions

Others Present Buyer's Agent Property Occupied No

Year Built 2005 Square Footage 1507

If this home was built before 1978 when a number of regulations went into effect, it may contain paint with lead or have asbestos products. For additional information on asbestos and lead, please follow this link:
<http://goo.gl/ObX8AO>

Inspection Date 08/16/2018

Start Time 12:30

Electric On Yes

Gas On Yes

Water On Yes

Temperature 83

Weather Partly cloudy Soil Conditions Dry

Space Below Grade Crawl Space

Building Type Single family 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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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>

Explanation of Color Codes

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.

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/definition comments on the systems and components installed at the property and other relevant resource information.

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 back entry door jamb is dry rotted at the bottom.

Recommend a licensed Plumbing contractor repair items listed below:

1. The South hose bib has froze and broke. Condition usually caused by a hose left attached in the winter. The hose bib will need to be replaced.
 2. The 2nd floor main bathroom tub is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
 3. The master bathroom sink is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
 4. The master bathroom tub is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
 5. Water leaks from around the master bathroom shower head at the threads.
 6. There are signs of a past leak and the water heater.
 7. While testing the gas lines with my gas detector, a gas leak was detected at the water heater gas control valve.
- Recommend having a licensed plumber make repairs.

Recommend a window technician repair items listed below:

1. The balance springs on the left kitchen window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.
2. The left kitchen window lock is not working properly. Unable to lock window.
3. The balance springs on the South living room window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.
4. The balance springs on the 2nd floor East window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.
5. The balance springs on the right master bedroom window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

Recommend a licensed landscape contractor repair items listed below:

1. Due to shrub branches, the main electrical service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6' 6".

General Recommendations:

1. The drop off of the South end of the front porch to the ground is over 30 inches. Current building safety standards require a guardrail for any drop over 30 inches. Recommend, for safety, that a guardrail be installed.
2. There is hail damage to the front porch guardrail.



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Summary of Items Needing Repair or Evaluation (Continued)

General Recommendations: (continued)

3. We recommend installing downspout extensions where there are none currently. This is to ensure that water does not pool next to the foundation.
4. There is hail damaged to the vinyl siding.
5. There is hail damage to several of the window screens.
6. The gutters are damaged by hail.
7. There were no CO detectors installed in the home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.
8. The top of the right laundry room door had missing hardware needed for the door to function properly. Recommend having appropriate hardware installed.
9. There is a black mold like substance in the water heater utility closet.
10. The crawlspace Switch/outlet cover plate is broken.
11. 2. The main electrical panel should provide a label describing which electrical circuits are controlled by each of the breakers.

Items that are marginal or that require routine maintenance:

1. The refrigerator water dispenser was not operational. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.
2. There is currently no heat vent in the 1st floor half bath. This room may be cool in the winter.
3. The 1st floor half bathroom exhaust fan and fan cover are dirty. Recommend cleaning these so they continue to function properly.
4. There is a sump pit that is holding water with no sump pump installed. Recommend monitoring this after storms to see if a pump may need to be installed.



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Important Reminders

We recommend obtaining a current property disclosure from the property owner, this report does not replace the sellers disclosure. The sellers disclosure identifies the history of the home, often repairs have been made such that evidence of past problems are not present. The disclosure may also identify property/environmental concerns that are not addressed by a home inspection.

Pro-Check Home Inspections does not research product recalls or notices of any kind. Home inspections do not include the identification of, or research for, appliances and other items associated with the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. I recommend visiting the following internet site if recalls are a concern to you. www.cpsc.gov

We recommend periodically checking concrete/wood and other materials for signs of deterioration. Wood decks typically require some annual maintenance. We recommend sealing all wood surfaces annually with a water repellent preservative and painting/caulking as necessary to preserve the wood as part of normal seasonal maintenance.

For your safety, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walkthrough inspection immediately before closing to check the condition of the property, using this report as a guide.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.



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Lots and Grounds (Continued)

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.

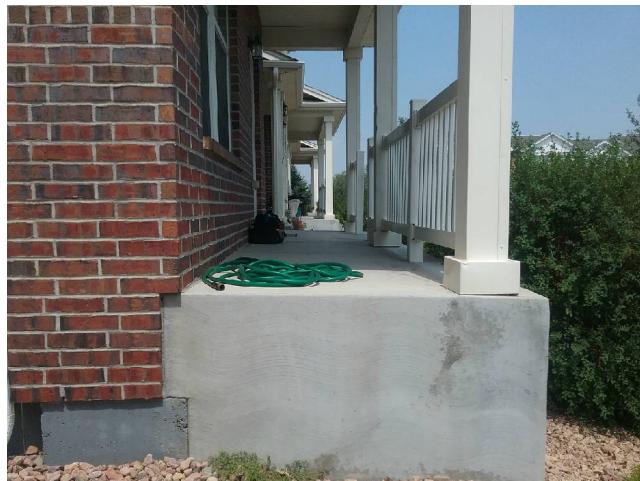
Sidewalk Type: Concrete -

The concrete walkway appeared to be in serviceable condition at the time of the inspection.

