



285 Home Inspection Services LLC

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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

April & Jeff Pearson

Property Address:

1288 Royal Ridge Drive

Bailey, CO 80421

Inspected on Fri, Jul 24 2020 at 2:14 PM

Table of Contents

General	4
Site	4
Exterior	9
Garage	14
Roofing	18
Structure	23
Electrical	27
HVAC	37
Plumbing	42
Bathrooms	47
Kitchen	60
Laundry	71
Interior	72
Report Summary	78

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:	Two
Year built :	2000
Age Based On:	Listing
Bedrooms/Baths:	4 Bedrooms/4.5 Baths
Door Faces:	Northwest
Furnished:	No
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Not Present

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 Toward Structure
Condition: Marginal



(Site continued)



Comment 1:

This home is built into a hillside with two levels above grade and a walk out basement. The site drainage is well planned and doesn't provide a particularly bad water pathway.

(Site continued)

Vegetation:

Not Growing Against Structure
Condition: Satisfactory



Comment 2:

Generally the vegetation around this home is in very good condition there are a few pine trees that could be limbed up to a height of approximately 15' from the ground, however there are no glaring issues for fire mitigation concerns.

(Site continued)

Retaining Walls:

Concrete

Condition: Satisfactory



(Site continued)

Driveway:

Asphalt

Condition: Satisfactory



Walkways:

Concrete , Stepping Stones

Condition: Satisfactory

Patios/Decks:

Wood

Condition: Satisfactory



(Site continued)



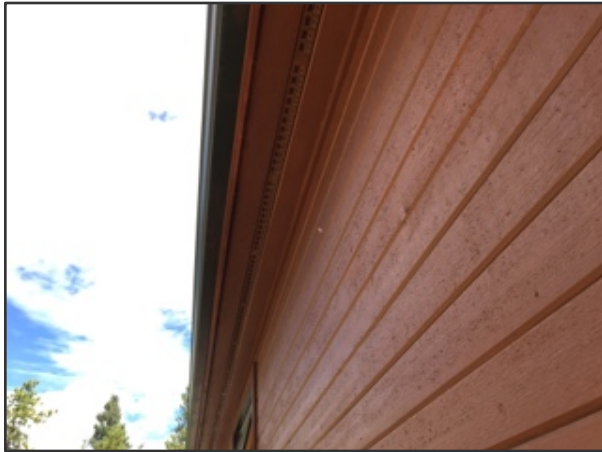
Exterior

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

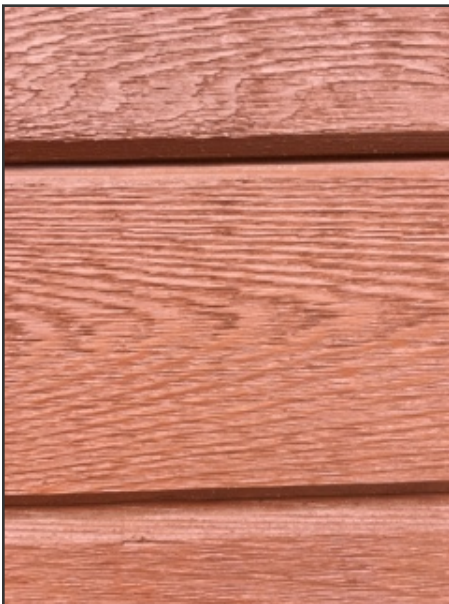
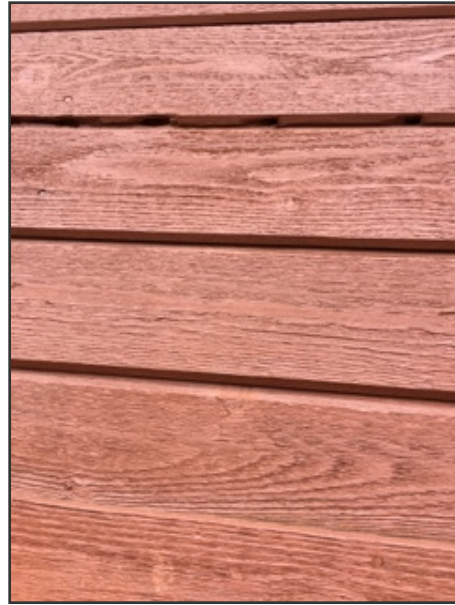
Exterior Covering:

Lap Wood

Condition: Satisfactory



(Exterior continued)



Exterior Trim Material:

Wood

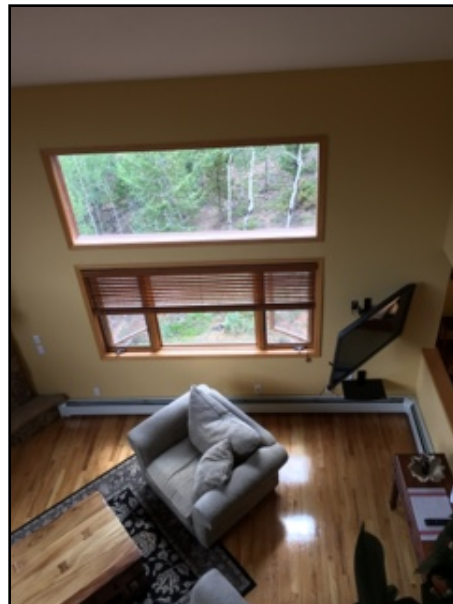
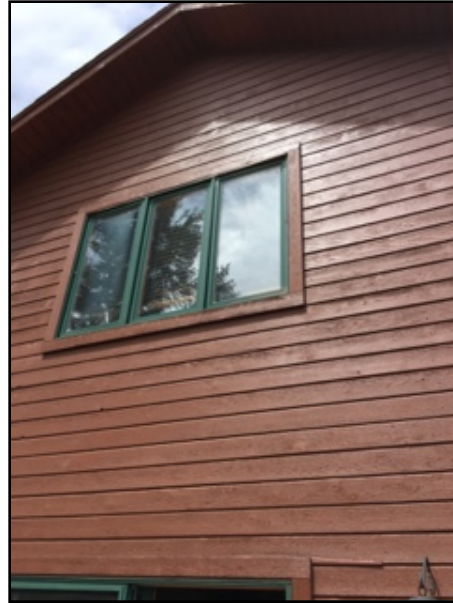
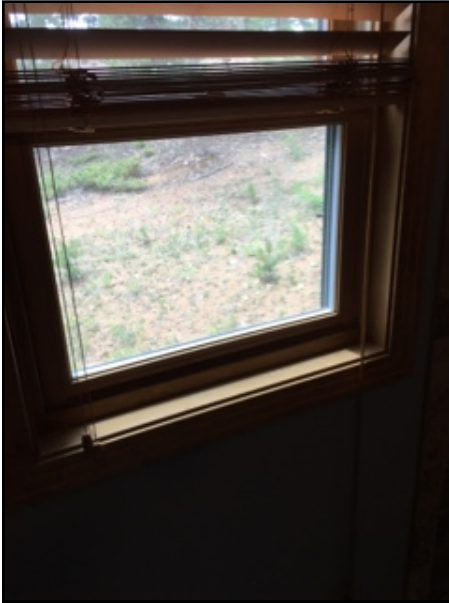
Condition: Satisfactory

(Exterior continued)

Windows:

