



Pro-Check Home Inspections

Colorado Springs, CO



Property Inspection Report

Prepared For Danielle Buyer

2634-2636 W Sample Ave
Colorado Springs, Colorado 80904

08/25/2018



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Prepared for: Danielle Buyer

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General Information

Property Information

Property Address 2634-2636 W Sample Ave
City Colorado Springs State Colorado Zip 80904
Agent Name Dan Agent
Phone 719 333 9393
Agent E-mail dan@agent.net

Client Information

Client Name Danielle Buyer
Phone 719 727 9797
E-Mail danielle@buyer.com

Inspection Company

Inspector Name: Jay Birkholz
InterNACHI Certification: 14082303

Inspector Name Jay Birkholz
Company Name Pro-Check Home Inspections
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 Yes
Year Built 1954 Square Footage 2892
Inspection Date 03/19/2018
Start Time 12:20
Electric On Yes
Gas On Yes
Water On Yes
Temperature 42
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached
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

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.

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. There were no permits pulled for the front deck installation. Permits for deck installations are required if the deck connects to the home. Recommend a licensed contractor evaluate the deck and pull the appropriate permit.
2. The deck stair stringers are not properly attached to the deck. Recommend having a licensed contractor evaluate and make necessary repairs.
3. There are no joist hanger installed on the deck landing joist.
4. There is a water stain in the family room ceiling over the South 2636 window. This is due to there not being any ledger installed on upper deck. Recommend having a licensed contractor evaluate and make necessary repairs.

Recommend a licensed Plumbing contractor repair items listed below:

1. The 2634 main bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.
2. The 2634 main bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.
3. The 2634 lower level bathroom faucet has its hot and cold reversed.



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Summary of Items Needing Repair or Evaluation (Continued)

Recommend a licensed Plumbing contractor repair items listed below: (continued)

4. The 2634 lower level 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. The 2634 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.
6. The 2634 lower level bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.
7. The 2636 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.
8. The 2636 lower level bathroom tub is missing it's pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
9. The 2636 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.
10. While testing the gas lines with my Tif 8800 gas detector, a gas leak was detected at the 2634 water heater gas control valve. Recommend having a licensed plumber make repairs.

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

1. Both 2634 furnaces do not appear to have been serviced in a while. 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.

Recommend a licensed Electrician repair items listed below:

1. Both front exterior outlets are missing their moisture cover.
2. The 3634 back exterior GFCI outlet would not trip when tested.
3. The 2636 garbage disposal under the kitchen sink is hardwired, meaning there is no plug or disconnect for this appliance. This is a potential safety hazard. Recommend a cord with the plug be installed on the garbage disposal and an outlet be installed under the sink for the disposal to plug into.
4. The outlet under the kitchen sink is not working properly. There is no switched half of the outlet for the garbage disposal.
5. Both kitchen outlets are not GFCI protected.
6. The West outlet in the 2636 master bedroom is not working.
7. The 2634 bedroom hard wired smoke detectors are missing. Recommend installing a new hard wired smoke detector as having one missing affects the others in the house. Tenant claims she got an electrical shock when changing the battery.
8. The kitchen sub panels were manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I recommend the Federal Pacific Stab-Lok main electric panel be evaluated by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.
9. Knockouts missing in the 2634 sub panel electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.
10. There is a panel screw missing on the 2636 main electrical panel dead front cover. Recommend replacing screw with proper panel screw.



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Summary of Items Needing Repair or Evaluation (Continued)

Recommend a licensed Electrician repair items listed below: (continued)

11. Knockouts missing in 2636 main electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.
12. The 2636 front entry light fixture is broken.

Recommend a qualified gas fireplace service tech repair items listed below:

1. Both fireplace glass fronts and insides are dirty. Recommend having the gas fireplaces cleaned and serviced.

Recommend a garage door service technician repair items listed below:

1. There is damage to the 2636 overhead garage door.

Recommend a window technician repair items listed below:

1. The pane of the South 2636 family room window is broken. Recommend replacing this window pane.
2. The West 2636 family room window has a broken seal, there is visible condensation marks between the two panes of glass (This does not mean the window will leak, but it will mean the window will stay foggy and it will lower its energy efficiency).
3. There is damage to the 2636 living room vinyl window.

Recommend a licensed landscape contractor repair items listed below:

1. There is frost damage to the 2636 sprinkler supply shut off valve. The 2634 pipe is broken. There may be other or multiple issues with the system. These will need to be repaired before the sprinkler is operational.

General Recommendations:

1. The West window well is not secured to the house.
2. Window wells had accumulated debris which should be cleared to encourage proper drainage and minimize the retaining of moisture near the foundation and habitat for pests and insects.
3. The Southeast rain leader (underground gutter drain) has pulled loose from the downspout on the side of the home. This should be reattached so that water does not pool next to the foundation.
4. There are a few major cracks in the stucco (especially on the West) that may need maintenance. Recommend a licensed contractor evaluate the whole stucco facade and make all necessary repairs. (Cracks that you can fit a credit card into and bigger need to be evaluated by a licensed contractor).
5. Screens not installed on several of the window. Check with owner regarding whether they are located on the property.
6. Both of the hose bibs on the back of the house are loose and not secure to the house. Recommend having a licensed plumbing contractor evaluate and make necessary repairs.
7. Debris (leaves, needles, etc) has accumulated in the gutters. This prevents the gutters from doing their job (directing rain water away from the foundation). In winter, water will freeze in the gutters and damage them. It may also cause ice jams on the roof. This can lead to leaks. Therefore, it is recommended that the gutters be cleaned at least twice a year to prevent debris buildup.
8. Recommend installing an anti-tip bracket on both ranges. These brackets have been a safety requirement since 1991.
9. The 2634 lower level bathroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.
10. The 2634 lower level bathroom hall door rubs on the jamb and needs to be adjusted to function properly.



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Summary of Items Needing Repair or Evaluation (Continued)

General Recommendations: (continued)

Recommends having the necessary adjustments.

11. The 2634 lower level bathroom exhaust fan did not work and was not secured to the ceiling during the inspection. Ventilation in a bathroom, especially one with a shower, is crucial in the fight against mold and mildew. Recommend replacing this fan.