Steps: Concrete

Porch: Concrete -

1. The drop off of the South end of the front porch to the ground is over 30 inches. Current building safety standards require a guardrail for any drop over 30 inches. Recommend, for safety, that a guardrail be installed.
2. There is hail damage to the front porch guardrail.





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Lots and Grounds (Continued)

Grading: Minor slope -

The general grading around the house foundation perimeter appears functional. Ideally the grading should slope about 6 inches over the first 10 feet away from the house foundation. Monitoring during a rainstorm is recommended.



Side elevation



Back elevation

The majority of water penetration problems are caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and

contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1 per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

Vegetation: No Problem areas -

The vegetation around the property appeared to be in satisfactory condition and not adversely affecting the property. Evaluating trees lies beyond the scope of the general property inspection.

Fences: Wood

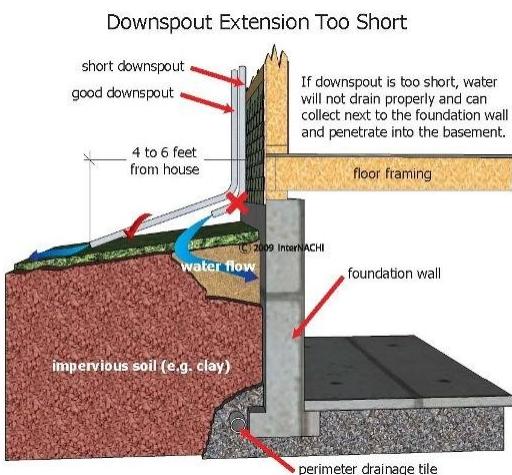
Lawn Sprinklers: Maintained by HOA

Leader/Extension: Functional

Lots and Grounds (Continued)

Leader/Extension: Extension needed -

We recommend installing downspout extensions where there are none currently. This is to ensure that water does not pool next to the foundation.



We do not inspect decorative garden lights. Some may be on timers or switches. Recommend asking the seller to demonstrate how well they work. Any low-voltage or garden lights installed would not be permanent and may not stay with the house.

Exterior

The property may be involved with a property-owner's association in the community. We do not know what things for which the association may be responsible. It may include the condition of the roof, the foundation, sprinklers, or components outside of the dwelling. Recommend consulting with the seller, association, and your agent.

Siding type: Vinyl/Brick -

There is hail damaged to the vinyl siding.





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Exterior (Continued)

Trim: Vinyl -

Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with paint or stain to protect it from moisture penetration. Repair and caulk gaps prior to re-coating.

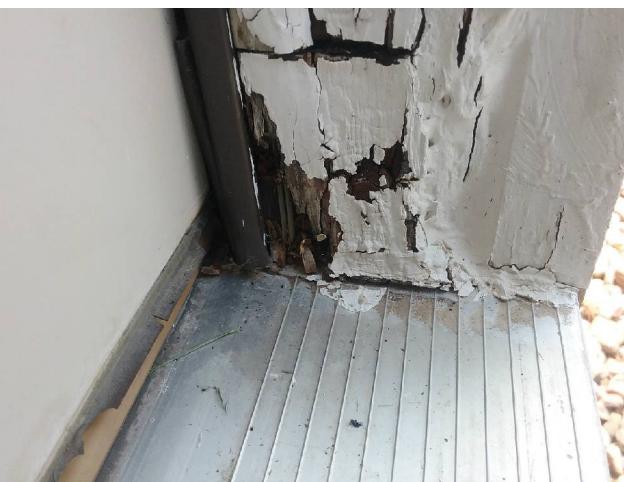
Fascia & Soffits: Aluminum

Door Bell: Hard wired -

The doorbell responded to the switch at the time of the inspection.

Entry Doors: Fiberglass/Metal -

1. The back entry door jamb is dry rotted at the bottom.



Patio Door: Metal entry door

Exterior Lighting: Surface mount

Windows: Vinyl single hung -

All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

Window Screens: Vinyl mesh -

There is hail damage to several of the window screens.

Exterior Electric Outlets: 110 VAC GFCI

Hose Bibs: Needs Repair -

The South hose bib has froze and broke. Condition usually caused by a hose left attached in the winter. The hose bib will need to be replaced.



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Exterior (Continued)

Water Pressure Test: 52 PSI -

Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.



Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Dryer Vent: Rigid metal -

Dryer ducts typically need to be cleaned about twice a year, sometimes more if your household does an excessive amount of laundry. You can do some of it yourself with just a shop-vac, but in most cases you'll need some extra tools like a dryer brush or augur and some flexible rod attachments (so it can go around bends and turns) that connect to a power drill. You can buy a number of dryer vent cleaning tool kits that include everything you need, from the brushes to the rods to special vacuum adapters.

Exterior vents: Metal vent -

The exterior vent covers were secured to wall, not obstructed, and in generally serviceable condition at time of inspection.