Wood

Condition: Satisfactory



(Exterior continued)



Entry Doors:

Wood

Condition: Satisfactory

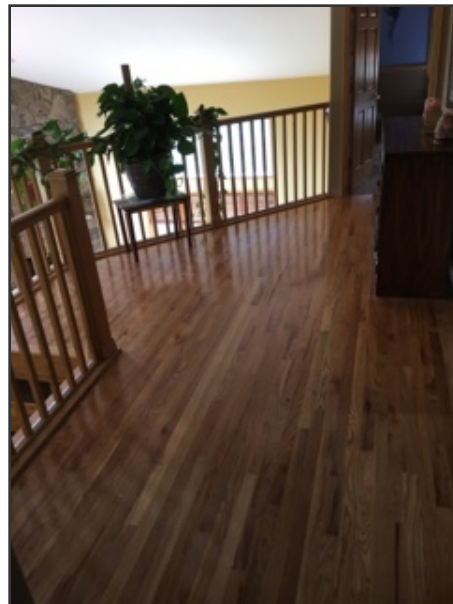
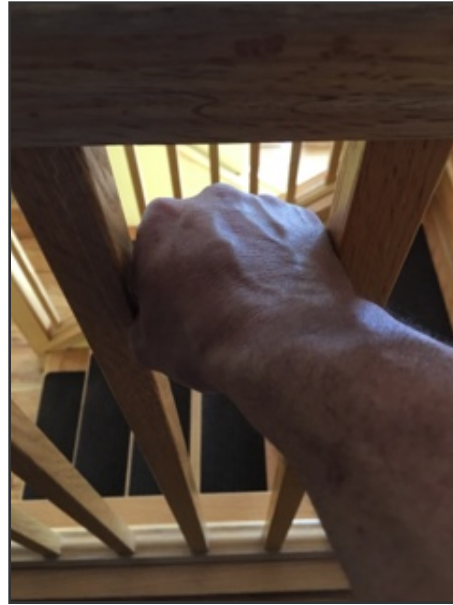
Railings:

Wood

Condition: Satisfactory



(Exterior continued)



Comment 3:

The railings on this home are in good condition, secure, and well spaced no problems found.

Garage

Garage Type:

Attached

Condition: Satisfactory



Garage Size:

Three car plus two car

Door Opener:

Chain Drive

Condition: Satisfactory



(Garage continued)



Opener Safety Feature:

Light Beam
Condition: Satisfactory



(Garage continued)



Garage Floor



Comment 4:

The garage floor in all five stalls of the garage we're in very good condition there was some spalling and stress cracks as indicated in the photos. This typically occurs when vehicles have ice on them and it deteriorates the concrete skirt at the entrance to the garage.

(Garage Floor continued)



Figure 4-1



Figure 4-2



Figure 4-3

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:

At eaves on ladder



Roof Design:

Gable

Roof Covering:

3 Tab Shingle

Condition: Marginal



(Roofing continued)



(Roofing continued)



Comment 5:

The roof on this home is beginning to show its age and is estimated to be approximately 10 to 12 years old. Although the roof does have life left in it it is recommended that the roof be further evaluated by a qualified roofing contractor.

Approximate Roof Age:

10-12 years

Ventilation Present:

Soffit

Condition: Satisfactory



Vent Stacks:

Plastic

Condition: Satisfactory

(Roofing continued)

Chimney :

Metal

Condition: Satisfactory



Flashings:

Metal

Condition: Satisfactory

Soffit and Fascia:

Wood

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Marginal



(Roofing continued)



(Roofing continued)



Comment 6:

Gutters on this home should be cleaned as they do contain some Pineneedles and other debris.

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:

Basement



(Structure continued)



Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Moisture
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

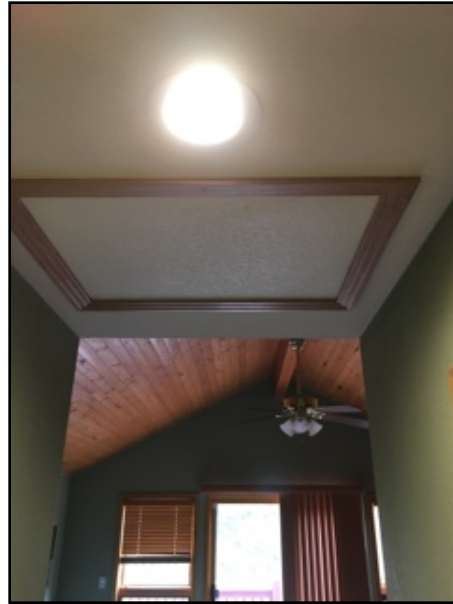
Attic

(Attic continued)

Attic Entry:



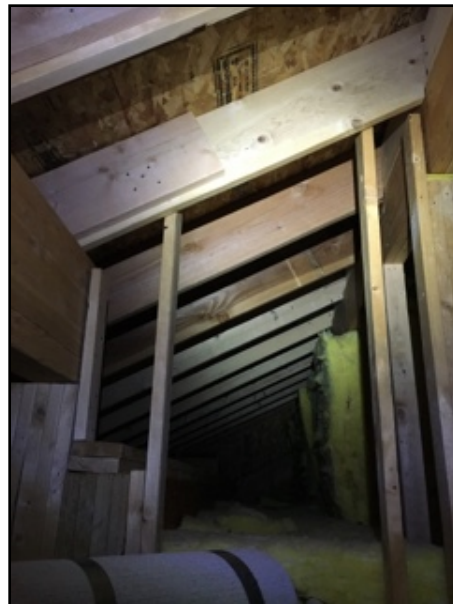
Hallway



Roof Framing Type:



Joist and Rafters
Condition: Satisfactory



(Attic continued)



Roof Deck Material:

Oriented Strand Board

Vent Risers:

Condition: Satisfactory

Metal

Insulation:

Condition: Satisfactory

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



Main Disconnect Location:

Service Panel

(Electrical continued)

Service Panel Location:

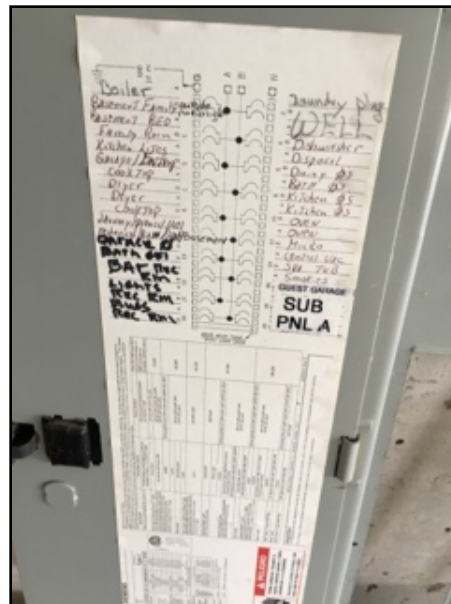
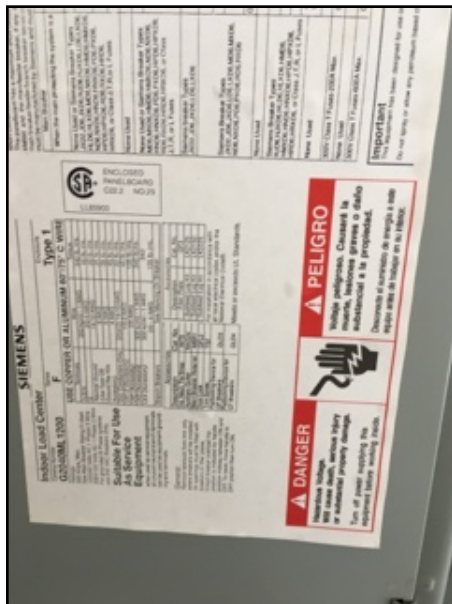
Garage



