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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Michael Felix

Property Address:

117 Elk Creek Drive

Bailey, CO 80421

Inspected on Tue, Apr 2 2019 at 10:09 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:

Single Family



Stories: One
Year Built: 1992
Age Based On: Sellers Disclosure
Bedrooms/Baths: 1 Bedroom/1 Bath
Door Faces: North
Furnished: No
Occupied: No
Weather: Overcast
Temperature: Cool
Soil Condition: Wet, Snow

(General continued)

Utilities On During Inspection: Electric Service, Gas Service, Water Service
People Present: Buyer's Agent, Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Sloped Away From Structure
Condition: Satisfactory



(Site continued)



Vegetation:

Not Growing Against Structure
Condition: Marginal



Comment 1:

For the most part the vegetation at this property is well-maintained there are a couple of areas where indicated in the photographs that the trees should be limbed up away from the structure.

Driveway:

Gravel
Condition: Satisfactory

Walkways:

Gravel
Condition: Satisfactory

(Site continued)

Patios/Decks:

Wood

Condition: Repair or Replace



(Site continued)



(Site continued)



Comment 2:

The deck at this house on the northside leading to the front door is older and is showing its age there are areas where the wood is loose and could be a tripping hazard. Where indicated in the photographs there is no handrail which could be a hazard and should be corrected.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

(Exterior continued)

Exterior Covering:

Wood Tongue and Groove
Condition: Satisfactory



Exterior Trim Material:

Wood
Condition: Satisfactory

(Exterior continued)

Windows:

Aluminum

Condition: Marginal



(Exterior continued)



Comment 3:

The windows at this home are older aluminum double pane windows I did not notice any leaking seals on these windows. There are some screens that are torn and should be replaced.

Entry Doors:

Wood

Condition: Satisfactory



(Exterior continued)

Railings:

Wood

Condition: Marginal



Comment 4:

On the north east side of the home where the deck meets the driveway there are no handrails. This could be hey hazardous condition considering that the deck is raised more than 18 inches off the ground it is highly recommended that some sort of handrail be added to this section.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Camera pole



(Roofing continued)



Roof Design: Gable
Roof Covering: 3 Tab Shingle, Metal
Condition: Marginal



Comment 5:

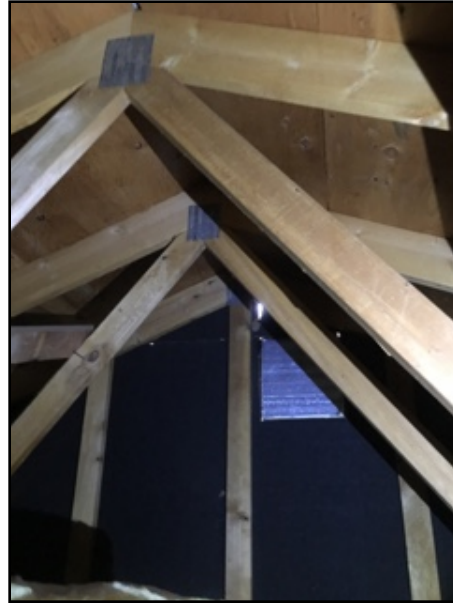
The roof on this home is a combination of metal and three tab shingle which is located on the southern lean to section. The shingles are showing wear and should eventually be replaced. The metal roof shows some age as well but appears to be in good condition overall.

Approximate Roof Age: 10 years

(Roofing continued)

Ventilation Present:

Gable Ends
Condition: Satisfactory



Vent Stacks:

Metal
Condition: Satisfactory

Chimney :

Metal
Condition: Satisfactory



(Roofing continued)

Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block Condition: Satisfactory



(Structure continued)



Signs of Water Penetration:

Moisture

Condition: Satisfactory

Floor Structure:

Wood Frame

Condition: Satisfactory

Wall Structure:

Wood Frame

Condition: Satisfactory

Attic

Attic Entry:



Bedroom



(Attic continued)

Roof Framing Type:

Joist and Rafters
Condition: Satisfactory



(Attic continued)



Roof Deck Material:

Plywood

Condition: Satisfactory

Insulation:

Fiberglass Batts

Condition: Satisfactory



(Attic continued)



Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead



(Electrical continued)



Main Disconnect Location:
Service Panel Location:

