



Pro-Check Home Inspections
PO Box 26652
Colorado Springs, CO 80936-6652

Inspection Report



1234 Sample Dr
Colorado Springs, Colorado 80919



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Summary of Items Needing Repair or Evaluation

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

1234 Sample Dr
Colorado Springs, Colorado 80919

Recommend a licensed Roofing contractor repair items listed below:

1. This roof is newer than the last recorded year a permit was pulled for the roof (with occupancy, 1982). You may want to consider asking the seller if they have information as to the year this roof was installed and to pull the appropriate permits and have the roof inspected by Regional Building.
2. There are signs of possible hail damage on the roof shingles in the form of granular loss. Recommend a licensed roofer evaluate and certify the roof.
3. There are signs of wind damage to the roof.
4. The kitchen roof plumbing vent boot is loose fitting around vent pipe. This can allow water penetration into the home.

Recommend a licensed Contractor repair items listed below:

1. There is no record of the basement being finished on the Assessor's website or permits for the construction on the Regional Building website. Everything may be finished to code, however without having the construction inspected by Regional Building Dept. there is no way to verify the work is safe and to current building codes. Recommend having the sellers contact the Regional Building Dept. to have all Building, Plumbing, and Electrical inspected and permitted.
2. There is no permit pulled for the back 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.
3. Some of the drywall tape on the garage ceiling has fallen off exposing drywall seams. Recommend the drywall be taped and skim coated again to preserve the fire rated garage/living space separation.

Recommend a licensed Plumbing contractor repair items listed below:

1. While testing the gas lines with my gas detector, a gas leak was detected at the water heater gas control valve. Recommend having a licensed plumber make repairs.
2. Permits are required to be pulled for the installation of any gas or electric powered water heater. There appears to have been no permits pulled for the installation of this water heater. We recommend asking the seller to have a licensed Plumbing contractor pull the appropriate permits and have the water heater inspected by regional building.

Recommend a licensed Electrician repair items listed below:

1. There is no clamp present where electrical wire enters the disposal. This is a potential shock hazard. Recommend having a licensed electrician correct this issue.
2. Non-standard panel cover screws present. Sharp pointed screws can come in contact with wiring and cause a fire hazard. Recommend screws be replace with proper panel screws.
3. During the inspection the North and West basement 3-prong outlets were tested and found to not be grounded (open ground).
4. The utility room outlet does not work and is missing it's cover plate.



Summary of Items Needing Repair or Evaluation (Continued)

Recommend a garage door service technician repair items listed below:

1. The garage door openers pressure reverse needs to be adjusted. We test the pressure reverse by placing a 1 3/4 block under the garage door. The door is lowered and when it closes on the block, if it does not reverse then it needs to be adjusted. This adjustment is done on the garage door opener itself using the close force and open force screw adjustments.

General Recommendations:

1. The exterior end of the dryer vent has a screen over it. Dryer vents should never be screened because the lint could build up on the screen, clog the vent and create a fire hazard. Recommend removing this screen and installing a pest proof vent cap that opens and closes properly.
2. The metal chimney crown/cap will hold water and is beginning to rust. We recommend having this primed and painted to avoid future deterioration.

Pro-Check Home Inspections

13:46 March 26, 2017

Stan Buyer
1234 Sample Dr
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General Information

Property Information

Property Address 1234 Sample Dr
City Colorado Springs State Colorado Zip 80919
Agent Name Thomas Agent
Phone 515 555 1212
Agent E-Mail agent@realtor.com

Client Information

Client Name Stan Buyer
Phone 505 555 1122
E-Mail stan@buyer.com

Inspection Company

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

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Year Built 1982 Square Footage 2135
Inspection Date 11/09/2015
Start Time 12:20 End Time 3:10
Electric On Yes
Gas On Yes
Water On Yes
Temperature 55
Weather Partly cloudy Soil Conditions Dry
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 No Permits How Verified pprbd.com