Service Panel Manufacturer:

Siemens

Condition: Satisfactory

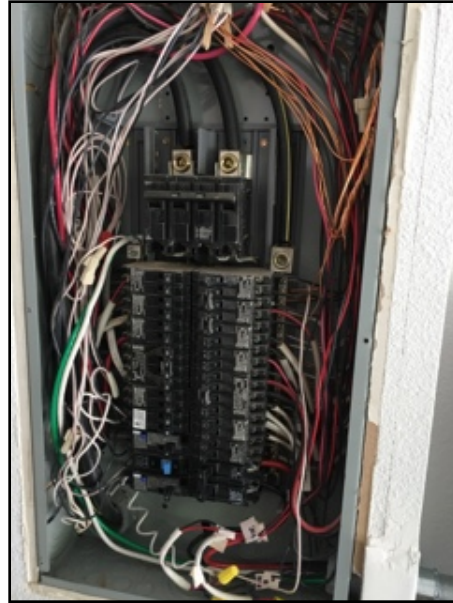


(Electrical continued)

Service Line Material:

Aluminum

Condition: Satisfactory

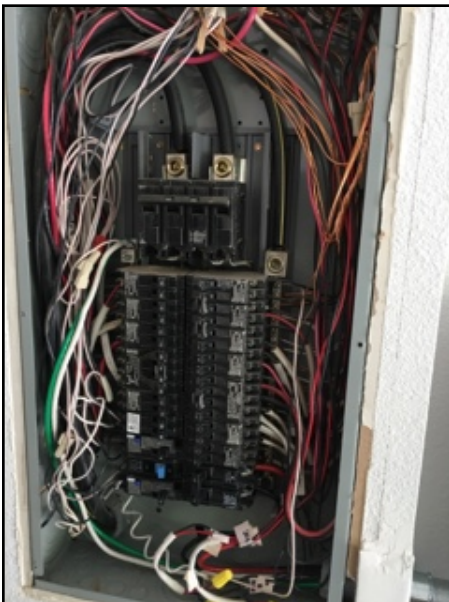


Service Voltage:

240 volts

Service Amperage:

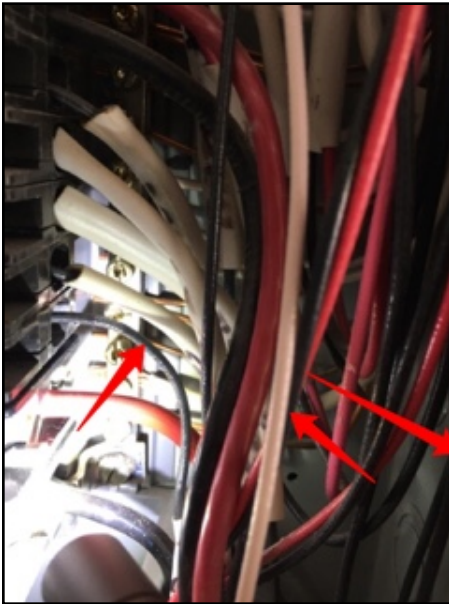
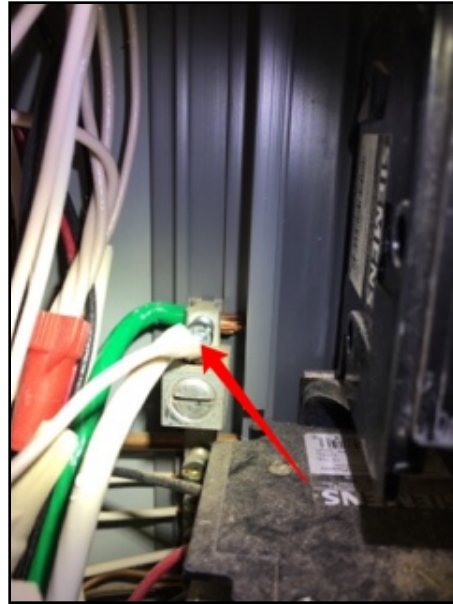
200 amps



(Electrical continued)

Service Panel Ground:

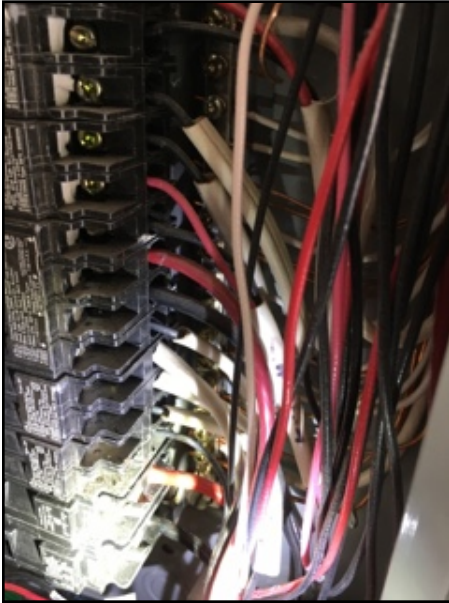
Cold Water Pipe



(Electrical continued)

Branch Circuit Wiring:

Non-Metallic Shielded Copper
Condition: Satisfactory

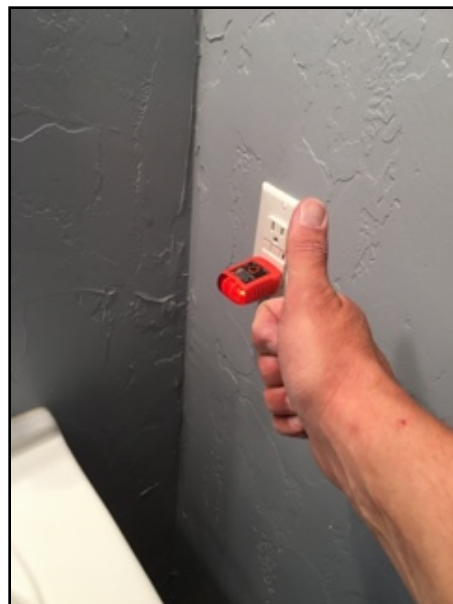


Overcurrent Protection:

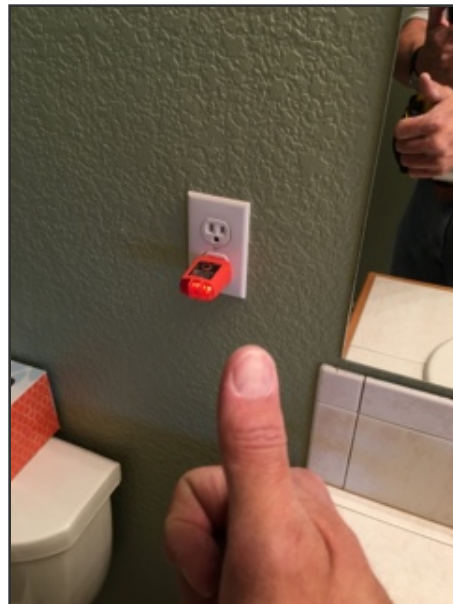
Breakers
Condition: Satisfactory

GFCI/AFCI Breakers:

