



*House Check, Inc.®*

# Building Inspection Report

1 House Check Way

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**Inspection Date:**

2014

**Prepared For:**

Very Important Person

**Prepared By:**

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**Report Number:**

0101151

**Inspector:**

Kyle K. Ernst

# Table of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURAL COMPONENTS</b>	<b>9</b>
<b>ROOFING SYSTEM</b>	<b>10</b>
<b>EXTERIOR COMPONENTS</b>	<b>11</b>
<b>ELECTRICAL SYSTEM</b>	<b>13</b>
<b>HEATING SYSTEM</b>	<b>15</b>
<b>COOLING SYSTEM</b>	<b>16</b>
<b>INSULATION / VENTILATION SYSTEM</b>	<b>17</b>
<b>PLUMBING SYSTEM</b>	<b>18</b>
<b>INTERIOR</b>	<b>19</b>

SAMPLE

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality home with the reported age of 25 years. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements, which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Investigate:** denotes a system or component needing further investigation in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant deficiencies that require repairs and/or improvements. Other significant repairs and improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### STRUCTURAL

#### Foundation

- **Major Concern, Repair:** A horizontal crack was observed in the north foundation wall in the unfinished basement. Cracks of this nature are usually the result of high moisture content in the soil and/or frost pressure due to freezing. Have the structural system of the home evaluated and repaired by a qualified structural specialist. Repair as needed.
- **Repair:** Evidence of past water infiltration was observed around the horizontal crack. No sump pump system was installed. Wet basements risk building damage soil pressures, insect infestation, wood rot and can cause interior molds and/or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the basement. If drainage issues are encountered or a fluctuating water table a properly designed and installed sump pump system may be needed to control moisture around the home. Consult a qualified soils engineer for further evaluations. Repair as needed.
- **Monitor:** Due to the nature of the soils in Colorado Springs and the Front Range, some movement in the foundation is to be expected. Controlling the storm waters around the dwelling and monitoring the foundation for significant movement is the first step in maintaining the foundation components.

## ROOFING

### Sloped Roofing

- **Major Concern, Repair:** The roof system was observed to have hail damage and substantial blistering in various locations. Have the roof system evaluated, repaired and certified by a professional roofing contractor. It is recommended the buyer's insurance carrier be contacted for further observations and evaluation to ensure insurability of the roof system in its present condition.

### Chimneys

- **Repair:** The crown of the masonry chimney is deteriorated which can allow moisture to infiltrate into the flue enclosure. The chimney flue should be checked for damage and the crown replaced by a qualified fireplace specialist.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. Repair as needed.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

## EXTERIOR

### Exterior Walls

- **Repair:** The wood siding and trim should be painted and caulked to preserve the wood. Repair as needed.
- **Repair:** Localized deterioration was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damages. Repair as needed.
- **Repair:** Localized damage of the stucco exterior walls (holes and cracks) on the front of the home should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks. These areas should be properly sealed. Repair as needed.

### Windows

- **Safety Issue, Repair:** Uncovered window wells require covers to prevent falls. Repair as needed.

### Garage

- **Safety Issue, Repair:** Loose overhead garage door hardware should be repaired as needed.
- **Safety Issue, Repair:** The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Have the opener adjusted by a qualified garage door technician. Repair as needed.
- **Investigate/Repair:** Water staining was noted in the garage ceiling and walls indicating a past leak. Consult the owner for more information concerning these stains. Repair as needed.
- **Safety Issue, Repair:** Holes were noted in the garage firewall. Proper fire separation between the garage and house is recommended. This condition should be repaired with fire rated material as needed.

### Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. Repair as needed.

### Deck

- **Repair:** The deck shows evidence of rot and deterioration. Replacement may eventually be desired. In the interim, localized repairs could be undertaken. Repair as needed.
- **Repair:** The deck should be painted or stained to improve durability. Repair as needed.

### Walkway

- **Safety Issue, Repair:** The walkways in various locations present trip hazards. This condition should be altered for improved safety. Repair as needed.

### Landscaping

- **Safety Issue, Repair:** The uncovered edging in various locations should be covered to prevent injury. Repair as needed.
- **Repair:** The proximity of the trees and vegetation near the home could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the trees and vegetation.

### Fencing

- **Repair:** The fencing is in poor condition. Repair as needed.

## ELECTRICAL

### Main Panel

- **Safety Issue, Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. Have the electrical system evaluated and repaired by a qualified electrical contractor.