Gas Meter: Exterior surface mount at side of home



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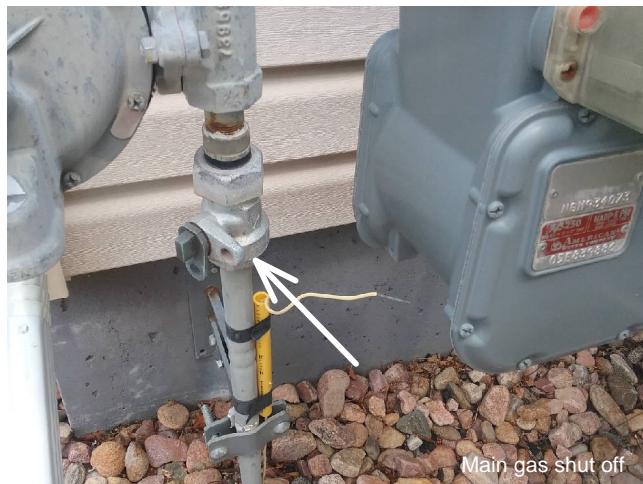
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Exterior (Continued)

Main Gas Valve: Located at gas meter -

The main gas shut-off valve is located near the gas meter at the side of the house. You will need a large wrench to turn 90 degrees.



Roof

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy

Main Roof Surface

Method of Inspection: On roof

Permit Pulled: Yes

Last roofing Permit Pulled On: Permitted with new construction in 2005

Material: Asphalt Composition Shingle -

Asphalt shingles (also called composition shingles) are the most common roofing material used today. The shingles consist of asphalt-impregnated felt paper or glass fiber mats, coated with a layer of asphalt and covered with granular material.

Roof condition: Serviceable condition -

Because the roof is maintained by an HOA we do not walk it.

Note: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof life span.

Number of Layers Present: 1 Layer

Life Expectancy:



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Roof (Continued)

Asphalt shingles were historically classified by weight. Today, asphalt shingles are classified by the manufacturers warranty. They are known as 15-year, 20-year, 25-year, 30-year or 35-year shingles. Modern shingles are available in various textures and patterns. While shingles with longer warranties will generally last longer than shingles with shorter warranties, the warranty period should not be considered a guarantee of service life.

Flashing: Galv/Alum -

The visible portions of the flashings were in an acceptable condition. Most of the flashing is not visible.

Valleys: Asphalt shingle

Roof Ventilation: Plastic -

The roof vents appeared to be installed correctly and in serviceable condition at the time of the inspection.

Plumbing Vents: PVC -

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.

Flue Pipe: Double wall -

The furnace exhaust flue pipe on the roof appeared to be in serviceable condition at the time of the inspection.

Electrical Mast: Underground utilities

Gutters & Downspouts: Aluminum -

The gutter are damaged by hail.

Kitchen

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

1st Floor Kitchen



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Kitchen (Continued)

Range: General Electric -

The heating elements/burners and oven operated when tested. This does not confirm the efficiency of the system.



Cook top working

Range Anti-tip Bracket: Bracket present

Refrigerator: General Electric -

The refrigerator water dispenser was not operational. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Refrigerators with water/ice makers that have poly/plastic supply hoses are subject to leaking or rupturing, recommend if present, installing stainless steel braided hoses for water supply. Recommend these be installed at the water source/valve.

Microwave: General Electric -

The over range mounted microwave was installed securely, was tested and operational at time of inspection.



Microwave working

Dishwasher: Frigidaire -

We ran the dishwasher through a rinse and drain cycle. From what we observed it functioned correctly and did not leak.



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Kitchen (Continued)

Dishwasher: (continued)

Disposal: Badger -

The garbage disposal unit was inspected and found to be in operational condition at the time of inspection.

Exhaust Fan: Vent in microwave -

The exhaust system is integrated with microwave above the range was functional. These re-circulate the air back into the kitchen. It is important to insure filter is kept clean.

Sink: Stainless Steel

Faucets: Appears functional -

The kitchen plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended.

Traps & Drains: Appears functional

Electrical: 110 VAC GFCI

Counter Tops: Formica

Cabinets: Wood -

The cabinets are in acceptable condition.

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor covering

Doors: Hollow wood

Windows: Vinyl single hung -

1. The balance springs on the left kitchen window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.
2. The left kitchen window lock is not working properly. Unable to lock window.

HVAC Source: Heating system register



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Living Space

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Living/dinning Room Living Space

Closet: Single

Ceiling: Drywall

Walls: Drywall -

There are often hairline cracks in the walls throughout the home. Cracks and nail pops are common, often caused by lumber shrinkage or minor settlement. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

If the home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults. You may wish to have the home inspected, or assessed for risk.

Floor: Carpet -

Areas of floors and floor coverings able to be viewed appear to be in satisfactory condition. Unless the dwelling is vacant, the inspector has a very limited view of the floor and coverings.

Doors: Hollow wood -

The interior doors were opened, closed and found to function correctly during the inspection.

Windows: Vinyl single hung -

1. The balance springs on the South living room window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.
2. The balance springs on the 2nd floor East window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

Electrical: 110 VAC -

Receptacles that were hidden behind furniture, stored items, personal effects or appliances may not have been inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, network/TV wiring, and other components which are not part of the primary electrical power distribution system.

Unable to Inspect:

Some areas and items at this property may have been obscured by furniture or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind



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Living Space (Continued)

Unable to Inspect: (continued)

window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris.