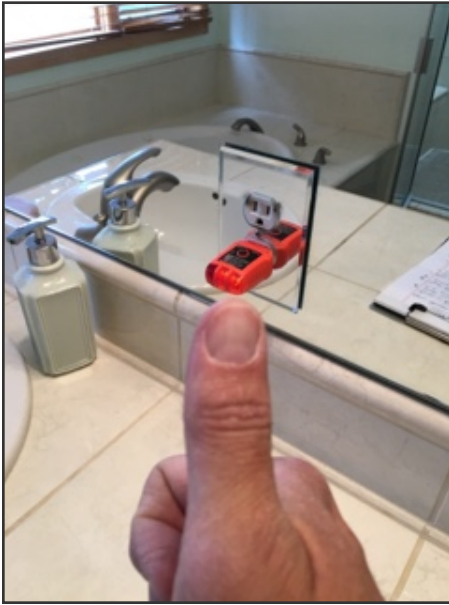
Yes
Condition: Repair or Replace



(Electrical continued)



(Electrical continued)



Comment 7:

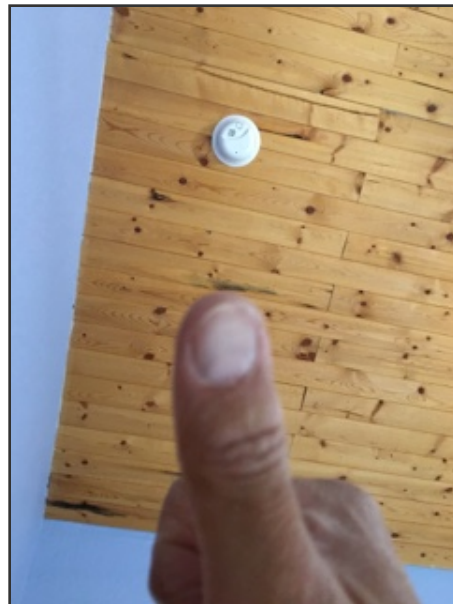
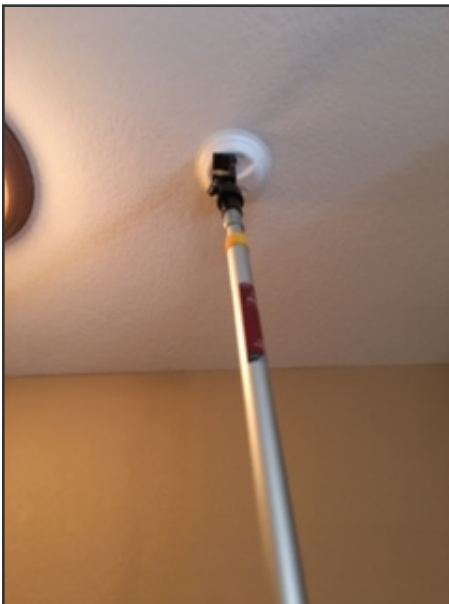
All GFCI outlets in the home the kitchen and the bathrooms all function normally. The only exception was in the guest suite at the wet bar there was no connection to GFCI and could not find a reset breaker. These two outlets in the guest suite should be re-wired properly to a GFCI outlet breaker.

Smoke Detectors:

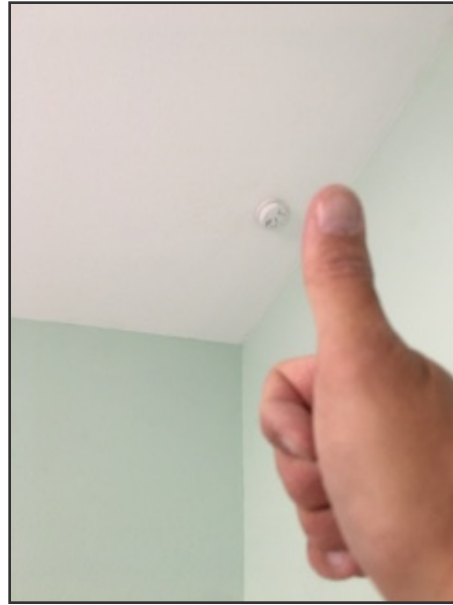
Hard Wired

Condition: Satisfactory

(Electrical continued)



(Electrical continued)



Comment 8:

During the inspection all smoke detectors and carbon monoxide detectors functioned normally no problems found.

(Electrical continued)

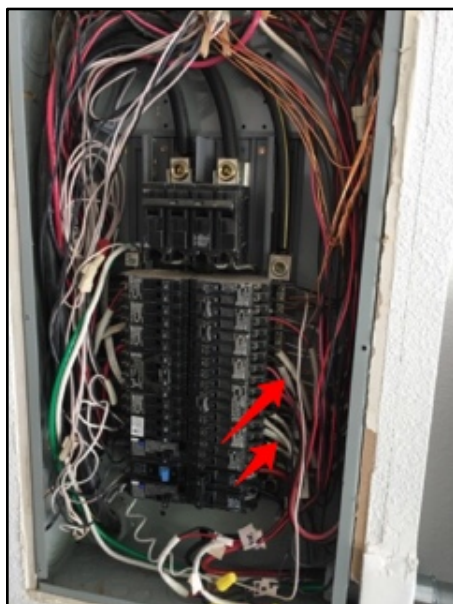
Sub Panel

Location:

Garage

Service Line Material:

Copper



Overcurrent Protection:

Breakers

Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory

(Sub Panel continued)

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

HVAC

HVAC System Type:

Hydronic baseboard boiler system

Thermostat:

Programmable

Condition: Satisfactory



(HVAC continued)



(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:

Basement



(Heating continued)



(Heating continued)



Type of Equipment:

Manufacturer:

Heating Fuel:

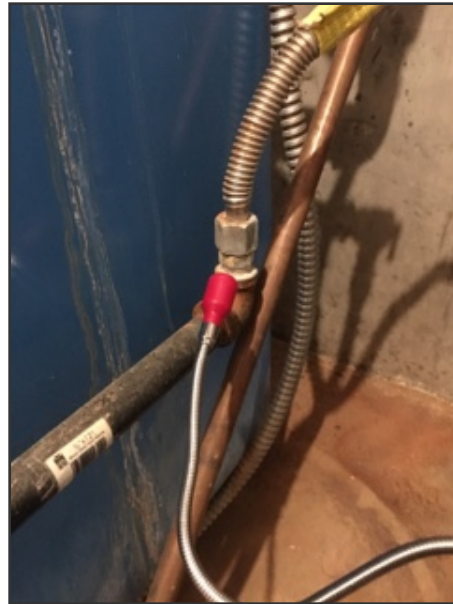
Boiler

Condition: Satisfactory

Buderus

Gas

Condition: Satisfactory



(Heating continued)



Comment 9:

The natural gas powered boiler was tested with combustible gas detector meter no problems found no gas leaks found.

Approximate Age:

Unknown not marked

Type of Distribution:

Pipes

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.

(Plumbing continued)

Water Service:

Well System



(Plumbing continued)



Comment 10:

This home is supplied by an underground well. The well flow and potability were not tested during our inspection. There was no problem with temperature or supply during the inspection.