### Distribution Wiring

- **Safety Issue, Repair:** Wiring exposed on interior finishes should be relocated or protected by a rigid conduit. Repair as needed.

### Outlets

- **Safety Issue, Repair:** The garage ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be repaired.
- **Safety Issue, Repair:** To avoid a shock hazard, painted outlets in various locations should be repaired or replaced.

### Switches

- **Safety Issue, Repair:** Worn light switch were noted in various locations should be repaired or replaced as needed.

### Smoke Detectors

- **Safety Issue, Repair:** The batteries in the smoke detector are defective. Repair or replace as needed.

### CO Detectors

- **Safety Issue, Repair:** State law now requires homes to be fitted with carbon monoxide detectors in every home. The installation of carbon monoxide detectors is recommended. Install as needed.

## HEATING

### Furnace

- **Safety Issue, Repair:** A gas leak was noted on the main gas control valve servicing the furnace. The heating system is dirty and requires servicing. Have the heating system cleaned and serviced by a qualified heating/cooling contractor.
- **Repair:** The humidifier is dirty. Repair as needed.

### Ducts

- **Safety Issue, Repair:** The heat register covers in various locations are missing. Install as needed.

## COOLING

### Central Air Conditioning

- **Repair:** The air conditioning system is dirty and requires servicing. Have the AC unit evaluated and serviced by a qualified heating/cooling contractor.
- **Monitor/Repair:** Given the age of the AC unit, it may be near the end of its useful life. It would be prudent to budget for a new AC system. Repair as needed.

## INSULATION

### Attic / Roof

- **Repair:** The insulation in the attic is compressed by storage. The insulation should be adjusted for proper R-rating of the home. The storage material should be removed. Repair as needed.
- **Repair:** Main upper bathroom exhaust vent should discharge to the building exterior. Repair as needed.

### Basement

- **Repair:** The basement wall insulation should be covered or the paper removed to prevent fire. Repair as needed.

## PLUMBING

### Water Heater

- **Safety Issue, Repair:** The exhaust vent servicing the water heater is loose.
- **Safety Issue, Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. Repair as needed.
- **Investigate/Repair:** No permit was noted on the water heater installation. Consult the owner for information on the documentation and permitting of this installation. Information on permitting can be obtained from Pikes Peak Regional Building dept. or visit on line [www.pprbd.org](http://www.pprbd.org).

### Supply Plumbing

- **Repair:** The water supply shut off valve on the house side of the city meter is leaking. Repair as needed.

## INTERIOR

### Wall / Ceiling Finishes

- **Repair:** A noticeable pet odor was detected in the home. Cleaning and deodorizing may assist in removing the odor. Repair as needed.

### Floors

- **Repair:** The wood flooring in the kitchen is damaged. Repair as needed.

### Windows

- **Repair:** Damaged screens were noted on windows in various locations. Repair as needed.
- **Repair:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. Replace as needed.
- **Repair:** The north window in the northeast bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost some insulating value. Repair as needed.

### Doors

- **Repair:** The screen for the sliding glass door is damaged. Repair as needed.

### Fixtures

- **Repair:** The kitchen sink drain trap is leaks. Repair as needed.
- **Repair:** The half bathroom toilet tank valve mechanism is leaks. Repair as needed.
- **Repair:** The master bathroom toilet is loose. Repair as needed.
- **Repair:** Cracked, deteriorated and/or missing master bathroom shower stall grout and caulk should be repaired or replaced.
- **Repair:** Cracked, deteriorated and/or missing main upper bathroom bathtub enclosure grout and caulk should be repaired or replaced. Mold was noted in various locations. Molds can cause illness and should be properly removed. Repair as needed.
- **Repair:** The door bell is inoperative. Repair as needed.

### Electric Range

- **Safety Issue, Repair:** The electric range anti-tip bracket is missing. Anti-tip brackets prevent the range unit from over turning. Repair as needed.

### Dishwasher

- **Repair:** The dishwasher air gap device does not appear to be properly configured. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.

### Fireplaces

- **Safety Issue, Repair:** A gas leak was detected on the main control valve servicing the gas fireplace. Have the gas fireplace serviced and repaired by a qualified fireplace technician.