12. The 2634 master bedroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.

13. There were no CO detectors installed in the 2634 home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

14. There were no CO detectors installed in the 2636 1st floor during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

15. There is a mold like substance around the 2636 Lower level bedroom window.

16. Recommend confirming the fountain construction permits have been finalized. It appears on the Regional Building website that the permits for the foundation were never passed or finalized.

Items that are marginal or that require routine maintenance:

1. There was an unapproved, flexible, corrugated drainpipe in the 2636 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.

2. The 2634 kitchen faucet is missing its aerator.

3. There was an unapproved, flexible, corrugated drainpipe in the 2634 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.

4. There were some significant cracks in the 2624 walls. It is difficult to determine if any of these are a structural concern. If you are concerned about any of the cracking I recommend consulting a structural engineer.

5. The 2636 main bathroom fan is noisy, but appears to be functional.

6. The 2634 Northeast bedroom doors are missing.

7. Recommend replacement of rubber washing machine hoses with long-life burst resistant hoses.. As rubber ages, it loses its flexibility and under constant water pressure, these hoses are prone to leaks or even bursting. No-burst hoses are encased in a woven metal sleeve that prevents weak spots in the rubber from developing into leaks.

8. Both water heaters, although functional during the inspection, are beyond their "approximate" life expectancy (12 to 15 years) You may need to replace this water heater at some point in the near future.

9. There is corrosion on the 2634 water heater water pipes. Indicating a past water leak.

10. There are areas of cracking and heaving on the concrete slab.

11. Unable to open 2634 sub panel dead front cover.



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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

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.

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

Patio: Concrete



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Lots and Grounds (Continued)

Deck: Composite -

1. There were no permits pulled for the front deck installation. Permits for deck installations are required if the deck connects to the home. Recommend a licensed contractor evaluate the deck and pull the appropriate permit.
2. The deck stair stringers are not properly attached to the deck. Recommend having a licensed contractor evaluate and make necessary repairs.
3. There are no joist hanger installed on the deck landing framing.



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.

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.

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.



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Lots and Grounds (Continued)

Window Wells: Not covered -

1. The West window well is not secured to the house.
2. Window wells had accumulated debris which should be cleared to encourage proper drainage and minimize the retaining of moisture near the foundation and habitat for pests and insects.



Fences: Wood

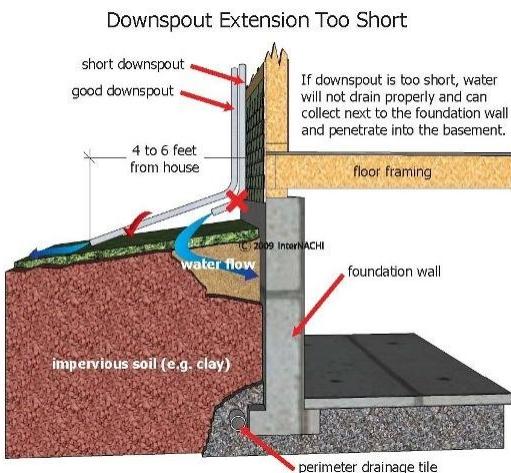
Leader/Extension: Functional



Lots and Grounds (Continued)

Leader/Extension: Extension needed -

The Southeast rain leader (underground gutter drain) has pulled loose from the downspout on the side of the home. This should be reattached so that water does not pool next to the foundation.



Lawn Sprinklers: Front and back yard -

There is frost damage to the 2636 sprinkler supply shut off valve. This will need to be repaired before the sprinkler is operational.



Lawn Sprinklers: Front and back yard -

The sprinkler system has been winterized. Since the water was turned off to the sprinkler system during the inspection, we were unable to test the system. Recommend having a professional sprinkler company de-winterize and inspect the system.

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.



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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: Stucco -

Siding materials require periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.

Siding type: Stucco -

There are a few major cracks in the stucco (especially on the West) that may need maintenance. Recommend a licensed contractor evaluate the whole stucco facade and make all necessary repairs. (Cracks that you can fit a credit card into and bigger need to be evaluated by a licensed contractor).



Trim: Stucco -

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: Wood



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Exterior (Continued)

Door Bell: None -

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

Entry Doors: Metal -

The exterior doors were opened, closed, locked and found to be functional during the inspection.

Windows: Vinyl slider -

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 -

Screens not installed on several of the window. Check with owner regarding whether they are located on the property.

Exterior Lighting: Surface mount -

The 2636 front entry light fixture is broken.

Water Pressure Test: 59 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.



Hose Bibs: Needs repair -

Both of the hose bibs on the back of the house are loose and not secure to the house. Recommend having a licensed plumbing contractor evaluate and make necessary repairs.

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



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Exterior (Continued)

Dryer Vent: (continued)

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.

Exterior Electric Outlets: 110 VAC GFCI -

Both front exterior outlets are missing their moisture cover.

2. The 3634 back exterior GFCI outlet would not trip when tested.



Gas Meter: Exterior surface mount at side of home

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.



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Exterior (Continued)

Main Gas Valve: (continued)



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 -

The last roof permit recorded on the Regional Building website was in 2016.

Last roofing Permit Pulled On: 2016

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.



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Roof (Continued)

Material: (continued)



Roof condition: Serviceable condition -

The asphalt shingles roof is in serviceable condition, however this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Further evaluation from a qualified roofer is still recommended for more information about your roof, including maintenance tips and advise.

Number of Layers Present: 1 Layer

Life Expectancy:

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: None present -

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



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Roof (Continued)

Gutters & Downspouts: Aluminum -

Debris (leaves, needles, etc) has accumulated in the gutters. This prevents the gutters from doing their job (directing rain water away from the foundation). In winter, water will freeze in the gutters and damage them. It may also cause ice jams on the roof. This can lead to leaks. Therefore, it is recommended that the gutters be cleaned at least twice a year to prevent debris buildup.



Chimney _____

Chimney:

Flue/Flue Cap:

Chimney Flashing: Galvanized

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.

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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.



Range Anti-tip Bracket: None present -

Recommend installing an anti-tip bracket on the range. These brackets have been a safety requirement since 1991.



Refrigerator: Kenmore -

The refrigerator was functional and in adequate condition. We cannot determine the efficiency of the appliance.