Location of Main Water Shutoff:
Sewer System:

Basement
Septic System



(Plumbing continued)

Waste Pipe Material:

ABS Plastic

Condition: Satisfactory



Water Heater

Manufacturer:

Bradford White

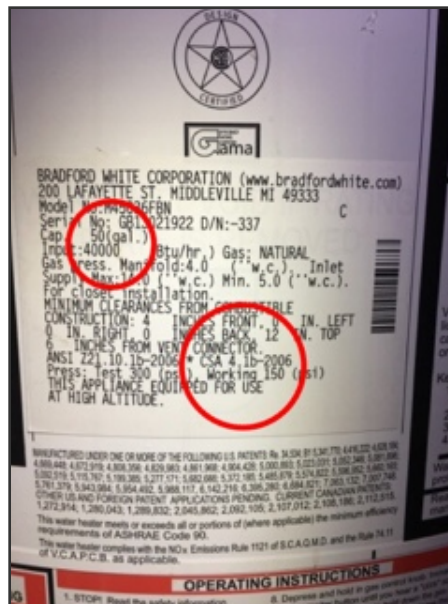


(Water Heater continued)



Fuel:
Capacity:

Natural Gas
50 gal



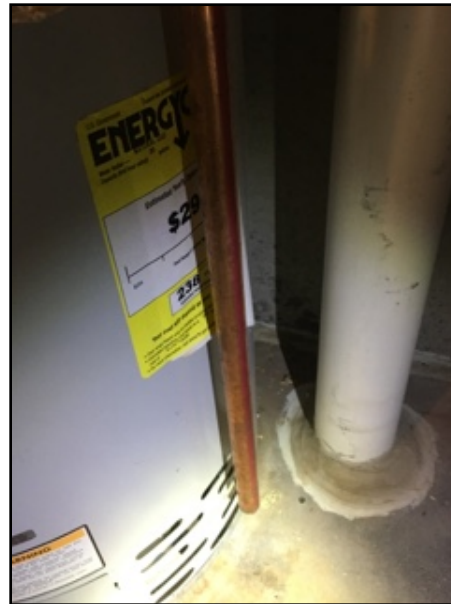
Approximate Age:

2006

(Water Heater continued)

Temp & Pressure Relief Valve:

Present With Blow Off Leg
Condition: Satisfactory



Fuel Disconnect:

In Same Room

Bathrooms

Bathroom #1

Location:	Upstairs Master Bedroom
Bath Tub:	Recirculating Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory

(Bathroom #1 continued)

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 11:

Bathroom number one is the master bathroom located on the upper level by the master bedroom. It contains a dual vanity sink a separate jetted tub stall shower GFCI outlet exhaust fan and the toilet.

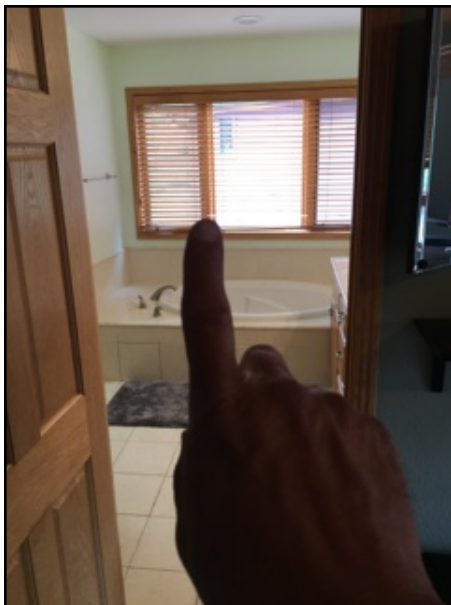


Figure 11-1



Figure 11-2

(Bathroom #1 continued)



Figure 11-3



Figure 11-4



Figure 11-5



Figure 11-6

(Bathroom #1 continued)



Figure 11-7

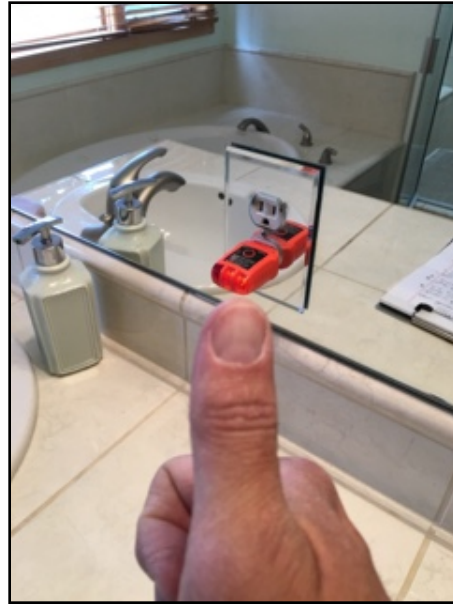


Figure 11-8



Figure 11-9

Bathroom #2

Location:

Upstairs Hallway

Bath Tub:

Recessed

Condition: Satisfactory

(Bathroom #2 continued)

Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 12:

Bathroom number two located in the upstairs hallway location. It contains a dual vanity sink toilet exhaust fan GFCI outlet a combination tub and shower.



Figure 12-1

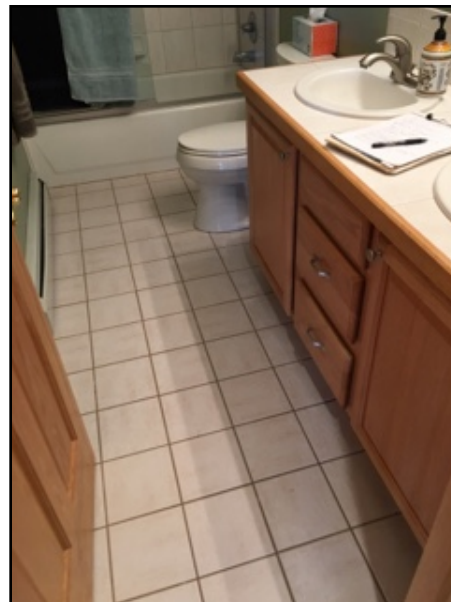


Figure 12-2

(Bathroom #2 continued)



Figure 12-3



Figure 12-4



Figure 12-5

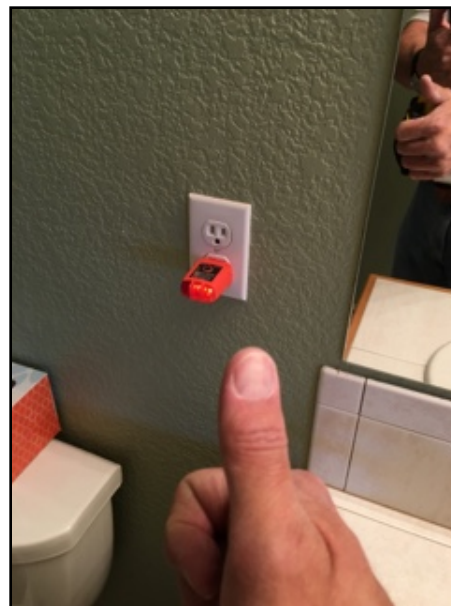


Figure 12-6

(Bathroom #2 continued)



Figure 12-7



Figure 12-8

Bathroom #3

Location:	Main level half bath
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #3 continued)



Comment 13:

Bathroom number three is located on the main level near the garage it is a half bath. It contains a single vanity sink toilet GFCI outlet and an exhaust fan.