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/>

Explanation of Color Codes

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

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

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

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

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

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

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

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

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



Lots and Grounds

Driveway Type: Concrete -

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

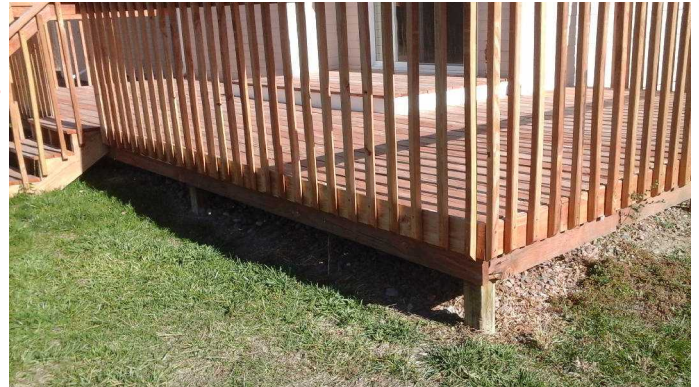
Sidewalk Type: Concrete

Steps: Concrete

Porch: Concrete

Deck: Stained wood -

There is no permit pulled for the back 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.



Grading: Minor slope -

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





Lots and Grounds (Continued)

Grading: (continued)



Side elevation

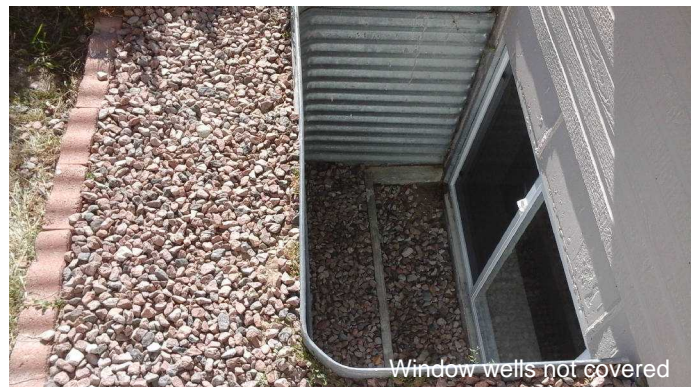
Swale: Adequate slope and depth for drainage



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.

Window Wells: Not covered



Window wells not covered

Fences: Wood



Lots and Grounds (Continued)

Leader/Extension: Functional -

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



Lawn Sprinklers: Front and back yard -

The visual inspection of the sprinkler system showed all lines held pressure. Some heads may need adjustment but the system as a whole appears to us to be functioning properly.



Exterior

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

Siding type: Hardboard Siding -

The paint on the siding was in good shape. All exterior surfaces require periodic maintenance.

Trim: Wood

Fascia & Soffits: Wood

Door Bell: Hard wired

Entry Doors: Metal -

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

Patio Door: Vinyl sliding



Exterior (Continued)

Windows: Vinyl slider

Window Screens: Vinyl mesh

Basement Windows: Vinyl slider

Exterior Lighting: Surface mount

Water Pressure Test: 80 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.



Water pressure test

Hose Bibs: Functional -

The hose bibs appear to be in satisfactory condition at the time of inspection.

Dryer Vent: Rigid metal -

1. The exterior end of the dryer vent has a screen over it. Dryer vents should never be screened because the lint could build up on the screen, clog the vent and create a fire hazard. Recommend removing this screen and installing a pest proof vent cap that opens and closes properly.
2. Recommend the dryer vent line leading to the exterior of the house be cleaned.



Screen in dryer vent

Exterior Electric Outlets: 110 VAC GFCI -

All exterior outlets are GFCI protected and the master is located in the Garage.

Gas Meter: Exterior surface mount at side of home

Main Gas Valve: Located at gas meter



Main gas shut off



Air Conditioning

East AC System

A/C System Operation:

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

Condensation Removal: PVC -

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

Exterior Unit: Pad mounted -

The owner should monitor the way the unit rests on the ground. Sometimes a unit can start to tilt off-level for no apparent reason. The unit should be no more than 2 inches off level, as measured from one corner of the unit to the opposite corner.

Manufacturer: Trane

Area Served: Whole house Manufacture Year: 2012

Type: Central A/C Capacity: 2.5 Ton

Permit Pulled: Yes

Permits for HVAC & electrical permits are required to be pulled for the installation of central air conditioning system.

Visible Coil: Aluminum -

Recommend keeping the outside compressor unit clear of shrubs, debris, etc. This allows for proper airflow through the coils, promoting efficiency as well as system longevity. Manufacturers recommend a minimum clearance of two feet from the intake area, and five feet from the exhaust area.