Dishwasher: Kenmore -

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

Disposal: Badger -

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



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Kitchen (Continued)

Disposal: Badger -

The 2636 garbage disposal under the kitchen sink is hardwired, meaning there is no plug or disconnect for this appliance. This is a potential safety hazard. Recommend a cord with the plug be installed on the garbage disposal and an outlet be installed under the sink for the disposal to plug into.

Exhaust Fan: Over range vent -

The vent / range hood re-circulates the vented air to the inside.

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 -

There was an unapproved, flexible, corrugated drainpipe in the 2636 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.



Electrical:

Counter Tops: Formica

Cabinets: Wood -

The cabinets are in acceptable condition.

Pantry: Single

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Windows: Vinyl slider

HVAC Source: Heating system register



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Kitchen (Continued)

2634 Kitchen -

Range: General Electric -

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

Refrigerator: Frigidaire -

The refrigerator was functional and in adequate condition. We cannot determine the efficiency of the appliance.

Dishwasher: Estate -

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

Disposal: Badger -

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

Exhaust Fan: Over range vent -

The vent / range hood re-circulates the vented air to the inside.

Sink: Stainless Steel

Faucets: Appears functional -

The 2634 kitchen faucet is missing its aerator.

Traps & Drains: Appears functional -

There was an unapproved, flexible, corrugated drainpipe in the 2634 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.



Electrical: 110 VAC -

1. The outlet under the kitchen sink is not working properly. There is no switched half of the outlet for the garbage disposal.
2. The 2634 kitchen is not GFCI protected.



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Kitchen (Continued)

Counter Tops: Formica

Cabinets: Wood -

The cabinets are in acceptable condition.

Pantry: Single

Ceiling: Drywall

Walls: Drywall

Floor: Tile

Doors: Hollow wood

Windows: Vinyl slider

HVAC Source: Heating system register

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.

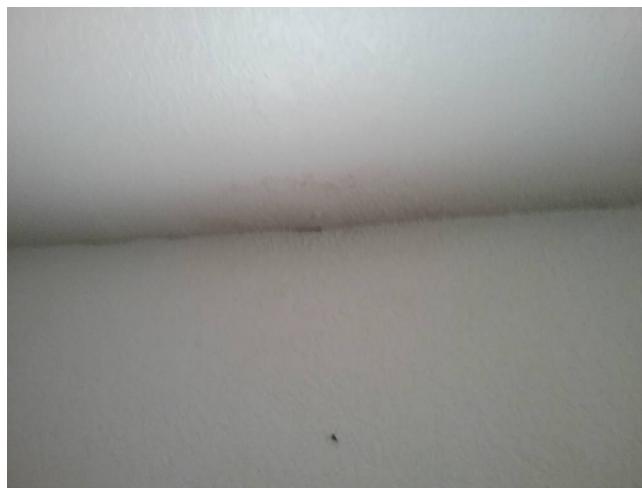
2636 Living Space

—

Closet: Single

Ceiling: Drywall -

There is a water stain in the family room ceiling over the South 2636 window. This is due to there not being any ledger installed on upper deck. Recommend having a licensed contractor evaluate and make necessary repairs.



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.

If the home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government



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Living Space (Continued)

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 slider -

1. The pane of the South 2636 family room window is broken. Recommend replacing this window pane.
2. The West 2636 family room window has a broken seal, there is visible condensation marks between the two panes of glass (This does not mean the window will leak, but it will mean the window will stay foggy and it will lower its energy efficiency).
3. There is damage to the 2636 living room vinyl window.



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.

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

Stairs/Railings: Carpet stairs with wood handrails -

The stairs and components able to be viewed appear to be in satisfactory condition at the time of inspection.



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Living Space (Continued)

Smoke Detector:

The inspector is not conducting a technical evaluation of the smoke detectors. We do not operate smoke alarms. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms, in each bedroom, in the garage, and basements if present. If there are no fire extinguishers in the house it is recommended that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

2634 Living Space

Closet: Single

Ceiling: Drywall

Walls: Drywall -

There were some significant cracks in the 2624 walls.



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 slider, Vinyl Single hung -

A representative number of windows were operated and found to be in good working order. Windows that are covered by furniture or that were otherwise not visible or accessible were not inspected or tested.



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Living Space (Continued)

Windows: (continued)

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.

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

Stairs/Railings: Carpet stairs with wood handrails

Smoke Detector: Battery operated -

The inspector is not conducting a technical evaluation of the smoke detectors. We do not operate smoke alarms. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms, in each bedroom, in the garage, and basements if present. If there are no fire extinguishers in the house it is recommended that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

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).

2634 Fireplace

Fireplace Facade: Tile -

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



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Fireplace/Wood Stove (Continued)

Manufacturer: Heat & Glo -

Access to the 2634 fireplace was blocked by owner belongings.



Smoke Chamber: Metal

Flue: Metal

2636 Fireplace

Fireplace Facade: Tile -

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



Fireplace Facade: Tile -

1. The fireplace glass front and inside are dirty. Recommend having the gas fireplace cleaned and serviced.

Type Gas Log

Gas Leak Checked: Yes

Smoke Chamber: Metal

Flue: Metal

Hearth: Tile



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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.

2634 main Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Tile

Doors: Hollow wood

Electrical: 110 VAC GFCI

Counter/Cabinet: Composite and wood

Sink: Composite

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/Showers: Porcelain tub and tile surround -

The 2634 main bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

Toilets: Sterling -

The 2634 main bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.

Bathrooms (Continued)

Toilets: (continued)



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.

2634 lower level Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Tile

Doors: Hollow wood -

1. The 2634 lower level bathroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.

2. The 2634 lower level bathroom hall door rubs on the jamb and needs to be adjusted to function properly. Recommends having the necessary adjustments.

Electrical: 110 VAC GFCI

Counter/Cabinet: Composite and wood

Sink: Composite

Faucets: Appears functional -

The 2634 lower level bathroom faucet has its hot and cold reversed.

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: Porcelain tub and tile surround -

1. The 2634 lower level bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys,



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Bathrooms (Continued)

Tub/Showers: (continued)

rings, hair pins, etc.) to clog the drain.

2. The 2634 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

Toilets: 1 1/2 Gallon Tank -

The 2634 lower level bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.



HVAC Source: Heating system register

Vent Fan: Electric ventilation fan -

The 2634 lower level bathroom exhaust fan did not work and was not secured to the ceiling during the inspection.