Ceiling paddle fans when present, typically require special boxes for support, and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

HVAC Source: Heating system register

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturer guidelines or every ten years.

Fireplace/Wood Stove

We inspect in accordance with the InterNACHI Standards of Practice pertaining to fireplaces. We recommend that each chimney receive a Level II inspection every time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Fireplace

Fireplace Facade:

You should become familiar and confident with the use and operation of fireplaces before lighting a fire. Contact a qualified fireplace professional if necessary.

Type

The National Fire Protection Association (NFPA) and the Chimney Safety Institute of America (CSIA) recommend that all wood burning and solid fuel fireplace chimneys to be professionally inspected on an annual basis. Have chimneys inspected annually, and cleaned as necessary, by a qualified professional chimney service technician. This reduces the risk of fires and carbon monoxide poisoning's due to creosote buildup or obstructions in the chimneys.

Smoke Chamber: Metal

Flue: Metal



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Bathrooms

In accordance with the InterNACHI Standards of Practice pertaining to bathrooms. This report consists of many features from whirlpool tubs and showers to toilets and hose bibs. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

1st floor half bath Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor covering
Doors: Hollow wood
Electrical: 110 VAC GFCI
Sink: Pedestal

Bathtub/showers/sinks need to be periodically caulked/sealed at walls, floors and fixtures.

Faucets: Appears functional

Shut off valves: Appears functional -

The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.

Traps & Drains: Appears functional -

The 1st floor half bathroom sink is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

Toilets: Sterling -

The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet emptied in a reasonable amount of time. Except where noted:

HVAC Source: Heating system register -

There is currently no heat vent in the 1st floor half bath. This room may be cool in the winter.

Vent Fan: Electric ventilation fan -

The 1st floor half bathroom exhaust fan and fan cover are dirty. Recommend cleaning these so they continue to function properly.

2nd floor main Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Vinyl floor covering
Doors: Hollow wood
Electrical: 110 VAC GFCI
Counter/Cabinet: Formica and wood



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Bathrooms (Continued)

Sink: Ceramic

Faucets: Appears functional

Shut off valves: Appears functional -

The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.

Traps & Drains: Appears functional -

The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

Tub/Shower: Fiberglass tub and fiberglass surround -

The 2nd floor main bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.



Toilets: Sterling -

The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet emptied in a reasonable amount of time. Except where noted:

HVAC Source: Heating system register

Vent Fan: Electric ventilation fan -

All bathroom exhaust fans were tested and found to be in working order during the inspection, except where noted.

Master Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor covering

Doors: Hollow wood

Windows: Vinyl single hung

Electrical: 110 VAC GFCI



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Bathrooms (Continued)

Counter/Cabinet: Formica and wood

Sink: Ceramic

Faucets: Appears functional

Shut off valves: Appears functional -

The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.

Traps & Drains: Appears functional -

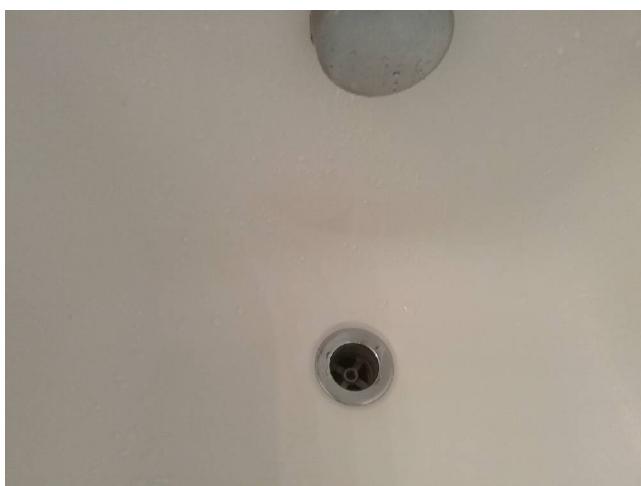
The master bathroom sink is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.



Tub/Shower: Fiberglass tub and fiberglass surround -

1. The master bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

2. Water leaks from around the master bathroom shower head at the threads.



Toilets: Sterling -

The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet



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Bathrooms (Continued)

Toilets: (continued)
emptied in a reasonable amount of time. Except where noted:

HVAC Source: Heating system register

Vent Fan: Electric ventilation fan and window -

All bathroom exhaust fans were tested and found to be in working order during the inspection, except where noted.

Bedrooms

In accordance with the InterNACHI Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

Master Bedroom

—
Closet: Walk In

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl single hung -

The balance springs on the right master bedroom window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

Electrical: 110 VAC

HVAC Source: Heating system register

We recommend replacing all smoke alarms every 8 to 10 years. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Smoke Detector: Hard wired

CO Detector: None present -

There were no CO detectors installed in the home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

East Bedroom

—
Closet: Single

Ceiling: Drywall

Walls: Drywall

Floor: Carpet



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Bedrooms (Continued)

Doors: Hollow wood

Windows: Vinyl single hung

Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Hard wired

Laundry Room

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We may operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

1st Floor Laundry Room/Area

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor covering

Doors: Hollow wood -

The top of the right laundry room door had missing hardware needed for the door to function properly. Recommend having appropriate hardware installed.