Refrigerant Lines: Serviceable condition

Electrical Disconnect: Breaker disconnect -

The electric supply appears to be in satisfactory condition at the time of inspection.





Roof

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

Main Roof Surface

Method of Inspection: On roof

Permit Pulled: No

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

Last roofing Permit Pulled On: Permitted with new construction in 1982

Material: Asphalt Composition Shingle -

1. This roof is newer than the last recorded year a permit was pulled for the roof (with occupancy, 1982). You may want to consider asking the seller if they have information as to the year this roof was installed and to pull the appropriate permits and have the roof inspected by Regional Building.
2. There are signs of possible hail damage on the roof shingles in the form of granular loss. Recommend a licensed roofer evaluate and certify the roof.
3. There are signs of wind damage to the roof.





Roof (Continued)

Material: (continued)



Number of Layers Present: 2 Layers

Flashing: Galvanized

Valleys: Asphalt shingle

Skylights: Insulated glass -

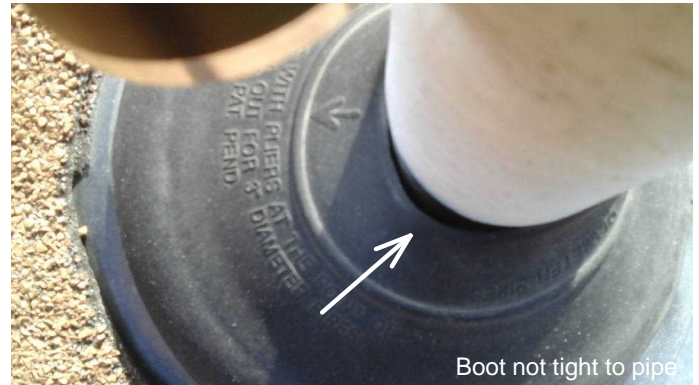
The skylight appears to be installed correctly. (Although roof conditions can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring.)

Roof Ventilation: Plastic -

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

Plumbing Vents: PVC -

The kitchen roof plumbing vent boot is loose fitting around vent pipe. This can allow water penetration into the home.



Flue Pipe: Double wall -

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

Gutters & Downspouts: Aluminum -

The gutters appeared to be in acceptable condition. However, without water in them it is difficult to judge whether they are sealed at the seams and correctly pitched to direct water into the downspouts, but they should function as they were intended.

South Chimney
Chimney: Framed



Roof (Continued)

Flue/Flue Cap: Metal -

The metal chimney crown/cap will hold water and is beginning to rust. We recommend having this primed and painted to avoid future deterioration.



Chimney Flashing: Galvanized

Kitchen

Inspector will observe and operate the basic functions of the following appliances: Permanently installed dishwashers, through its rinse and drain cycle, Range and cook top of permanently installed oven, Trash compactor, Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1st Floor Kitchen

Range: Frigidaire -

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



Range Anti-tip Bracket: Bracket present



Refrigerator: Frigidaire -

We recommend cleaning the refrigerators condenser coils at least once a year. When these get dirty the



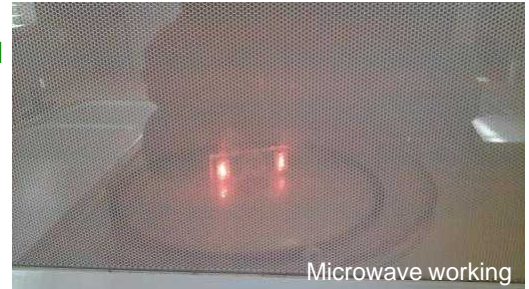
Kitchen (Continued)

Refrigerator: (continued)

refrigerator has to work twice as hard to cool and uses a lot more electricity.

Microwave: Frigidaire -

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



Dishwasher: Frigidaire -

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

Disposal: Badger -

There is no clamp present where electrical wire enters the disposal. This is a potential shock hazard. Recommend having a licensed electrician correct this issue.



Exhaust Fan: Vent in microwave -

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

Faucets: Appears functional -

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

Traps & Drains: Appears functional

Electrical: 110 VAC GFCI

Counter Tops: Granite tile

Cabinets: Wood -

The cabinets are in acceptable condition.