Ventilation in a bathroom, especially one with a shower, is crucial in the fight against mold and mildew. Recommend replacing this fan.

2636 Main Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Electrical: 110 VAC GFCI

Counter/Cabinet: Composite and wood

Sink: Composite

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



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Bathrooms (Continued)

Traps & Drains: (continued)

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/Showers: Porcelain tub and tile surround -

The 2636 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 -

The 2636 main bathroom fan is noisy, but appears to be functional.

2636 lower level Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Electrical: 110 VAC GFCI

Counter/Cabinet: Composite and wood

Sink: Composite

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/Showers: Porcelain tub and tile surround -

1. The 2636 lower level bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

2. The 2636 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

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 -

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.

2634 Master Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood -

The 2634 master bedroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.

Windows: Entry door -

The West outlet in the 2636 master bedroom is not working.

Electrical: 110 VAC -

Receptacles that were hidden behind furniture, stored items, personal effects or appliances may have not have been inspected for proof of proper wiring.

HVAC Source: Heating system register

Smoke Detector: Hard wired -

The 2634 bedroom hard wired smoke detectors are missing. Recommend installing a new hard wired smoke detector as having one missing affects the others in the house. Tenant claims she got an electrical shock when changing the battery.

CO Detector: None present -

There were no CO detectors installed in the 2634 home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

2634 Northeast Bedroom

Closet: Bi-fold

Ceiling: Drywall



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Bedrooms (Continued)

Walls: Drywall

Floor: Carpet

Doors: None -

The 2634 Northeast bedroom doors are missing.

Windows: Vinyl single hung

Electrical: 110 VAC

HVAC Source: Heating system register

2634 lower level Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl slider

Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Battery operated

CO Detector: Plugged into wall outlet

2636 Master Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Entry door

Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Hard wired

CO Detector: None present -

There were no CO detectors installed in the 2636 1sr floor during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

2636 Northwest Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl single hung

Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Hard wired



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Bedrooms (Continued)

2636 lower level Bedroom

Closet: Walk In

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Aluminum slider -

There is a mold like substance around the 2636 Lower level bedroom window.



Electrical: 110 VAC

HVAC Source: Heating system register

Smoke Detector: Battery operated

CO Detector: Plugged into wall outlet

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.

2634 Laundry Room/Area

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor covering

Doors: Hollow wood

Electrical: 110 VAC

HVAC Source: Heating system register

Washer Hose Bib: Rotary -

Recommend replacement of rubber washing machine hoses with long-life burst resistant hoses.. As rubber ages, it loses its flexibility and under constant water pressure, these hoses are prone to leaks or even bursting. No-burst hoses are encased in a woven metal sleeve that prevents weak spots in the rubber from developing into leaks.



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Laundry Room (Continued)

Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Metal flex

Washer Drain: Wall mounted drain

2636 Laundry Room/Area

Ceiling: Drywall

Walls: Drywall

Floor: Vinyl floor tile

Doors: Hollow wood

Electrical: 110 VAC

HVAC Source: Heating system register

Washer Hose Bib: Rotary

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.

2634 Heating System

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.

Heating System Operation: Adequate -

The 2634 furnace does not appear to have been serviced in a while. 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: Ruud

Type: Forced air Capacity: 75,000 BTUHR

Area Served: Whole house Manufacture Year: 1996



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Heating System (Continued)

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

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.

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.

Heating System (Continued)

Gas Shut Off: (continued)



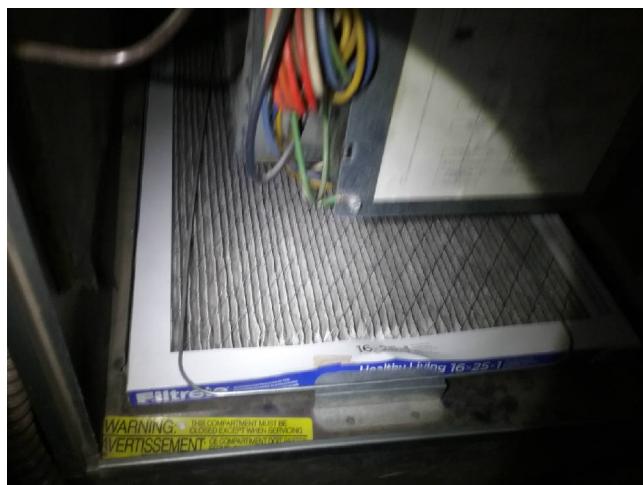
Heat Exchanger: 3 Burner -

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.

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 16 X 25 -

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



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Heating System (Continued)

Circulation: (continued)

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.

Thermostats: Programmable -

Thermostats are not checked for calibration or timed functions.

2636 Heating System

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.

Heating System Operation: Adequate -

The 2636 furnace does not appear to have been serviced in a while. 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: Ruud

Type: Forced air Capacity: 75,000 BTUHR

Area Served: Whole house Manufacture Year: 1996

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

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.



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.

Access to Heat Exchanger: 5%



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Heating System (Continued)

Furnace Filter: Fiberglass 16 X 25 -

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.

Thermostats: Individual -

Thermostats are not checked for calibration or timed functions.



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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.

Plumbing location 2634

Water Source: City

Water Lines: Copper -

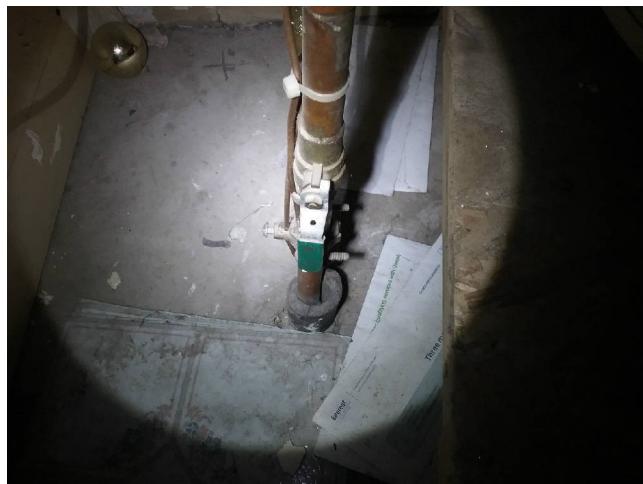
Not all of the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

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: Garage -

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



Water Meter: Garage -

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

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.