Electrical: 110 VAC

HVAC Source: Heating system register



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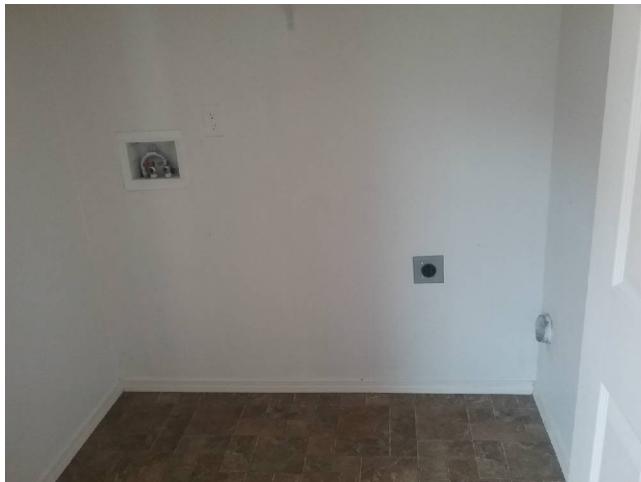
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Laundry Room (Continued)

Washer Hose Bib: Rotary -

There was no washing machine present at the time of the inspection. The washer supply valves and drain were not tested.



Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Metal flex

Washer Drain: Wall mounted drain

Radon Mitigation System

Radon Mitigation Present No

Heating System

We are not HVAC professionals. Feel free to hire one prior to closing.

This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.

Crawl Space Heating System



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Heating System (Continued)

Heating System Operation: Adequate -

This unit was working properly at the time of the inspection. Mechanical equipment tested for functional operation at the time of inspection only. Inspection does not determine sizing of the system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual maintenance will ensure the system is safe and is functioning properly. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Inspection standards do not require me to verify if appliances need replacing, just that they are functioning.



Open for inspection

Manufacturer: Lennox

Type: Forced air Capacity: 66,000 BTUHR

Area Served: Whole house Manufacture Year: 2005

Permit Pulled: Yes -

Permits are required to be pulled for the installation of any furnace.

Fuel Type: Natural gas

Gas Leak Checked: Yes -

No evidence of gas leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.

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)

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.



Access to Heat Exchanger: 5%

Heat Exchanger: 3 Burner -

The system's burner, heat exchanger and/or coils were not readily accessible for inspection without disassembly of the unit. Because I do not disassemble equipment the condition of the system interior is unknown.



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Heating System (Continued)

Furnace Filter: Fiberglass 16 X 20 -

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Distribution: Metal duct -

The visible portions of the distribution ducts were properly installed and in acceptable condition.

Circulation: Vents -

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. The circulation for this furnace appears to be adequate.

Flue Pipe: Single wall -

The furnace exhaust flue pipe appeared to be in serviceable condition at the time of the inspection.

Humidifiers If your home has or you plan to add a whole house humidifier, you should be aware that all humidifiers, regardless of their type, carry a risk of bacteria and mold growth. If you have allergies or an existing asthma condition, regularly inhaling these impurities can aggravate your symptoms or cause a full-on attack. A more serious side effect is a little-known illness called humidifier lung. Also known as humidifier fever and more formally as hypersensitivity pneumonitis, this is a lung condition that develops when you inhale vapors contaminated with certain strains of bacteria.

Thermostats: Programmable -

Thermostats are not checked for calibration or timed functions.

We recommend a Home Energy Audit. An audit can help you assess how much energy your home uses and evaluate what measures you can take to improve efficiency. Check local listings for a Energy Star and BPI certified insulation contractor, most of whom will do free energy audits and can provide information on rebates up to 50% or \$5000. to help cover the cost of Energy Star improvements. It's best to get a few estimates.



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Plumbing

We are not professional plumbers. Feel free to hire one prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture.

Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Water Source: City

Water Lines: PEX -

Not all of the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

Service Line: Copper -

Since the supply line from the street cannot be seen, no comment is offered during a home inspection. If there is a leak, it may go undetected for some time.

Main Water Shutoff: Utility closet -

See picture. You can use this valve in an emergency situation to quickly shut off water to the entire home.



Water Meter: Crawl space -

The water meter is located near the main water shut-off valve

Sewage Disposal: City -

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe. At the time of the inspection, we observed no deficiencies in the condition of the home sewage disposal system.

Drain Pipes: PVC -

In residential construction, both Polyvinyl Chloride (PVC) and Acrylonitrile butadiene styrene (ABS) are widely used for drain, waste and vent (DWV) pipe. The smooth inner surface means fewer clogs, and it's impervious to chemicals that would ordinarily corrode cast iron and copper. Not all of the drain pipes were readily visible. Much of the pipes are inside the walls.

Vent Pipes: PVC



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Plumbing (Continued)

Sewer Cleanout: Accessible -

See picture. This cap can be removed to allow the main sewer line from the house to the street to be cleaned.



Sewer clean out

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.

Gas Service Lines: Cast iron

Utility Closet 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.

Water Heater Operation: Adequate -

There are signs of a past leak and the water heater.