Figure 13-1



Figure 13-2

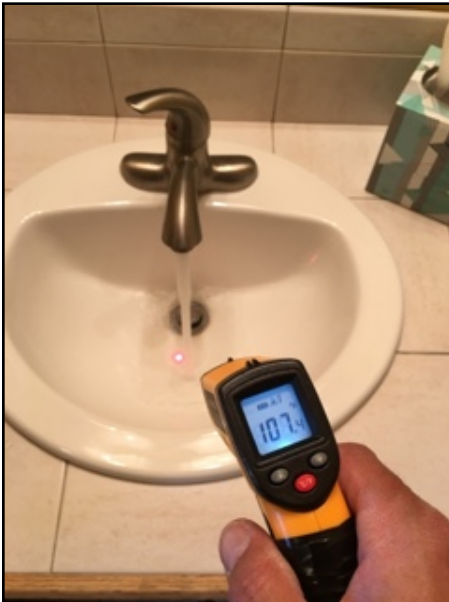


Figure 13-3



Figure 13-4

(Bathroom #3 continued)



Figure 13-5

Bathroom #4

Location:	Lower level
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #4 continued)



Comment 14:

Bathroom number four is located on the lower level it contains a single vanity sink toilet GFCI outlet exhaust fan and a separate stall shower.

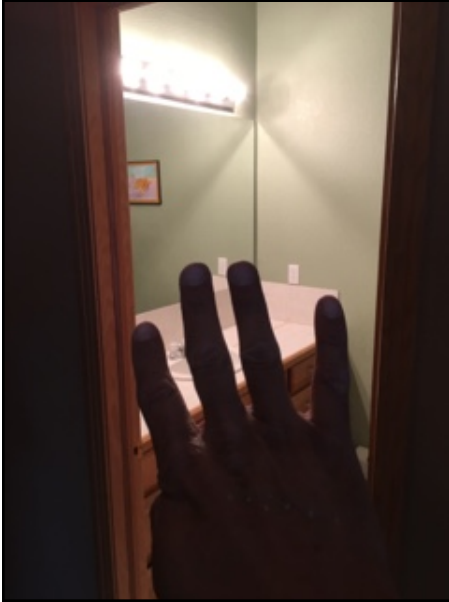


Figure 14-1

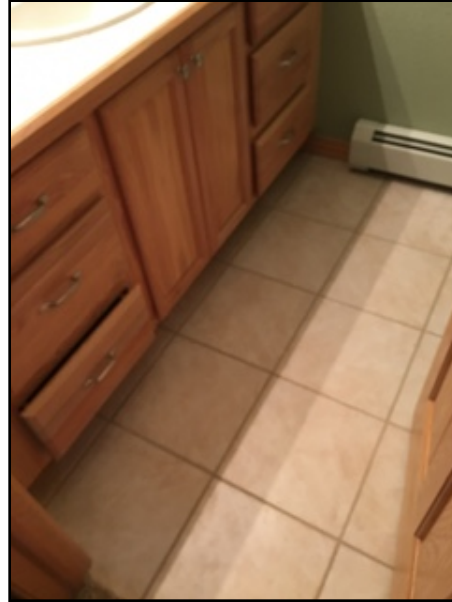


Figure 14-2



Figure 14-3

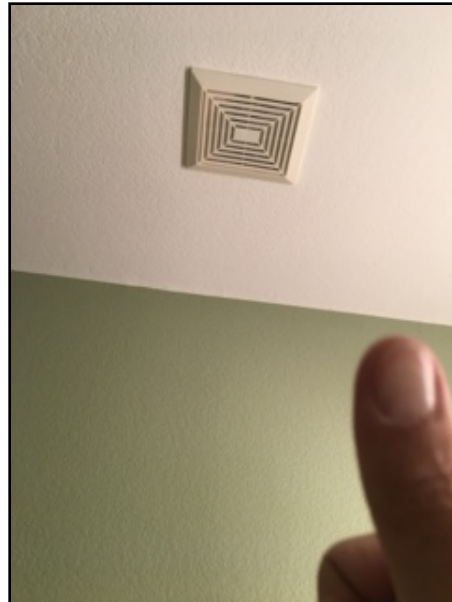


Figure 14-4

(Bathroom #4 continued)



Figure 14-5



Figure 14-6



Figure 14-7



Figure 14-8

Bathroom #5

Location:

Guest suite in expansion above detached garage

Bath Tub:

Not Present

(Bathroom #5 continued)

Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Window
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 15:

Bathroom number five is located in the guest suite it contains a stall shower GFCI outlet toilet single vanity sink and window.



Figure 15-1

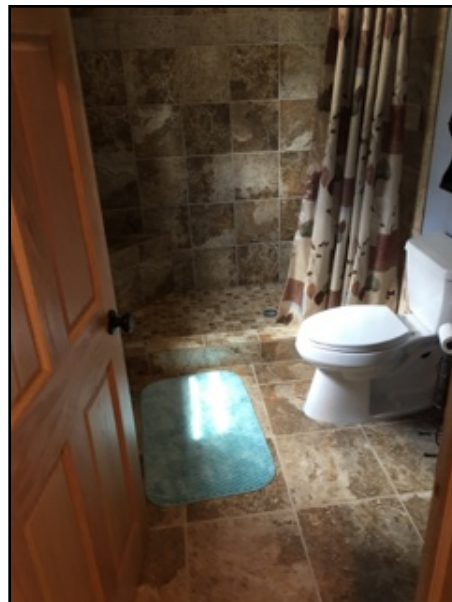


Figure 15-2

(Bathroom #5 continued)



Figure 15-3



Figure 15-4

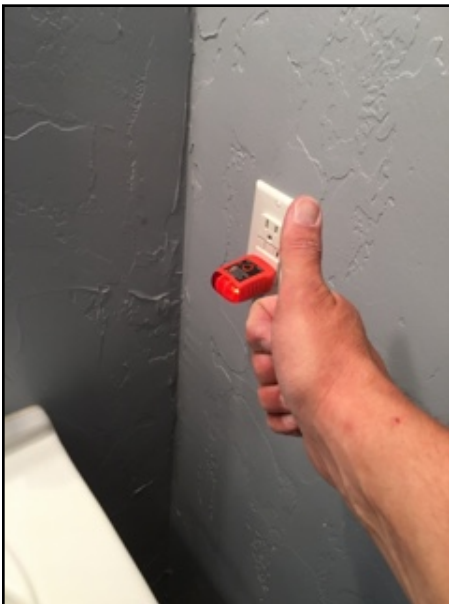


Figure 15-5

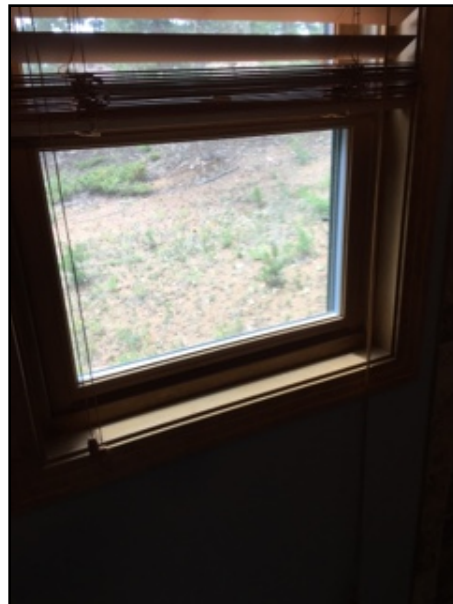


Figure 15-6

(Bathroom #5 continued)