Kitchen (Continued)

Ceiling: Drywall
Walls: Drywall
Floor: Tile
Doors: Hollow wood
Windows: Vinyl slider
HVAC Source: Heating system register

Living Space

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.

Living Room Living Space

Closet: Single
Ceiling: Drywall
Walls: Drywall -

There were some hairline cracks in the walls throughout the home. These are generally cosmetic issues and none of them appeared to be indications of structural problems.

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 -

Every accessible window was operated and found to be in good working order.

Electrical: 110 VAC -

During the inspection several of the outlets throughout the home were tested and appeared to have poor continuity.. The tester showed correct wiring, but if you jiggle the tester the lights will blink off. Some of these outlets may need to be replaced soon.

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.

Smoke Detector:

During our inspection, we do not operate smoke alarms or carbon monoxide (CO) detector. 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 recommend that a fire extinguisher be



Living Space (Continued)

Smoke Detector: (continued)
accessible in the kitchen, garage, and second floor if present.

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).

Living Room Fireplace

Fireplace: Tile -

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



Type Gas log
Manufacturer: Heatilator
Gas Leak Checked: Yes
Smoke Chamber: Metal
Flue: Metal
Damper: Metal
Outside vent Metal vent
Hearth: Tile

Bathrooms

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

1st floor main Bathroom

Ceiling: Drywall
Walls: Drywall
Floor: Tile
Doors: Hollow wood
Windows: Vinyl slider
Electrical: 110 VAC GFCI
Counter/Cabinet: Composite and wood
Sink: Composite



Bathrooms (Continued)

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

Tub/Showers: Porcelain tub and tile surround -

The shower tile grout in the 1st floor main bathroom does not appear to have been sealed. Recommend sealing to protect the grout.



Toilets: American Standard

HVAC Source: Heating system register

Vent Fan: Window -

The main bathroom has no mechanical ventilation provided. There was a window installed which will most likely not be used to ventilate in the winter. Recommends having a mechanical ventilation fan installed.

Basement bathroom 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

Tub/Showers: Fiberglass pan and fiberglass surround

Toilets: Unknown brand

HVAC Source: Heating system register

Vent Fan: Electric ventilation fan



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.

Southeast Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl single hung

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: 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 recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

CO Detector: Battery operated -

The inspector is not conducting a technical evaluation of the Carbon Monoxide detectors. The inspector's evaluation of the unit(s) is limited to the response of the test button. The power supply for Carbon Monoxide detectors may be battery powered, hardwired directly into the main electric system of the house, or plug in units that plug directly into a receptacle.



Northeast Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl slider

Electrical: 110 VAC

HVAC Source: Heating system register



Bedrooms (Continued)

Smoke Detector: Battery operated

CO Detector: Battery operated

Northwest 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: Battery operated

Northeast basement Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl slider

Electrical: 110 VAC

HVAC Source: Heating system register

CO Detector: Battery operated

Smoke Detector: Battery operated

Southwest basement Bedroom

Closet: Bi-pass

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl slider

Electrical: 110 VAC

HVAC Source: Heating system register

CO Detector: Battery operated

Smoke Detector: Battery operated



Laundry Room

Certain appliances are considered personal property, even when conveying with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such personal property includes, but is not limited to, space heaters, window air conditioners, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions, stereo systems, and countertop microwave units.

1st Floor Laundry Room/Area

Ceiling: Drywall

Walls: Drywall

Floor: Tile

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. After being subjected to water hammer over and over for many years, the rubber hoses are eventually going to fail, and its going to be one heck of a mess.



Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Rigid metal

Washer Drain: Wall mounted drain

Laundry Floor Drain: Surface drain -

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

Vent Fan: No ventilation -

The laundry room has no mechanical ventilation provided. There was a window installed which will most likely not be used to ventilate in the winter. Recommends having a mechanical ventilation fan installed.

Basement

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.



Basement (Continued)

Basement

Basement Finished: Yes

Basement Permitted: No

There is no record of the basement being finished on the Assessor's website or permits for the construction on the Regional Building website. Everything may be finished to code, however without having the construction inspected by Regional Building Dept. there is no way to verify the work is safe and to current building codes. Recommend having the sellers contact the Regional Building Dept. to have all Building, Plumbing, and Electrical inspected and permitted.