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.



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Plumbing (Continued)

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 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.

Vent Pipes: PVC

Gas Service Lines: Cast iron

Garage 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 -

1. The 2634 water heater, although functional during the inspection, is beyond its "approximate" life expectancy (12 to 15 years) You may need to replace this water heater at some point in the near future.
2. There is corrosion on the 2634 water heater water pipes. Indicating a past water leak.



Manufacturer: A.O. Smith

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 40 Gal.

Manufacture Year: 1996 Area Served: Whole house

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



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Plumbing (Continued)

Flue Pipe: (continued)

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:

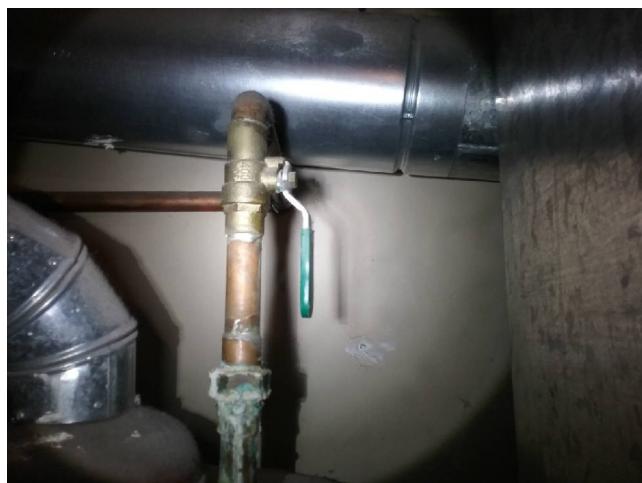
The pressure temperature valve is a safety device that opens up and releases pressure (and hot scalding water) from the tank. This opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be conspicuous, so that 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 Tif 8800 gas detector, a gas leak was detected at the 2634 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.





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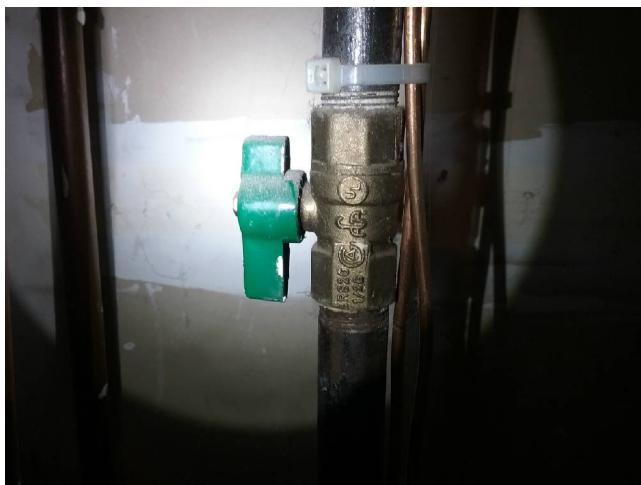
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Plumbing (Continued)

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 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.



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.

Plumbing location 2636

Water Source: City

Water Lines: Copper -

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.



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Plumbing (Continued)

Main Water Shutoff: Garage -

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



Water Meter: Garage -

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

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.

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.

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 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.

Vent Pipes: PVC

Gas Service Lines: Cast iron

Garage 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.



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Plumbing (Continued)

Water Heater Operation: (continued)

Manufacturer: A.O. Smith

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

Manufacture Year: 1995 Area Served: Whole house

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 -

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

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.



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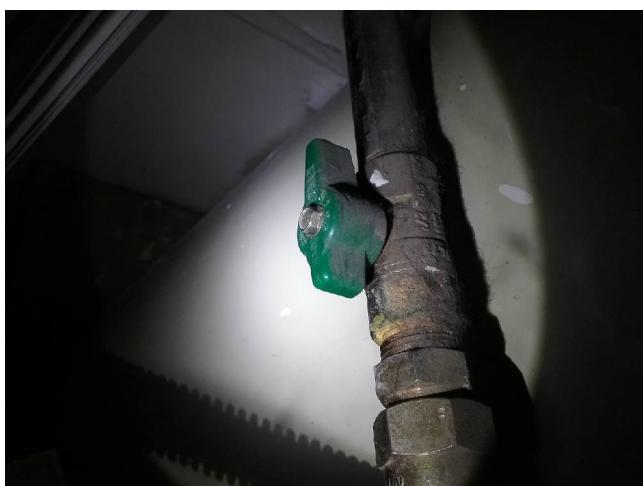
Plumbing (Continued)

Cold Water Shut Off: (continued)



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 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.





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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.

Foundation: Poured concrete -

Recommend confirming the fountain construction permits have been finalized. It appears on the Regional Building website that the permits for the foundation were never passed or finalized.

Differential Movement: No movement or displacement noted

Beams:

The beam(s) appear to be in satisfactory condition at the time of inspection.

Bearing Walls: Frame

Joists/Trusses:

The joists or trusses able to be viewed appear in satisfactory condition at the time of inspection.

Floor/Slab: Poured slab -

There are areas of cracking and heaving on the concrete slab.



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Garage/Carpot

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

2634 Garage

Type of Structure: Framed Car Spaces: 1

Garage Doors: Insulated aluminum

Door Operation/Safety Devices: Mechanized -

During the inspection both garage door safety sensors were tested and found to be in working order. The pressure reverse was tested by placing a 1 3/4 block under the garage door and when it closes on the block, if it reverses, then it is adjusted properly. The photo eye sensors are tested by using something (our foot more often than not) to interrupt the infrared beam.

Door Opener: Genie -

Inspected in manual wall switch control operation only. Remote controls and auxiliary keypads are not inspected.

Roof: Asphalt shingle

Roof Structure: 2x4 Truss

Entry Doors: Metal solid core

Ceiling: Drywall -

At the time of the inspection, we observed no deficiencies in the condition of the garage ceilings.

Walls: Drywall -

At the time of the inspection, we observed no deficiencies in the condition of the garage walls.

Separation Wall: Drywall -

The walls separating the garage from the property living space appeared to meet modern firewall requirements. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the property's occupants adequate time to escape

Floor: Concrete -

The concrete slab garage floor was sloped towards exterior, control joints were installed and floor appeared to be in serviceable condition at the time of the inspection.