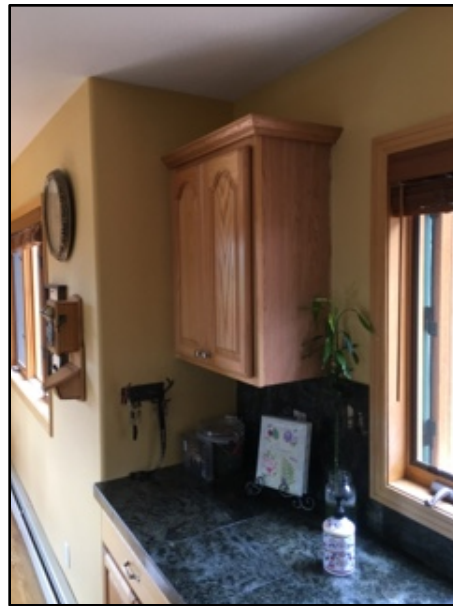
Figure 15-7

Kitchen

Cabinets:

Wood

Condition: Satisfactory



(Kitchen continued)

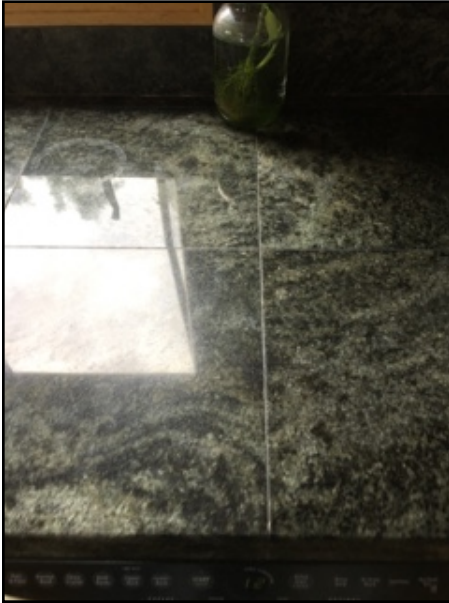


(Kitchen continued)

Countertops:

Granite

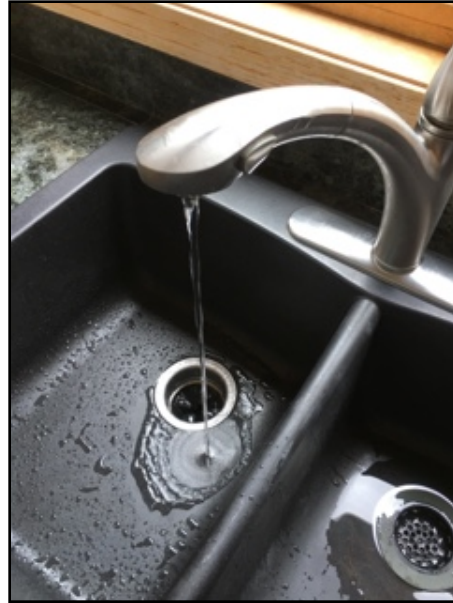
Condition: Satisfactory



(Kitchen continued)

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:

Kenmore
Condition: Satisfactory



(Appliances continued)



Cooktop:

General Electric
Condition: Satisfactory



Range Hood:

Not Present

(Appliances continued)

Refrigerator:

LG

Condition: Satisfactory



(Appliances continued)

Dishwasher:



Frigidaire
Condition: Satisfactory



Microwave:



Kenmore
Condition: Satisfactory



(Appliances continued)



Disposal:



Insinkerator

Condition: Repair or Replace



(Appliances continued)



Comment 16:

On activating the disposal electrical switch the disposal did not operate during this inspection it is recommended to have this removed and replaced as soon as possible.

(Appliances continued)

Washer:

Not Inspected



Dryer:

Not Inspected

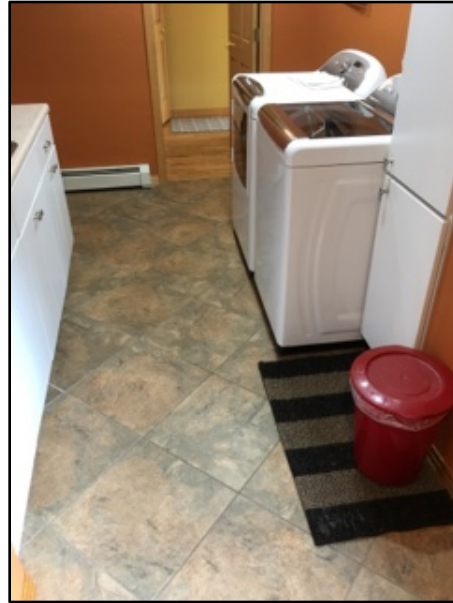


Laundry

Built In Cabinets:

Yes

Condition: Satisfactory



Laundry Sink:

Yes

Condition: Satisfactory



Dryer Venting:

To Exterior

Condition: Satisfactory

GFCI Protection:

Yes

Condition: Satisfactory

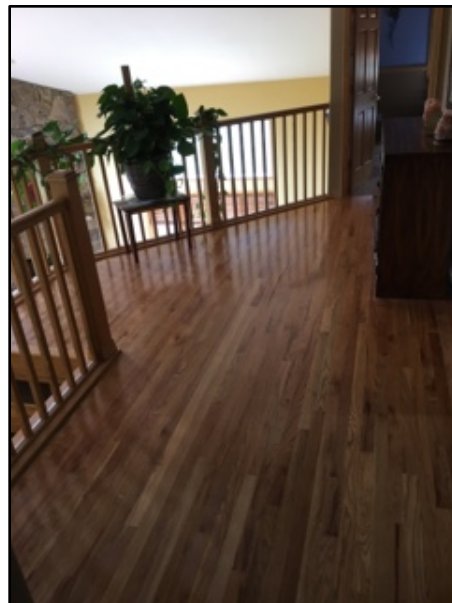
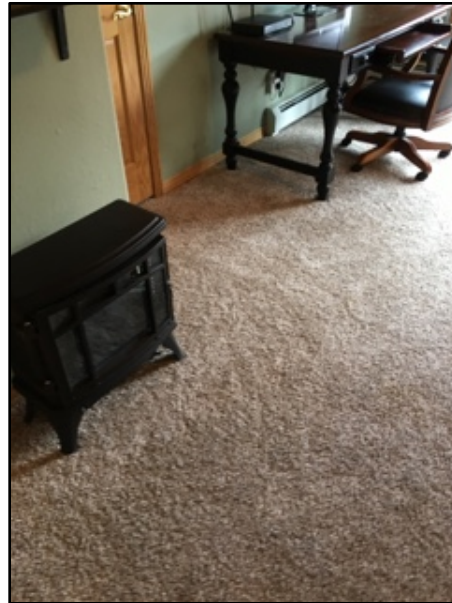
Interior

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.