Manufacturer: Bradford-White



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Plumbing (Continued)

Manufacture Year: 2005 Area Served: Whole house

Permit Pulled: Yes -

Permits are required to be pulled for the installation of any gas or electric powered water heater.

Fuel Type: Natural gas Capacity: 40 Gal.

Life Expectancy: 10 to 12 years

Flue Pipe: Single wall -

The draft diverter of the gas-fired water heater had proper clearance to allow for proper uptake of cool air, was properly aligned and secured. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room temperature air with hot exhaust gasses.

TPR Valve and Drain Tube: Brass and copper -

The water heater was equipped with a TPR (Temperature and Pressure) relief valve and discharge pipe which terminated within 6 inches from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection.

TPR Valve Definition:

The pressure temperature valve is a safety device that opens up and releases pressure (and hot scalding water) from the tank. This opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be conspicuous, so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong, turn off the water valve, turn off the gas, and call a plumber. All hot-water-distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180F.

Gas Lines Check For Leaks: Yes -

While testing the gas lines with my gas detector, a gas leak was detected at the water heater gas control valve. Recommend having a licensed plumber make repairs.



Cold Water Shut Off: Yes -

The photo shows the location of the shut-off valve for water at the water heater.. If the water heater ever starts leaking you can turn this valve off and turn the water off to the water heater and then call a plumber.

Gas Shut Off: Yes -

The photo shows the location of the shut-off valve for gas at the water heater. You can turn the handle a quarter



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Plumbing (Continued)

Gas Shut Off: (continued)

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.

Utility Room

Ceiling: Drywall

Walls: Drywall

Electrical: 110 VAC

Floor Drain: Surface drain -

Floor drains may become dry over time leading to sewer gasses infiltrating the home. Basement floor drain traps should be filled with water to ensure that the traps are primed (have water in them) which creates a seal from sewer gasses. I would recommend running water in each drain (such as using a garden hose) over a period of time to ensure the proper functioning of these drains. If any issues are found I would recommend having a qualified plumber evaluate and repair as necessary.

Moisture Evidence: No moisture found

Organic Substance: Utility closet -

There is a black mold like substance in the water heater utility closet.



Crawl Space

Main Crawl Space

Method of Inspection: In the crawl space

Crawlspace restrictions: None -

We do all we can to see everything in the crawlspace. There are restrictions to the inspection though.

Including but not limited to the electrical wires, pipes, ductwork, insulation, storage, owner belongings, etc.

Access: Open



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Crawl Space (Continued)

Moisture Penetration: No moisture present at time of inspection

Moisture Barrier: Plastic -

Vapor/moisture barriers are important because the barrier limits the amount of moisture than can evaporate out of the soil into the crawlspace. High humidity can result in mold and rot that lead to infestation by wood-destroying insects and eventually structural damage.

Electrical: 110 VAC -

The crawlspace Switch/outlet cover plate is broken.



Ventilation: Vents -

The crawlspace was equipped with operable vents which should be closed during cold weather to prevent pipes in the crawlspace from freezing and to save on heating costs. Vents should be opened during warm weather to allow natural air movement to carry away moisture evaporating from the soil.

Sump Pump: Not Present -

There is a sump pit that is holding water with no sump pump installed. Recommend monitoring this after storms to see if a pump may need to be installed.





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Crawl Space (Continued)

Organic Substance: None visible at time of inspection

Structure

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Structure Type: Wood frame -

The structural inspection of this home is limited to what is visible during the inspection. Though most structural members are not visible we look for signs of structural issues. We check for large or displaced cracks in drywall, sloping floors and sagging roof lines.

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.

Differential Movement: No movement or displacement noted

Joists/Trusses: Manufactured -

The joists or trusses able to be viewed appear in satisfactory condition at the time of inspection. Rim joists and bearing beams were blocked with insulation and or view was very limited, only a very small portion was visible and inspected.

Subfloor: Oriented strand board

Bearing Walls: Frame

Floor/Slab: Poured slab -

Areas of sub floor able to be viewed by the inspector appear to be in satisfactory condition at the time of inspection.



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Electrical Service

We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Service: Aluminum -

The meter box exterior appears functional. No major rust or damage. Not loose.

120 VAC Branch Circuits: Copper -

The determination of the type of branch circuit wiring used in this home was made by inspection of the electric panels only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceiling, floors, etc., is beyond the scope of a home inspection and were not inspected.

240 VAC Branch Circuits: Aluminum -

Heavy duty appliances use 240-volts. These include electric ranges, ovens and cook tops, clothes dryers, electric furnaces and heaters, air conditioners and water heaters. Here, the black wire and red wire are both used in the circuit. For most of these appliances, a white neutral wire is also used.

Panel Ground: Not visible -

Although the visible Grounding Electrode Conductor (GEC) appears to be in serviceable condition, the grounding device was not visible. You may wish to have the presence of a proper grounding device confirmed by a qualified electrical contractor.

Rear of house Electric Panel

Manufacturer: Square D -

Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection. Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.

Manufacturer: Square D -

1. The main electrical service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6' 6".
2. The main electrical panel should provide a label describing which electrical circuits are controlled by each of the breakers.