Electrical: 110 VAC

2636 Garage

Type of Structure: Framed Car Spaces: 2

Garage Doors: Insulated aluminum -

There is damage to the 2636 overhead garage door.

Door Operation/Safety Devices: Mechanized -

During the inspection both garage door safety sensors were tested and found to be in working order. The pressure reverse was tested by placing a 1 3/4 block under the garage door and when it closes on the block, if it reverses, then it is adjusted properly. The photo eye sensors are tested by using something (our foot more often than not) to interrupt the infrared beam.



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Garage/Carport (Continued)

Door Operation/Safety Devices: (continued)

Door Opener: Lift Master -

Inspected in manual wall switch control operation only. Remote controls and auxiliary keypads are not inspected.

Roof: Asphalt shingle

Roof Structure: 2x4 Truss

Entry Doors: Metal solid core

Ceiling: Drywall -

At the time of the inspection, we observed no deficiencies in the condition of the garage ceilings.

Walls: Drywall -

At the time of the inspection, we observed no deficiencies in the condition of the garage walls.

Separation Wall: Drywall -

The walls separating the garage from the property living space appeared to meet modern firewall requirements. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the property's occupants adequate time to escape

Floor: Concrete -

The concrete slab garage floor was sloped towards exterior, control joints were installed and floor appeared to be in serviceable condition at the time of the inspection.

Electrical: 110 VAC

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.



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Electrical Service (Continued)

240 VAC Branch Circuits: (continued)

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.

2634 Electric Panel

Manufacturer: General Electric -

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.



Maximum Capacity: 100 Amps

Main Breaker Size: 100 Amps -

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

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? No

2634 sub panel Electric Panel

Manufacturer: Federal Pacific -

Unable to open 2634 sub panel dead front cover.



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Electrical Service (Continued)

Manufacturer: Federal Pacific -

The main electric service panel was manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I recommend the Federal Pacific Stab-Lok main electric panel be evaluated by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.

2. Knockouts missing in the 2634 sub panel electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.

Main Breaker Size:

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

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? No

2636 Electric Panel

Manufacturer: General Electric -

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.





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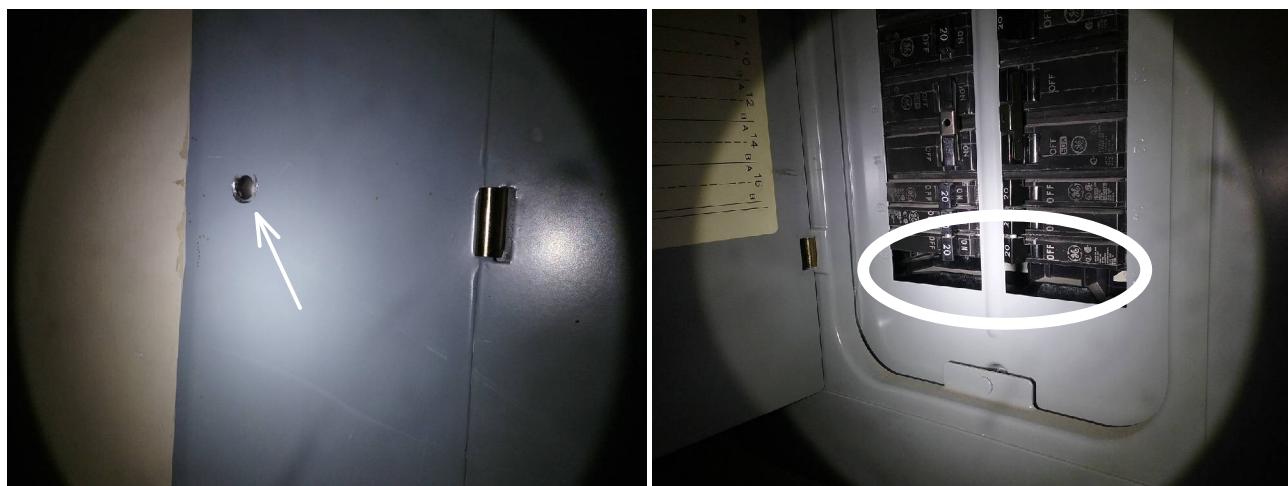
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Electrical Service (Continued)

Manufacturer: General Electric -

1. There is a panel screw missing on the 2636 electrical panel dead front cover. Recommend replacing screw with proper panel screw.
2. Knockouts missing in 2636 main electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.



Main Breaker Size:

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

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? No

2636 sub panel Electric Panel

Manufacturer: Federal Pacific -

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.



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Electrical Service (Continued)

Manufacturer: Federal Pacific -

The main electric service panel was manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I recommend the Federal Pacific Stab-Lok main electric panel be evaluated by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.

2. Non-standard panel cover screws present in both sub panels. Sharp pointed screws can come in contact with wiring and cause a fire hazard. Recommend screws be replace with proper panel screws.



Main Breaker Size:

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

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? No



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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 bedroom Attic

Method of Inspection: From the attic access

Able to Inspect: 40% -

When it is feasible to do so, the inspector will enter the attic. If, in the inspector's opinion, doing so could be hazardous to the inspector or damage components in the home, the attic will not be entered or fully entered. At this home the attic does not have a floor over the ceiling structure and insulation obscures the ceiling structure. The attic is not safe to fully enter because there is the risk that an inspector might step off a structural member and damage the ceiling below. The attic was viewed from the access point. Some locations are excluded from view. That is a necessary limitation to the inspection.

Attic access: Plywood

Roof Framing: Engineered truss

Roof Sheathing: Dimensional wood -

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: Gable -

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: Blown in

Insulation Depth: 12" -

The insulation levels were acceptable.