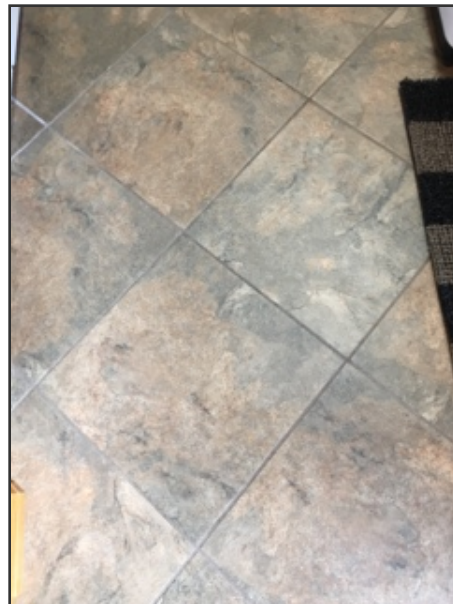
Floors:

Tile, Carpet, Wood

Condition: Satisfactory



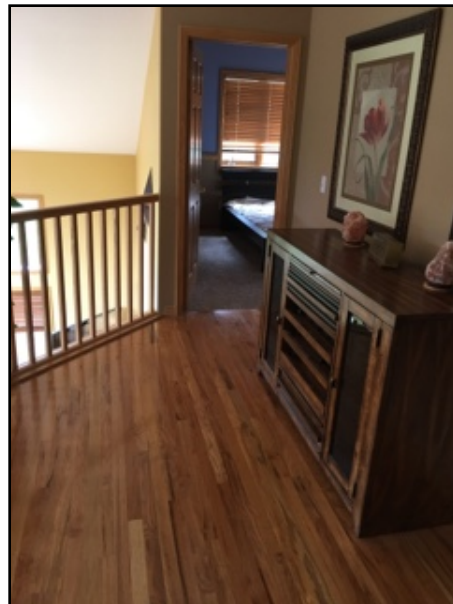
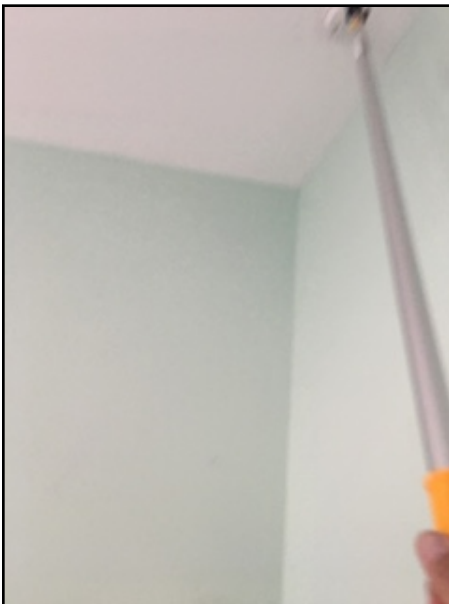
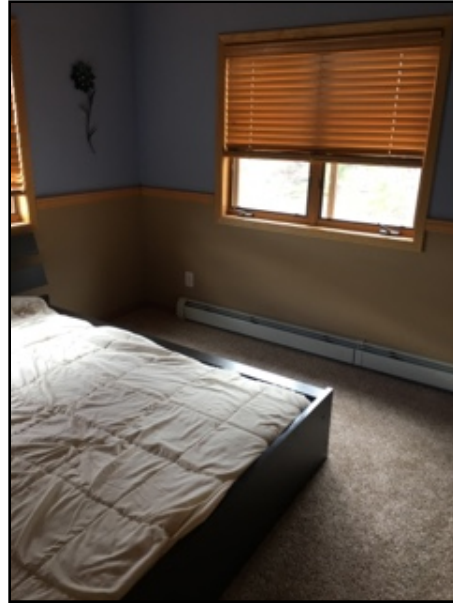
(Interior continued)



(Interior continued)

Walls:

Textured Over Drywall
Condition: Satisfactory



(Interior continued)

Window Types:

Sliders, Fixed

Condition: Satisfactory



Window Materials:

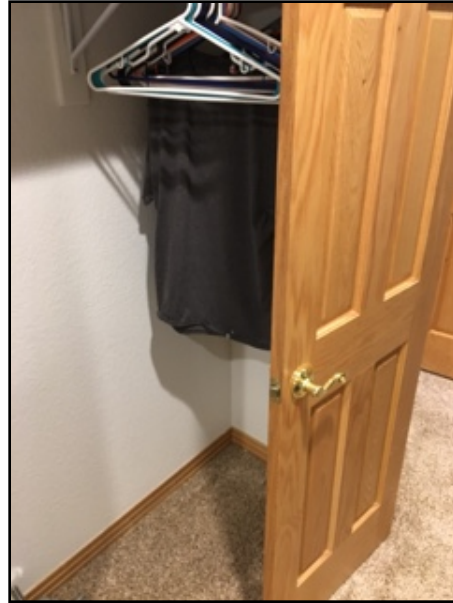
Wood, Vinyl

(Interior continued)

Entry Door Types:

Hinged

Condition: Satisfactory



Entry Door Materials:

Wood

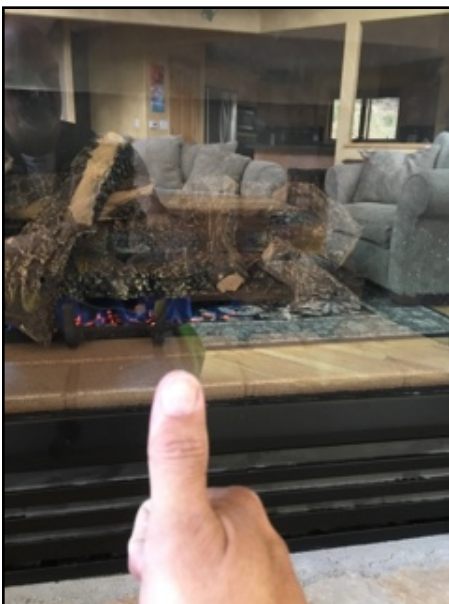
Interior Door Materials:

Wood

(Interior continued)

Fireplace:

Gas Burning
Condition: Satisfactory



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) Generally the vegetation around this home is in very good condition there are a few pine trees that could be limbed up to a height of approximately 15' from the ground, however there are no glaring issues for fire mitigation concerns.

Garage: Garage Floor

2) The garage floor in all five stalls of the garage we're in very good condition there was some spalling and stress cracks as indicated in the photos. This typically occurs when vehicles have ice on them and it deteriorates the concrete skirt at the entrance to the garage.



Figure 4-1



Figure 4-2

(Report Summary continued)



Figure 4-3

Roof Covering

3) The roof on this home is beginning to show its age and is estimated to be approximately 10 to 12 years old. Although the roof does have life left in it it is recommended that the roof be further evaluated by a qualified roofing contractor.

Gutters & Downspouts

4) Gutters on this home should be cleaned as they do contain some Pineneedles and other debris.

GFCI/AFCI Breakers

5) All GFCI outlets in the home the kitchen and the bathrooms all function normally. The only exception was in the guest suite at the wet bar there was no connection to GFCI and could not find a reset breaker. These two outlets in the guest suite should be re-wired properly to a GFCI outlet breaker.

Disposal

6) On activating the disposal electrical switch the disposal did not operate during this inspection it is recommended to have this removed and replaced as soon as possible.