Ceiling: Drywall

Walls: Drywall -

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that effect the structure's dryness (weather, wind, and temperature) will very greatly during the course of a year. We recommend referring to the sellers disclosure document to determine if there has been any water intrusion.

Floor: Carpet

Floor Drain: Surface drain -

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

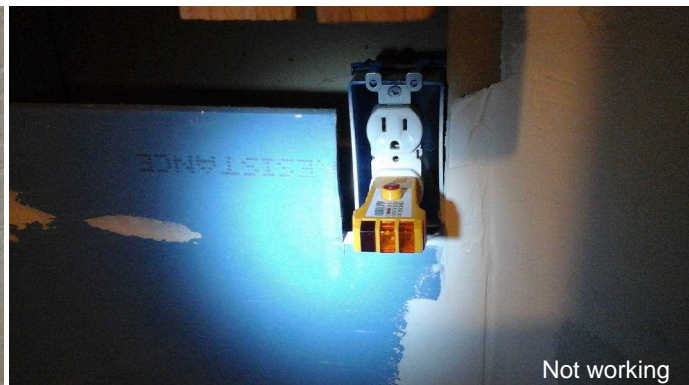
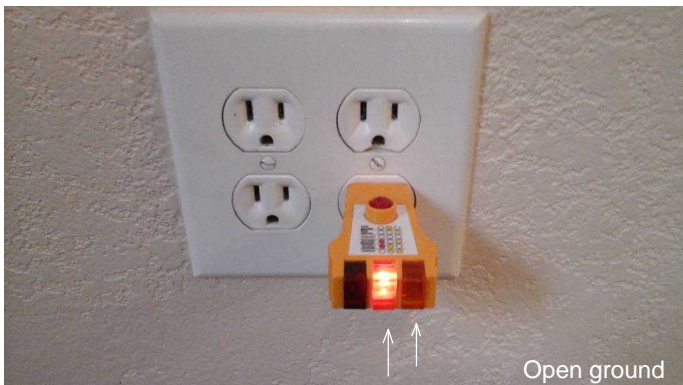
Doors: Hollow wood

Windows: Vinyl slider

Electrical: 110 VAC -

1. During the inspection the North and West basement 3-prong outlets were tested and found to not be grounded (open ground).

2. The utility room outlet does not work and is missing it's cover plate.



Egress Standard:

All rooms used for sleeping must have at least two means of egress. One of the means of egress must be a door, and the other can be a window or another door. Windows being used for egress must meet the following criteria:



Basement (Continued)

- . Minimum size to be 5.7 Square Feet of clear opening. The opening cannot be less than 24" in height or less than 20" in width.
- . Maximum sill height to be no more than 44 inches from the floor.
- . All exits must be unobstructed at all times:
- . Storm windows are not to be used on Emergency Exit Windows.

HVAC Source: Heating system register

Insulation: Not visible

Ventilation: Windows

Basement Stairs/Railings: Carpet stairs with wood handrails

Smoke Detector: Hard wired

Radon Mitigation System:

Radon Mitigation Present: Yes

There is a radon mitigation system present. We verify the system is operating, however the only way to know if the system is functioning properly is to perform a radon test.

Heating System

In accordance with the InterNACHI Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system. Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. We highly recommend that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency thereby increasing service life.

Basement Heating System

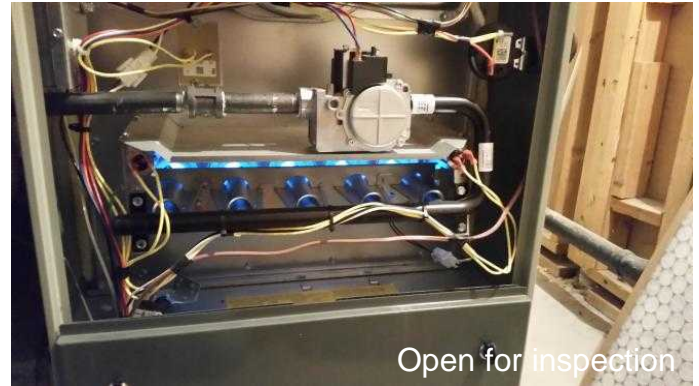
Heating System Operation: Adequate -

The furnace at 33 years, is beyond its "approximate" life expectancy (20 to 25 years) and may need replacement anytime in the next several years. We recommend having it serviced by a licensed HVAC contractor, certify, and inspect the heat exchanger for cracks.