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Attic (Continued)

Insulation Depth: (continued)



Wiring/Lighting: 110 VAC



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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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Prepared for: Danielle Buyer

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:

City State Zip: Colorado Springs, CO 80936-6652

Client Name: Danielle Buyer

Address:

City, State Zip:

Property Address: 2634-2636 W Sample Ave

City State Zip: Colorado Springs, Colorado 80904

Services Performed	Amount
Home 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: Danielle Buyer

Inspection Agreement

Inspector Name: Jay Birkholz

Company Name: Pro-Check Home Inspections

Address:

City State Zip: Colorado Springs, CO 80936-6652

Client Name: Danielle Buyer

Address:

City, State Zip:

Property Address: 2634-2636 W Sample Ave

City State Zip: Colorado Springs, Colorado 80904

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 INSPECTOR's 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 INSPECTOR's 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 guarantee 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: 03/19/2018



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Summary

Lots and Grounds

1. Deck: Composite -

1. There were no permits pulled for the front deck installation. Permits for deck installations are required if the deck connects to the home. Recommend a licensed contractor evaluate the deck and pull the appropriate permit.
2. The deck stair stringers are not properly attached to the deck. Recommend having a licensed contractor evaluate and make necessary repairs.
3. There are no joist hanger installed on the deck landing framing.



2. Window Wells: Not covered -

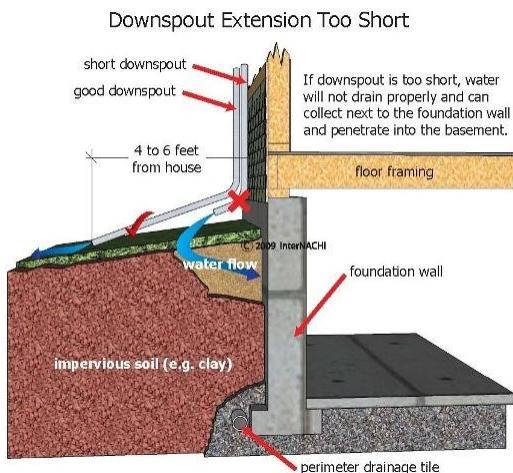
1. The West window well is not secured to the house.
2. Window wells had accumulated debris which should be cleared to encourage proper drainage and minimize the retaining of moisture near the foundation and habitat for pests and insects.



Summary (Continued)

3. Leader/Extension: Extension needed -

The Southeast rain leader (underground gutter drain) has pulled loose from the downspout on the side of the home. This should be reattached so that water does not pool next to the foundation.



4. Lawn Sprinklers: Front and back yard -

There is frost damage to the 2636 sprinkler supply shut off valve. This will need to be repaired before the sprinkler is operational.



Exterior

5. Siding type: Stucco -

There are a few major cracks in the stucco (especially on the West) that may need maintenance. Recommend a licensed contractor evaluate the whole stucco facade and make all necessary repairs. (Cracks that you can fit a credit card into and bigger need to be evaluated by a licensed contractor).



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Exterior (Continued)

Siding type: (continued)



6. Window Screens: Vinyl mesh -

Screens not installed on several of the window. Check with owner regarding whether they are located on the property.

7. Exterior Lighting: Surface mount -

The 2636 front entry light fixture is broken.

8. Hose Bibs: Needs repair -

Both of the hose bibs on the back of the house are loose and not secure to the house. Recommend having a licensed plumbing contractor evaluate and make necessary repairs.



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Summary (Continued)

9. Exterior Electric Outlets: 110 VAC GFCI -

Both front exterior outlets are missing their moisture cover.

2. The 3634 back exterior GFCI outlet would not trip when tested.



Roof

10. Gutters & Downspouts: Aluminum -

Debris (leaves, needles, etc) has accumulated in the gutters. This prevents the gutters from doing their job (directing rain water away from the foundation). In winter, water will freeze in the gutters and damage them. It may also cause ice jams on the roof. This can lead to leaks. Therefore, it is recommended that the gutters be cleaned at least twice a year to prevent debris buildup.





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Summary (Continued)

Kitchen

11. 2636 Kitchen Range Anti-tip Bracket: None present -

Recommend installing an anti-tip bracket on the range. These brackets have been a safety requirement since 1991.



12. 2636 Kitchen Disposal: Badger -

The 2636 garbage disposal under the kitchen sink is hardwired, meaning there is no plug or disconnect for this appliance. This is a potential safety hazard. Recommend a cord with the plug be installed on the garbage disposal and an outlet be installed under the sink for the disposal to plug into.

13. 2636 Kitchen Traps & Drains: Appears functional -

There was an unapproved, flexible, corrugated drainpipe in the 2636 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.



14. 2634 Kitchen Faucets: Appears functional -

The 2634 kitchen faucet is missing its aerator.



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Summary (Continued)

15. 2634 Kitchen Traps & Drains: Appears functional -

There was an unapproved, flexible, corrugated drainpipe in the 2634 kitchen that will contribute to blockages. Although it is functioning, it is recommended that this be replaced with the proper drain material.



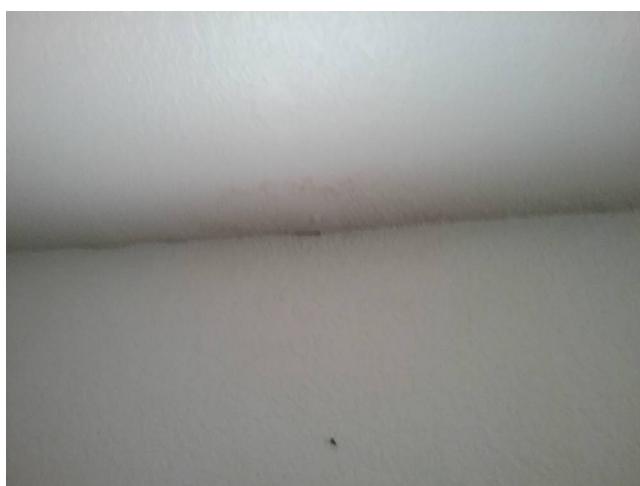
16. 2634 Kitchen Electrical: 110 VAC -

1. The outlet under the kitchen sink is not working properly. There is no switched half of the outlet for the garbage disposal.
2. The 2634 kitchen is not GFCI protected.

Living Space

17. 2636 Living Space Ceiling: Drywall -

There is a water stain in the family room ceiling over the South 2636 window. This is due to there not being any ledger installed on upper deck. Recommend having a licensed contractor evaluate and make necessary repairs.





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Summary (Continued)

18. 2636 Living Space Windows: Vinyl slider -

1. The pane of the South 2636 family room window is broken. Recommend replacing this window pane.
2. The West 2636 family room window has a broken seal, there is visible condensation marks between the two panes of glass (This does not mean the window will leak, but it will mean the window will stay foggy and it will lower its energy efficiency).
3. There is damage to the 2636 living room vinyl window.