## **THE SCOPE OF THE INSPECTION**

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

The observations made in this inspection are visual only in nature. Representative samples of the building components are viewed in areas that are accessible at the time of our observations. No destructive testing or dismantling of the building components is performed during our observations. Latent and/or concealed defects are not included in this report. Governmental code compliance and violations are not determined in our observations. Our observations and subsequent report do not purport to disclose defects which have occurred in the past or are not obvious or existing i.e. crawl spaces or basements which only get wet seasonally or roof leaks that may occur during rain or snow storms. This report does not substitute for a good and truthful sellers' disclosure statement and should not be used as such. The condition of the property may change before closing and some conditions may become obvious only after occupancy for a period of time; for example leaky water heaters, leaky bathtubs, toilets, showers and dishwashers. A licensed and/or professional contractor should perform all recommendations and/or repairs suggested within the body of this report. In making payment for services rendered and taking possession of this report the buyer agrees to all the stipulations and limitations set forth in this report.

The goal of our observations is to put the homebuyer in a better position to make a buying decision. Not all improvements and/or deficiencies will be identified during our observations. Hidden and undisclosed damages may exist. Unexpected repairs can and should be expected. Seasonal and intermittent conditions limit the scope of the observations. The observations in this report are not intended to be technically exhaustive. The observations in this report are not to be considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems observed and it should not be relied on as such. House Check, Inc. and the inspectors of House Check, Inc. cannot and shall not be held responsible or liable at anytime for repairs or replacement with regard to this property, systems, components, or the contents there in. House Check, Inc. is neither a guarantor nor an insurer. The final buying decision rests solely on the buyer.

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 65 Degrees F. For the purpose of this report, it is assumed that the house faces north.



# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Soils:</b>	•Silty Sand
<b>Foundation:</b>	•Poured Concrete •16"Footings •Basement Configuration
<b>Floor Structure:</b>	•Wood Joist
<b>Columns:</b>	•Steel
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Truss
<b>Roof Structure:</b>	•Trusses •Plywood Sheathing

## STRUCTURAL COMPONENTS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Foundation

- **Major Concern, Repair:** A horizontal crack was observed in the north foundation wall in the unfinished basement. Cracks of this nature are usually the result of high moisture content in the soil and/or frost pressure due to freezing. Have the structural system of the home evaluated and repaired by a qualified structural specialist. Repair as needed.
- **Repair:** Evidence of past water infiltration was observed around the horizontal crack. No sump pump system was installed. Wet basements risk building damage soil pressures, insect infestation, wood rot and can cause interior molds and/or mildew. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the basement. If drainage issues are encountered or a fluctuating water table a properly designed and installed sump pump system may be needed to control moisture around the home. Consult a qualified soils engineer for further evaluations. Repair as needed.
- **Monitor:** Due to the nature of the soils in Colorado Springs and the Front Range, some movement in the foundation is to be expected. Controlling the storm waters around the dwelling and monitoring the foundation for significant movement is the first step in maintaining the foundation components.

## LIMITATIONS OF STRUCTURAL COMPONENTS INSPECTION

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This is a visual inspection only. The structural systems can have hidden damages. The observations of the structural system was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces and the ground surface can not be inspected. Hidden damages may exist.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, loads, adequacy, or integrity are not part of this home inspection. House Check's observations are not to be used as an engineering report on the structural integrity of the dwelling.
- Termite and insect infestation observations are not made in these observations unless specifically contracted for prior to the inspection.
- Code compliance is not determined.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Tile
<b>Layers:</b>	•One
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Metal •Masonry
<b>Roof Drainage System:</b>	•Galvanized Steel •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on Roof

## ROOFING SYSTEM OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Major Concern, Repair:** The roof system was observed to have hail damage and substantial blistering in various locations. Have the roof system evaluated, repaired and certified by a professional roofing contractor. It is recommended the buyer's insurance carrier be contacted for further observations and evaluation to ensure insurability of the roof system in its present condition.

#### Chimneys

- **Repair:** The crown of the masonry chimney is deteriorated which can allow moisture to infiltrate into the flue enclosure. The chimney flue should be checked for damage and the crown replaced by a qualified fireplace specialist.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

#### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. Repair as needed.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

## LIMITATIONS OF ROOFING SYSTEM INSPECTION

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This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks. Leaks can occur at any time. It is difficult to detect evidence of leakage in ceiling finishes due to texturing and paint on a one-time inspection and hidden damages may be present.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Code compliance is not determined.