Service Panel
Exterior

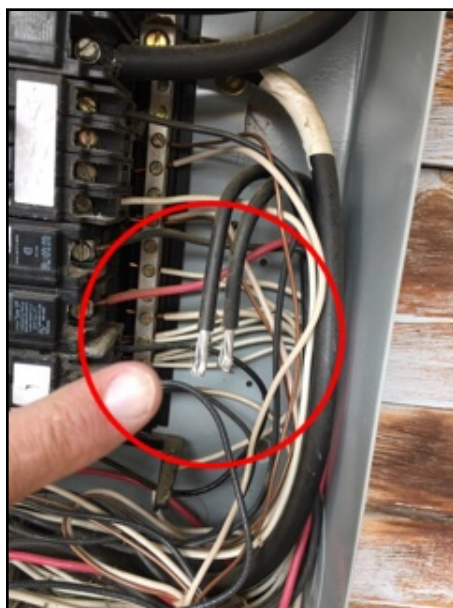
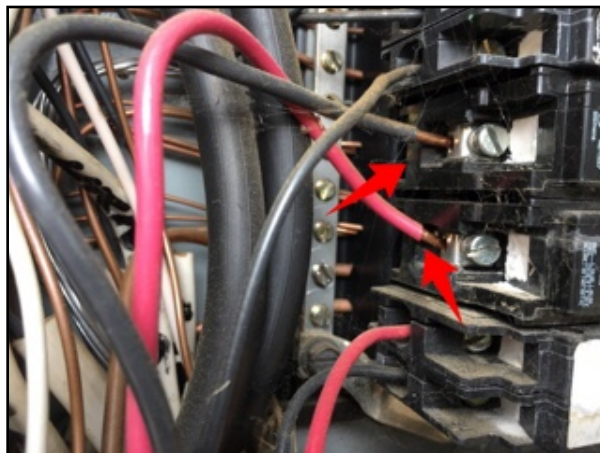
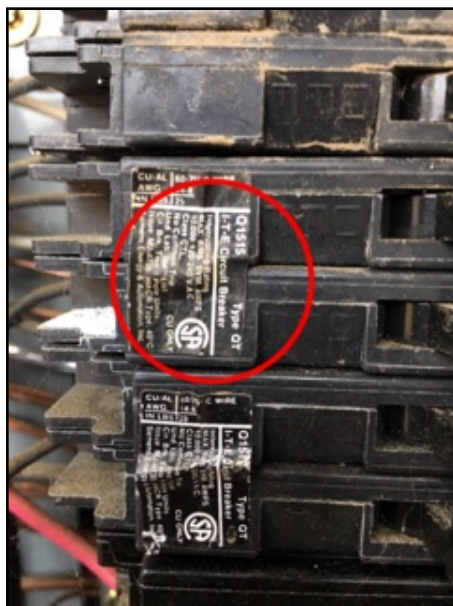


(Electrical continued)

Service Panel Manufacturer:

I-T-E

Condition: Further Evaluation Required



(Electrical continued)



Comment 6:

The service panel is located on the southwest part of the home, upon opening the service panel it is noted that there is no dead front protection to this panel. This is a possible shock hazard and should be addressed by a licensed electrician as soon as possible.

Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	125 amps



Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers:

Yes

Condition: Repair or Replace



(Electrical continued)



Comment 7:

In the kitchen area to the left of the sink one outlet does not have a GFCI breaker connected to it. It is highly recommended that a licensed electrician review this and re-connect to an available breaker. All other outlets near the water source are GFCI and are acceptable.

Smoke Detectors:

9 volt Battery Type

Condition: Satisfactory



HVAC

(HVAC continued)

HVAC System Type:

Package Unit



(HVAC continued)



Thermostat:

Analog

Condition: Satisfactory

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Hallway

Type of Equipment:

Forced Air

Condition: Satisfactory



(Heating continued)



Comment 8:

The furnace in this home has been converted to natural gas and does appear to be the original unit for this home. It is highly recommended that the furnace be cleaned and certified by a HVAC professional.

Heating Fuel:	Gas
Approximate Age:	Condition: Satisfactory
Filter Type:	1998
Type of Distribution:	Disposable
	Condition: Marginal
	Metal Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Well System



(Plumbing continued)



Comment 9:

During the inspection the owner of the property asked to have the plumbing system inspected first so that he can winterize prior to his leaving. I did an initial check and noticed that hot water temperature was acceptable and water pressure was within the normal range. It is highly recommended that a well flow test and a water potability test be performed at some point.

Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	By Water Heater

(Plumbing continued)

Sewer System:

Septic System



Comment 10:

Please note prior to the inspectors arrival the septic system had been worked on as it was frozen. There was an immersion heater put in place to help solve the septic tank.