Heating System (Continued)

Manufacturer: Rheem



Type: Forced air Capacity: 80,000 BTUHR
Area Served: Whole house Manufacture Year: 1982
Permit Pulled: Yes

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

Life Expectancy: 20 to 25 years

Fuel Type: Natural gas

Carbon Monoxide

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

Gas Leak Checked: Yes

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



Emergency Shut Off: Yes

See picture. Use this switch when doing any work on the furnace and when changing the furnace filter.



Heating System (Continued)

Gas Shut Off: Yes

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



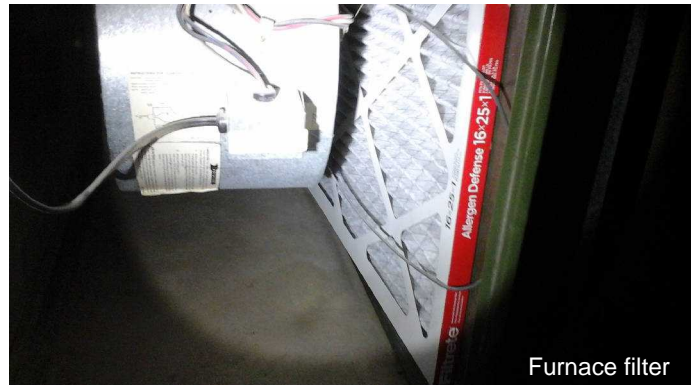
Heat Exchanger: 2 Burner -

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

Access to Heat Exchanger: 5%

Furnace Filter: Fiberglass 16 X 25 -

We recommend having your furnace filter changed regularly and furnace cleaned and serviced every year.



Distribution: Metal duct -

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

Circulation: Louver Door -

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.

Heating System

Thermostats: Programmable



Plumbing

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

Water Source: City -

The waste disposal system of this property is connected to a public sewage system. It is not possible to access or inspect the underground components and connections of the system.

Water Lines: PEX and copper

Service Line: Copper

Main Water Shutoff: Basement -

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



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.

Sewage Disposal: City

Sewer Cleanout: Not visible -

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

Regardless of the age of the 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

Basement 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.



Plumbing (Continued)

Water Heater Operation: (continued)

Manufacturer: Richmond
Permit Pulled: No

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

Fuel Type: Natural gas Capacity: 40 Gal.
Life Expectancy: 12 to 15 years
Manufacture Year: 2011 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:

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

Gas Lines Checked For Leaks: Yes

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





Plumbing (Continued)

Cold Water Shut Off: Yes

See picture. If the water heater ever starts leaking you can turn this valve off and turn the gas off to the water heater and then call a plumber.



Cold water shut off

Gas Shut Off: Yes

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



Gas shut off

Structure

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

Structure Type: Wood frame -

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. None of these were apparent during our inspection of this home.

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.



Structure (Continued)

Foundation: (continued)

Beams: Steel I-Beam -

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

Bearing Walls: Frame

Joists/Trusses: 2x12 -

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

Floor/Slab: Poured slab -

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

Subfloor: Plywood

Garage/Carport

Attached Garage

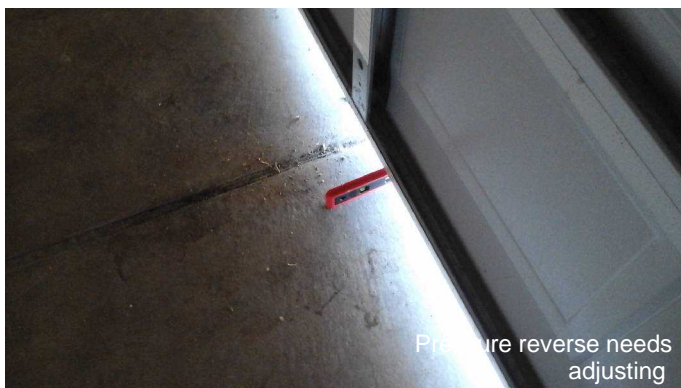
Type of Structure: Framed Car Spaces: 2

Garage Doors: Insulated aluminum -

During the inspection the garage door was raised and lowered and appears to be functional.