19. 2634 Living Space Walls: Drywall -

There were some significant cracks in the 2624 walls.



Fireplace/Wood Stove

20. 2636 Fireplace Fireplace Facade: Tile -

1. The fireplace glass front and inside are dirty. Recommend having the gas fireplace cleaned and serviced.

Summary (Continued)

Bathrooms

21. 2634 main Bathroom Tub/Showers: Porcelain tub and tile surround -

The 2634 main bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

22. 2634 main Bathroom Toilets: Sterling -

The 2634 main bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.



23. 2634 lower level Bathroom Doors: Hollow wood -

1. The 2634 lower level bathroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.
2. The 2634 lower level bathroom hall door rubs on the jamb and needs to be adjusted to function properly. Recommends having the necessary adjustments.

24. 2634 lower level Bathroom Faucets: Appears functional -

The 2634 lower level bathroom faucet has its hot and cold reversed.

25. 2634 lower level Bathroom Tub/Showers: Porcelain tub and tile surround -

1. The 2634 lower level bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.
2. The 2634 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

Summary (Continued)

26. 2634 lower level Bathroom Toilets: 1 1/2 Gallon Tank -

The 2634 lower level bathroom toilet is not secure at floor. Condition typically is caused by loose bolts. Loose toilets can result in damage to water supply lines, cause leaks, water damage, and mold, as well as damage to the toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.



27. 2634 lower level Bathroom Vent Fan: Electric ventilation fan -

The 2634 lower level bathroom exhaust fan did not work and was not secured to the ceiling during the inspection. Ventilation in a bathroom, especially one with a shower, is crucial in the fight against mold and mildew. Recommend replacing this fan.

28. 2636 Main Bathroom Tub/Showers: Porcelain tub and tile surround -

The 2636 main bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

29. 2636 Main Bathroom Vent Fan: Electric ventilation fan -

The 2636 main bathroom fan is noisy, but appears to be functional.

30. 2636 lower level Bathroom Doors: Hollow wood

31. 2636 lower level Bathroom Tub/Showers: Porcelain tub and tile surround -

1. The 2636 lower level bathroom tub is missing its pop-up stopper. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain.

2. The 2636 lower level bathroom shower has its hot and cold reversed. Recommend having a licensed plumbing contractor correct this issue.

Bedrooms

32. 2634 Master Bedroom Doors: Hollow wood -

The 2634 master bedroom door latching/locking hardware is misaligned with the strike and needs to be adjusted to latch properly. Recommends having the necessary adjustments.



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Summary (Continued)

33. 2634 Master Bedroom Windows: Entry door -

The West outlet in the 2636 master bedroom is not working.

34. 2634 Master Bedroom Smoke Detector: Hard wired -

The 2634 bedroom hard wired smoke detectors are missing. Recommend installing a new hard wired smoke detector as having one missing affects the others in the house. Tenant claims she got an electrical shock when changing the battery.

35. 2634 Master Bedroom CO Detector: None present -

There were no CO detectors installed in the 2634 home during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

36. 2634 Northeast Bedroom Doors: None -

The 2634 Northeast bedroom doors are missing.

37. 2636 Master Bedroom CO Detector: None present -

There were no CO detectors installed in the 2636 1sr floor during the inspection. For safety we recommend having at the very minimum one CO detector within 15' of all sleeping areas.

38. 2636 lower level Bedroom Windows: Aluminum slider -

There is a mold like substance around the 2636 Lower level bedroom window.



Laundry Room

39. 2634 Laundry Room/Area Washer Hose Bib: Rotary -

Recommend replacement of rubber washing machine hoses with long-life burst resistant hoses.. As rubber ages, it loses its flexibility and under constant water pressure, these hoses are prone to leaks or even bursting. No-burst hoses are encased in a woven metal sleeve that prevents weak spots in the rubber from developing into leaks.



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Summary (Continued)

Heating System

40. 2634 Heating System Heating System Operation: Adequate -

The 2634 furnace does not appear to have been serviced in a while. 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.

41. 2636 Heating System Heating System Operation: Adequate -

The 2636 furnace does not appear to have been serviced in a while. 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.

Plumbing

42. Garage Water Heater Water Heater Operation: Adequate -

1. The 2634 water heater, although functional during the inspection, is beyond its "approximate" life expectancy (12 to 15 years) You may need to replace this water heater at some point in the near future.

2. There is corrosion on the 2634 water heater water pipes. Indicating a past water leak.



43. Garage Water Heater Gas Lines Check For Leaks: Yes -

While testing the gas lines with my Tif 8800 gas detector, a gas leak was detected at the 2634 water heater gas control valve. Recommend having a licensed plumber make repairs.

Structure

44. Foundation: Poured concrete -

Recommend confirming the fountain construction permits have been finalized. It appears on the Regional Building website that the permits for the foundation were never passed or finalized.

45. Floor/Slab: Poured slab -

There are areas of cracking and heaving on the concrete slab.



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Summary (Continued) Garage/Carport

46. 2636 Garage Garage Doors: Insulated aluminum -

There is damage to the 2636 overhead garage door.

Electrical Service

47. 2634 sub panel Electric Panel Manufacturer: Federal Pacific -

Unable to open 2634 sub panel dead front cover.

48. 2634 sub panel Electric Panel Manufacturer: Federal Pacific -

The main electric service panel was manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I recommend the Federal Pacific Stab-Lok main electric panel be evaluated by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.

2. Knockouts missing in the 2634 sub panel electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.

49. 2636 Electric Panel Manufacturer: General Electric -

1. There is a panel screw missing on the 2636 electrical panel dead front cover. Recommend replacing screw with proper panel screw.

2. Knockouts missing in 2636 main electrical panel cover require snap-in caps. Have certified electrician evaluate and repair as necessary.





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Summary (Continued)

50. 2636 sub panel Electric Panel Manufacturer: Federal Pacific -

The main electric service panel was manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I recommend the Federal Pacific Stab-Lok main electric panel be evaluated by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.

2. Non-standard panel cover screws present in both sub panels. Sharp pointed screws can come in contact with wiring and cause a fire hazard. Recommend screws be replace with proper panel screws.