Electrical Service (Continued)

Manufacturer: (continued)



Maximum Capacity: 200 Amps

Main Breaker Size: 125 Amps -

Note: The main breaker is located in the main electrical panel.

AFCI: 110 volt -

This home has Arc Fault Circuit Interrupter (AFCI) breakers supplying power to all bedrooms circuits (these can be identified by the test button on each). If you ever find you don't have power in a bedroom check to see if one of these breakers is tripped. If it is tripped, and you are not sure what caused the trip, we recommend calling a licensed electrician to evaluate the breaker and circuit and see if there is a real problem.

It is recommended the client test these AFCI devices once per year by pressing the Test Button on the device, ensuring the breaker does trip, then resetting the breaker by moving it to the Off position then back to the On position.

It is not uncommon for AFCIs to be warm or even hot. Because of reports of overheating, many installers consider it a "best practice" to install no more than four AFCIs in a row without a space or other device to allow for cooling.

GFCI: At GFCI receptacles only -

The ground-fault circuit interrupter breaker at the panel were manually tested. Tested functional.

Arc Fault Circuit Interrupters (AFCIs) help protect against fires by detecting arcing. Arcing is an electrical problem that occurs when electricity jumps from one conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or where outlets are not properly installed.

A ground fault circuit interrupter (GFCI), also called Ground Fault Interrupter (GFI) is a device that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. They are recommended in bathrooms, kitchens, laundry areas, basements, garages, outdoors, and in close proximity to a water source or damp location.

Is the panel bonded? Yes



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Attic

In accordance with the InterNACHI Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The following web sites are an excellent resource of information on home insulation:
<http://insulation.owenscorning.com/homeowners/> and
<http://www.certainteed.com/products/insulation>

2nd floor hall Attic

Method of Inspection: From the attic access

Able to Inspect: 30% -

About 30% of the attic was visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, no flooring making inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the the attic or roof at the time of the inspection.

Attic access: Drywall

Roof Framing: Engineered truss

Roof Sheathing: Oriented strand board -

The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain or to perform other evasive type testing / sampling which is beyond the scope of the inspection.

Attic Ventilation: Roof and soffit vents -

Roof ventilation allows the structure to breathe and prevents condensation and ice damming from forming. It also keeps the covering cooler, thus extending the serviceable life of the covering. Improperly ventilated attics can also cause the roof deck to warp due to condensation.

Insulation: Cellulose

Insulation Depth: 10" -

The insulation levels were acceptable.



Wiring/Lighting: 110 VAC



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Attic (Continued)

Bathroom Fan Ventilation Flex pipe -

The bathroom exhaust fans are properly venting to within 1' of an attic roof vent.



Bath vent pipe



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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.

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 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.

Methamphetamine: Meth contamination can be a major problems for real estate buyers, sellers, owners, renters and related professionals. When meth is cooked, a very toxic and hard to clean residue is left behind. If you are buying a house you probably want to know if there is meth residue present.

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.

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:



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Optional Testing (Continued)

Septic System: (continued)

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:

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.



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Report Conclusion

REPORT CONCLUSION & WALK-THROUGH

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can 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 of all responsibility. Client assumes responsibility for all known defects after settlement. The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
6. Inspect areas that may have been restricted at the time of the inspection.

Sincerely,
Jay Birkholz
Pro-Check Home Inspections



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Invoice

PRE-CLOSING WALK THROUGH:

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Sincerely,
Jay Birkholz, Owner
Pro-Check Home Inspections

Inspector Name: Jay Birkholz

Company Name: Pro-Check Home Inspections

Address:

City State Zip: Colorado Springs, Colorado 80919

Client Name: Lisa Buyer

Address:

City, State Zip:

Property Address: 10518 Sample Pt

City State Zip: Fountain, Colorado 80817

Services Performed	Amount
Home Inspection	XXX.00
Radon Testing	--
Radon Clearance Test	--
Total Paid:	XXX.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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Inspection Agreement

Inspector Name: Jay Birkholz

Company Name: Pro-Check Home Inspections

Address:

City State Zip: Colorado Springs, Colorado 80919

Client Name: Lisa Buyer

Address:

City, State Zip:

Property Address: 10518 Sample Pt

City State Zip: Fountain, Colorado 80817

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: 

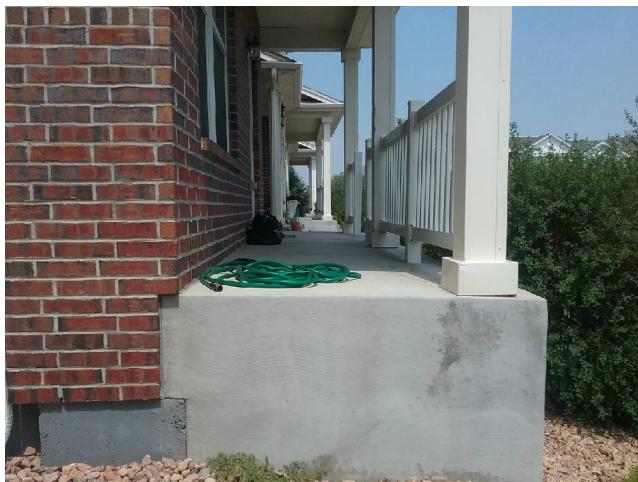
Inspection Date: 08/16/2018

Summary

Lots and Grounds

1. Porch: Concrete -

1. The drop off of the South end of the front porch to the ground is over 30 inches. Current building safety standards require a guardrail for any drop over 30 inches. Recommend, for safety, that a guardrail be installed.
2. There is hail damage to the front porch guardrail.