# Exterior Components

## DESCRIPTION OF EXTERIOR COMPONENTS

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<b>Surface Drainage:</b>	•Level Grade
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Retaining Walls:</b>	•Rock
<b>Fencing:</b>	•Wood
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Wood
<b>Wall Covering:</b>	•Brick •Hardboard •Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Overhead Garage Door(s):</b>	•Aluminum •Automatic Opener Installed •Motion Sensor Safety Reverse •Resistance Safety Reverse

## EXTERIOR COMPONENTS OBSERVATIONS

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### General Comments

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The wood siding and trim should be painted and caulked to preserve the wood. Repair as needed.
- **Repair:** Localized deterioration was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damages. Repair as needed.
- **Repair:** Localized damage of the stucco exterior walls (holes and cracks) on the front of the home should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks. These areas should be properly sealed. Repair as needed.

#### Windows

- **Safety Issue, Repair:** Uncovered window wells require covers to prevent falls. Repair as needed.

#### Garage

- **Safety Issue, Repair:** Loose overhead garage door hardware should be repaired as needed.
- **Safety Issue, Repair:** The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Have the opener adjusted by a qualified garage door technician. Repair as needed.
- **Investigate/Repair:** Water staining was noted in the garage ceiling and walls indicating a past leak. Consult the owner for more information concerning these stains. Repair as needed.
- **Safety Issue, Repair:** Holes were noted in the garage firewall. Proper fire separation between the garage and house is recommended. This condition should be repaired with fire rated material as needed.

#### Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. Repair as needed.

### Deck

- **Repair:** The deck shows evidence of rot and deterioration. Replacement may eventually be desired. In the interim, localized repairs could be undertaken. Repair as needed.
- **Repair:** The deck should be painted or stained to improve durability. Repair as needed.

### Walkway

- **Safety Issue, Repair:** The walkways in various locations present trip hazards. This condition should be altered for improved safety. Repair as needed.

### Landscaping

- **Safety Issue, Repair:** The uncovered edging in various locations should be covered to prevent injury. Repair as needed.
- **Repair:** The proximity of the trees and vegetation near the home could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the trees and vegetation.

### Fencing

- **Repair:** The fencing is in poor condition. Repair as needed.

## LIMITATIONS OF EXTERIOR COMPONENTS INSPECTION

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This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Termite and insect infestation observations are not made in this inspection unless specifically contracted for prior to the inspection.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Code compliance is not determined.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 150 Amp
<b>Service Drop:</b>	•Underground
<b>Main Disconnects:</b>	•Main Service Rating 150 Amps •Breakers •Located: Garage
<b>Service Panel:</b>	•Panel Rating: 150 Amp •Breakers
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Grounding:</b>	•Copper •Water Pipe Connection •Ground Rod Connection
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	•Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Garage •Bathroom(s) •Kitchen •Exterior
<b>Arc Fault Circuit Interrupters:</b>	•None

## ELECTRICAL SYSTEM OBSERVATIONS

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### General Comments

The size of the electrical service appears to be sufficient for typical single family needs. The distribution of electricity within the home appears to be acceptable.

### RECOMMENDATIONS / OBSERVATIONS

#### Main Panel

- **Safety Issue, Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. Have the electrical system evaluated and repaired by a qualified electrical contractor.

#### Distribution Wiring

- **Safety Issue, Repair:** Wiring exposed on interior finishes should be relocated or protected by a rigid conduit. Repair as needed.

#### Outlets

- **Safety Issue, Repair:** The garage ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be repaired.
- **Safety Issue, Repair:** To avoid a shock hazard, painted outlets in various locations should be repaired or replaced.

### Switches

- **Safety Issue, Repair:** Worn light switch were noted in various locations should be repaired or replaced as needed.

### Smoke Detectors

- **Safety Issue, Repair:** The batteries in the smoke detector are defective. Repair or replace as needed.

### CO Detectors

- **Safety Issue, Repair:** State law now requires homes to be fitted with carbon monoxide detectors in every home. The installation of carbon monoxide detectors is recommended. Install as needed.

## LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

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This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures are tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and other components, which are not part of the primary electrical power distribution system. Cable TV systems are not inspected.
- Code compliance is not determined.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	• <b>Type:</b> Forced Air Furnace • <b>Manufacturer:</b> Carrier • <b>Age:</b> 25
	• <b>BTU rating:</b> 125,000 • <b>Zones:</b> 15 • <b>Location:</b> Basement
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING SYSTEM OBSERVATIONS

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### General Comments

The heating capacity provided by the system appears to be sufficient. Heat distribution within the home is good.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Safety Issue, Repair:** A gas leak was noted on the main gas control valve servicing the furnace. The heating system is dirty and requires servicing. Have the heating system cleaned and serviced by a qualified heating/cooling contractor.
- **Repair:** The humidifier is dirty. Repair as needed.

#### Ducts

- **Safety Issue, Repair:** The heat register covers in various locations are missing. Install as needed.

## LIMITATIONS OF HEATING SYSTEM INSPECTION

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This is a visual inspection only. The heating system, like most mechanical components, can and will fail at any time whether in use or not. The inspection of the heating system was limited by (but not restricted to) the following conditions:

- The adequacy of cooling and heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, air conditioners, swamp coolers, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Code compliance is not determined.

# Cooling System

## DESCRIPTION OF COOLING SYSTEM

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<b>Energy Source:</b>	•Electricity •240-Volt Power Supply
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning • <b>Manufacturer:</b> Carrier • <b>Age:</b> 25
	• <b>Location:</b> Basement
<b>Through-Wall Equipment:</b>	•Present at the North Side of the Home

## COOLING SYSTEM OBSERVATIONS

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### General Comments

The capacity and configuration of the system should be sufficient for the home.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** The air conditioning system is dirty and requires servicing. Have the AC unit evaluated and serviced by a qualified heating/cooling contractor.
- **Monitor/Repair:** Given the age of the AC unit, it may be near the end of its useful life. It would be prudent to budget for a new AC system. Repair as needed.

## LIMITATIONS OF COOLING SYSTEM INSPECTION

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This is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can and will fail at any time whether in use or not. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units and swamp coolers are not inspected.
- Seasonal weather conditions determine the extent of the cooling system inspections.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The cooling systems Freon charge is not determined.
- Code compliance is not determined.



# Insulation / Ventilation System

## DESCRIPTION OF INSULATION / VENTILATION SYSTEMS

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<b>Attic Insulation:</b>	•R 38 Blown Fiberglass
<b>Attic Entrance Location:</b>	•Garage •Master Bedroom Closet
<b>Vaulted Ceiling Insulation:</b>	•R 30 Fiberglass Batting
<b>Exterior Wall Insulation:</b>	•R 13 Fiberglass Batting
<b>Basement Wall Insulation:</b>	•R 13 Fiberglass Batting
<b>Floor Cavity Insulation:</b>	•None
<b>Vapor Retarders:</b>	•Plastic
<b>Roof Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION SYSTEMS OBSERVATIONS

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### General Comments

Insulation levels are typical for a home of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Repair:** The insulation in the attic is compressed by storage. The insulation should be adjusted for proper R-rating of the home. The storage material should be removed. Repair as needed.
- **Repair:** Main upper bathroom exhaust vent should discharge to the building exterior. Repair as needed.

#### Basement

- **Repair:** The basement wall insulation should covered or the paper removed to prevent fire. Repair as needed.

## LIMITATIONS OF INSULATION / VENTILATION SYSTEMS INSPECTION

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This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas and hidden by storage cannot be determined. No destructive tests are performed. Estimates are based on industry standards.
- Potentially hazardous materials such as Asbestos, lead paint, molds and mildews and Urea Formaldehyde Foam Insulation (UFFI) and other forms of carcinogens cannot be positively identified without a detailed inspection and laboratory analysis. These types of analysis are beyond the scope of this inspection.
- An analysis/tests of indoor air quality (Radon, CO levels, Molds and other environmental hazards) are not performed unless explicitly contracted-for and discussed in this or a separate report
- Any estimates of insulation R-values or depths are rough average values.
- Code compliance is not determined.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Heater:</b>	•Gas • <b>Manufacturer:</b> Bradford/White
<b>Water Supply Source:</b>	• <b>Approximate Capacity</b> (in gallons): 50 • <b>Age:</b> 2 • <b>Location:</b> Basement
<b>Service Pipe to House:</b>	•Public Water Supply
<b>Main Water Valve Location:</b>	•Copper
<b>Interior Supply Piping:</b>	•Beside Water Heater
<b>Waste System:</b>	•Copper
<b>Drain, Waste, &amp; Vent Piping:</b>	•Public Sewer System
<b>Cleanout Location:</b>	•Plastic
<b>Fuel Storage &amp; Distribution:</b>	•Basement
<b>Fuel Shut-Off Valves:</b>	•Municipal Gas Supply
<b>Other Components:</b>	•Natural Gas Main Valve at the South Side of the House
	•Pressure Regulator on Main Line