Waste Pipe Material:

PVC

Condition: Satisfactory

Location of Fuel Shutoff:

At Meter

Bathrooms

Bathroom #1

Location:

Main level

(Bathroom #1 continued)



Comment 11:

The homes full bathroom is located in the main hallway the toilet is a bit loose and should be tightened. The shower fixture is leaking slightly but all in all the bathroom is fully functional.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Bathroom #1 continued)



Figure 11-5



Figure 11-6



Figure 11-7

Bath Tub:

Recessed

Shower:

Condition: Satisfactory

In Tub

Sink(s):

Condition: Marginal

Single Vanity

Condition: Satisfactory

(Bathroom #1 continued)

Toilet:	Standard Tank
	Condition: Marginal
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Wood
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets
	Condition: Satisfactory

Kitchen

Cabinets: Wood
Condition: Satisfactory



(Kitchen continued)

Countertops:

Laminated
Condition: Satisfactory



Sink:

Double
Condition: Satisfactory



(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Frigidaire
Condition: Satisfactory



(Appliances continued)

Range Hood:

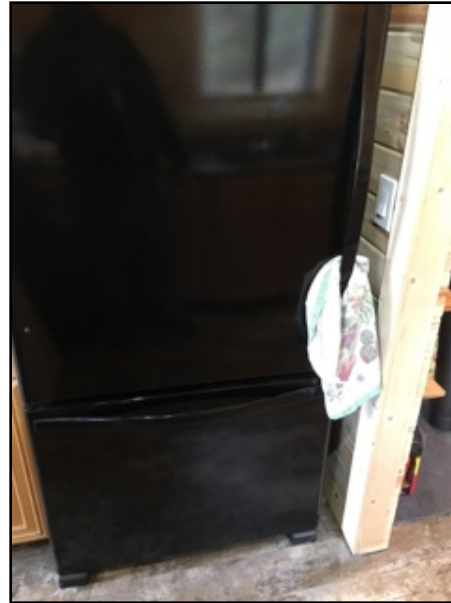
Refrigerator:

Frigidaire

Condition: Satisfactory

Whirlpool

Condition: Satisfactory



Microwave:

Disposal:


Frigidaire


Condition: Satisfactory

Not Present

(Appliances continued)

Washer: Not Inspected
Dryer: Not Inspected

 Comment 12:
Not inspected .

 Comment 13:
Portions of the appliances were not inspected due to water being turned off .

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Wood, Wood Laminate
Condition: Satisfactory



(Interior continued)



Walls:

Wood paneling

Condition: Satisfactory

Window Types:

Single Hung

Condition: Satisfactory

(Interior continued)

Window Materials:

Aluminum



Comment 14:

Windows are a double pane aluminum design there are a few torn screens that should be replaced.

Entry Door Types:

Hinged

Condition: Satisfactory

(Interior continued)

Entry Door Materials:

Wood

Interior Door Materials:

Wood

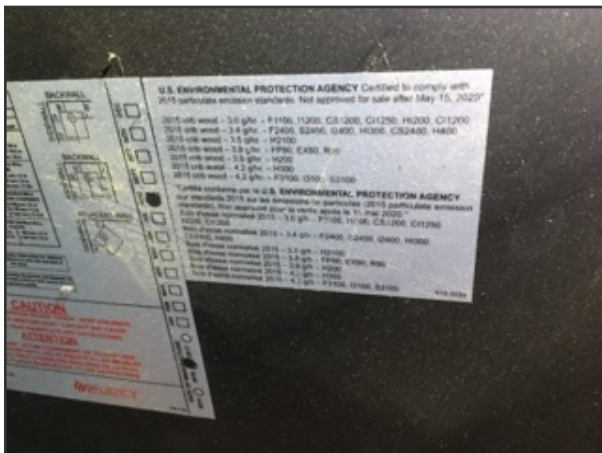
Fireplace:

Wood Burning

Condition: Satisfactory



(Interior continued)



Comment 15:

With all wood-burning stoves it is highly recommended that a professional chimney sweep clean the flue and certify the woodstove prior to first use.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Vegetation

1) For the most part the vegetation at this property is well-maintained there are a couple of areas where indicated in the photographs that the trees should be limbed up away from the structure.

Patios/Decks

2) The deck at this house on the northside leading to the front door is older and is showing its age there are areas where the wood is loose and could be a tripping hazard. Where indicated in the photographs there is no handrail which could be a hazard and should be corrected.

Windows

3) The windows at this home are older aluminum double pane windows I did not notice any leaking seals on these windows. There are some screens that are torn and should be replaced.

Railings

4) On the north east side of the home where the deck meets the driveway there are no handrails. This could be a hazardous condition considering that the deck is raised more than 18 inches off the ground it is highly recommended that some sort of handrail be added to this section.

Service Panel Manufacturer

5) The service panel is located on the southwest part of the home, upon opening the service panel it is noted that there is no dead front protection to this panel. This is a possible shock hazard and should be addressed by a licensed electrician as soon as possible.

(Report Summary continued)

GFCI/AFCI Breakers

6) In the kitchen area to the left of the sink one outlet does not have a GFCI breaker connected to it. It is highly recommended that a licensed electrician review this and re-connect to an available breaker. All other outlets near the water source are GFCI and are acceptable.

Sewer System

7) Please note prior to the inspectors arrival the septic system had been worked on as it was frozen. There was an immersion heater put in place to help solve the septic tank.

Window Materials

8) Windows are a double pane aluminum design there are a few torn screens that should be replaced.