Door Operation/Safety Devices: Mechanized -

The garage door opener pressure reverse needs to be adjusted. We test the pressure reverse by placing a 1 3/4 block under the garage door. The door is lowered and when it closes on the block, if it does not reverse then it needs to be adjusted. This adjustment is done on the garage door opener itself using the close force and open force screw adjustments.



Door Opener: Craftsman -

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

Garage Steps: Wood -

The steps at garage are secure. Step treads and risers meet depth and height requirements. All guard/hand rail



Garage/Carport (Continued)

Garage Steps: (continued)
components if needed are in serviceable condition.

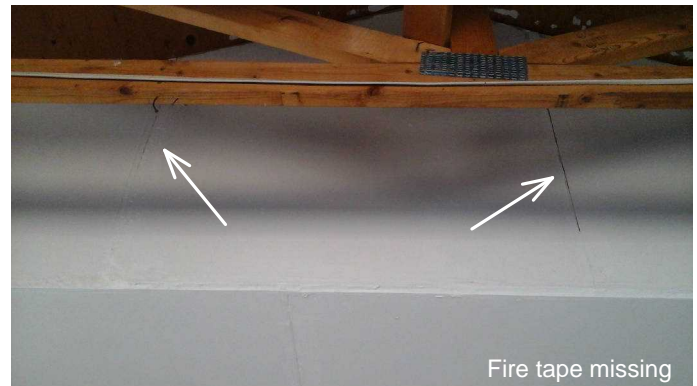
Ceiling: Exposed framing

Walls: Exposed framing -

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

Separation Wall: Drywall -

Some of the drywall tape on the garage ceiling has fallen off exposing drywall seams. Recommend the drywall be taped and skim coated again to preserve the fire rated garage/living space fire separation.



Floor: Concrete

Electrical: 110 VAC GFCI

Electrical Service

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

Service: Aluminum

120 VAC Branch Circuits: Copper -

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

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.

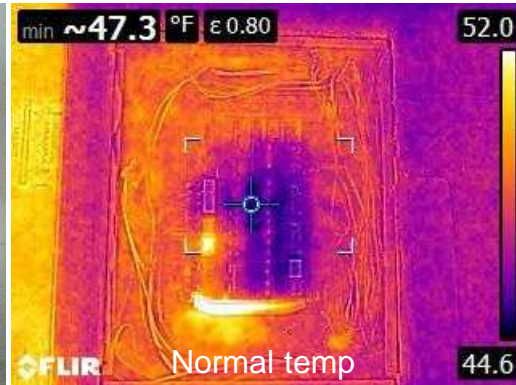


Electrical Service (Continued)

Garage Electric Panel

Manufacturer: Bryant -

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



Maximum Capacity: 100 Amps

Main Breaker Size: 100 Amps -

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

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

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

Is the panel bonded? No



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>

1st floor hall 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: Drywall Panel

Roof Framing: Engineered truss

Roof Sheathing: Plywood -

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 -

The ventilation appeared to be functioning as intended. There were no signs of failure observed.

Insulation: Cellulose

Insulation Depth: 14" -

The insulation levels were acceptable.



Wiring/Lighting: 110 VAC

Bathroom Fan Ventilation Rigid metal



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:

If the home has a septic system, we would recommend a certified septic technician pump out and inspect septic



Optional Testing (Continued)

Septic System: (continued)

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 well's recovery rate. This is not part of a regular home inspection.

Pro-Check Home Inspections

13:46 March 26, 2017

Stan Buyer
1234 Sample Dr
Page 34 of 37



Invoice

PRE-CLOSING WALK THROUGH:

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

Sincerely,
Jay Birkholz, Owner
Pro-Check Home Inspections

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

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

Property Address: 1234 Sample Dr
City State Zip: Colorado Springs, Colorado 80919

Services Performed	Amount
Home Inspection	X00.00
Radon Testing	
Radon Clearance Test	--
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.



Inspection Agreement

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

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

Property Address: 1234 Sample Dr
City State Zip: Colorado Springs, Colorado 80919

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 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,



Inspection Agreement (Continued)

CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

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

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

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

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

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

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

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.



Inspection Agreement (Continued)

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: 11/09/2015