## PLUMBING SYSTEM OBSERVATIONS

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### General Comments

The water pressure supplied to the fixtures is average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Safety Issue, Repair:** The exhaust vent servicing the water heater is loose.
- **Safety Issue, Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. Repair as needed.
- **Investigate/Repair:** No permit was noted on the water heater installation. Consult the owner for information on the documentation and permitting of this installation. Information on permitting can be obtained from Pikes Peak Regional Building dept. or visit on line [www.pprbd.org](http://www.pprbd.org).

#### Supply Plumbing

- **Repair:** The water supply shut off valve on the house side of the city meter is leaking. Repair as needed.

## LIMITATIONS OF PLUMBING SYSTEM INSPECTION

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This is a visual inspection only limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Clogged waste systems and underground piping leaks may occur at any time. Hidden damages may be present.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Jacuzzi tubs are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, washers and dryers, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems (septic systems) are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Code compliance is not determined.

# Interior Components

## DESCRIPTION OF INTERIOR COMPONENTS

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Wood •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Sliders •Fixed Pane •Double Glazed
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •Sliders •Bifold •Sliding Glass •Storm Door(s)
<b>Countertops &amp; Cabinets:</b>	•Granite •# of Kitchen Cabinets 15
<b>Appliances:</b>	•Electric Range •Refrigerator •Dishwasher •Waste Disposer •Microwave Oven •Trash Compactor
<b>Laundry Facility:</b>	•240-Volt Circuit for Dryer •Dryer Vented to Building Exterior •120-Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Gas Line for Dryer
<b>Fireplaces:</b>	•Gas •Zero Clearance
<b>Vents, Flues, Chimneys:</b>	•Outside Combustion Air Provided •Metal Flue-Insulated Multi-Wall
<b>Other Components:</b>	•Door Bell

## INTERIOR COMPONENTS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Wall / Ceiling Finishes

- **Repair:** A noticeable pet odor was detected in the home. Cleaning and deodorizing may assist in removing the odor. Repair as needed.

#### Floors

- **Repair:** The wood flooring in the kitchen is damaged. Repair as needed.

#### Windows

- **Repair:** Damaged screens were noted on windows in various locations. Repair as needed.
- **Repair:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. Replace as needed.
- **Repair:** The north window in the northeast bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost some insulating value. Repair as needed.

#### Doors

- **Repair:** The screen for the sliding glass door is damaged. Repair as needed.

#### Fixtures

- **Repair:** The kitchen sink drain trap is leaks. Repair as needed.
- **Repair:** The half bathroom toilet tank valve mechanism is leaks. Repair as needed.
- **Repair:** The master bathroom toilet is loose. Repair as needed.
- **Repair:** Cracked, deteriorated and/or missing master bathroom shower stall grout and caulk should be repaired or replaced.
- **Repair:** Cracked, deteriorated and/or missing main upper bathroom bathtub enclosure grout and caulk should be repaired or replaced. Mold was noted in various locations. Molds can cause illness and should be properly removed. Repair as needed.
- **Repair:** The door bell is inoperative. Repair as needed.

### Electric Range

- **Safety Issue, Repair:** The electric range anti-tip bracket is missing. Anti-tip brackets prevent the range unit from over turning. Repair as needed.

### Dishwasher

- **Repair:** The dishwasher air gap device does not appear to be properly configured. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated.

### Fireplaces

- **Safety Issue, Repair:** A gas leak was detected on the main control valve servicing the gas fireplace. Have the gas fireplace serviced and repaired by a qualified fireplace technician.

## LIMITATIONS OF INTERIOR COMPONENTS INSPECTION

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This is a visual inspection only limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block deficiencies.
- Carpeting, window treatments, window coverings, washers and dryers, central vacuum systems, Jacuzzi Tubs, permanent household appliances unless listed, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Interior finishes may disguise evidence of prior leaks. Leaks can occur at any time. It is difficult to detect evidence of leakage in ceiling finishes due to texturing and paint on a one-time inspection. Not all defects and/or deficiencies will be detected in these observations. Hidden and undisclosed damages may be present.
- Code compliance is not determined.

Hello,

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