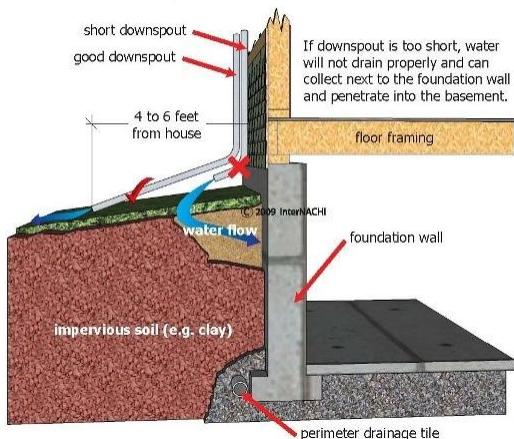
2. Leader/Extension: Extension needed -

We recommend installing downspout extensions where there are none currently. This is to ensure that water does not pool next to the foundation.

Lots and Grounds (Continued)

Leader/Extension: (continued)

Downspout Extension Too Short



Exterior

3. Siding type: Vinyl/Brick -

There is hail damaged to the vinyl siding.



4. Entry Doors: Fiberglass/Metal -

1. The back entry door jamb is dry rotted at the bottom.



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Exterior (Continued)

Entry Doors: (continued)



5. Window Screens: Vinyl mesh -

There is hail damage to several of the window screens.

6. Hose Bibs: Needs Repair -

The South hose bib has froze and broke. Condition usually caused by a hose left attached in the winter. The hose bib will need to be replaced.

Roof

7. Gutters & Downspouts: Aluminum -

The gutter are damaged by hail.

Kitchen

8. 1st Floor Kitchen Refrigerator: General Electric -

The refrigerator water dispenser was not operational. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

9. 1st Floor Kitchen Windows: Vinyl single hung -

1. The balance springs on the left kitchen window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

2. The left kitchen window lock is not working properly. Unable to lock window.

Living Space

10. Living/dinning Room Living Space Windows: Vinyl single hung -

1. The balance springs on the South living room window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

2. The balance springs on the 2nd floor East window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.



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Summary (Continued)

Bathrooms

11. 1st floor half bath Bathroom Traps & Drains: Appears functional -

The 1st floor half bathroom sink is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

12. 1st floor half bath Bathroom HVAC Source: Heating system register -

There is currently no heat vent in the 1st floor half bath. This room may be cool in the winter.

13. 1st floor half bath Bathroom Vent Fan: Electric ventilation fan -

The 1st floor half bathroom exhaust fan and fan cover are dirty. Recommend cleaning these so they continue to function properly.

14. 2nd floor main Bathroom Tub/Showers: Fiberglass tub and fiberglass surround -

The 2nd floor main bathroom tub is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.



15. Master Bathroom Traps & Drains: Appears functional -

The master bathroom sink is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

Bathrooms (Continued)

Traps & Drains: (continued)



16. Master Bathroom Tub/Shower: Fiberglass tub and fiberglass surround -

1. The master bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
2. Water leaks from around the master bathroom shower head at the threads.



Bedrooms

17. Master Bedroom Windows: Vinyl single hung -

The balance springs on the right master bedroom window are damaged and/or not functioning properly, for example the window will not stay open on its own or is crooked in the jamb.

18. Master Bedroom CO Detector: None present -

There were no CO detectors installed in the home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.



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Summary (Continued)

Laundry Room

19. 1st Floor Laundry Room/Area Doors: Hollow wood -

The top of the right laundry room door had missing hardware needed for the door to function properly.
Recommend having appropriate hardware installed.



Plumbing

20. Utility Closet Water Heater Water Heater Operation: Adequate -

There are signs of a past leak and the water heater.



Summary (Continued)

21. Utility Closet Water Heater Gas Lines Check For Leaks: Yes -

While testing the gas lines with my gas detector, a gas leak was detected at the water heater gas control valve. Recommend having a licensed plumber make repairs.



Utility Room

22. Organic Substance: Utility closet -

There is a black mold like substance in the water heater utility closet.



Summary (Continued)

Crawl Space

23. Main Crawl Space Electrical: 110 VAC -

The crawlspace Switch/outlet cover plate is broken.



24. Main Crawl Space Sump Pump: Not Present -

There is a sump pit that is holding water with no sump pump installed. Recommend monitoring this after storms to see if a pump may need to be installed.



Electrical Service

25. Rear of house Electric Panel Manufacturer: Square D -

1. The main electrical service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6' 6".
2. The main electrical panel should provide a label describing which electrical circuits are controlled by each of the breakers.



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Electrical Service (Continued)

Manufacturer: (continued)

