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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Carrie Baker

Property Address:

196 Beaver Trail

Bailey, CO 80421

Inspected on Fri, Feb 22 2019 at 9:16 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: | 1975 |
| Age Based On: | Park County Assessor |
| Bedrooms/Baths: | 2 Bedroom/1 Bathroom |
| Door Faces: | North |
| Furnished: | No |
| Occupied: | No |
| Weather: | Overcast |
| Temperature: | Snow on ground and roof surface |
| Soil Condition: | Snow |
| Utilities On During Inspection: | Electric Service, Gas Service, Water Service |
| People Present: | Client, Buyer's Agent |

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:

Mostly Level

Condition: Satisfactory



(Site continued)



Vegetation:

Not Growing Against Structure
Condition: Marginal



(Site continued)



Comment 1:

Generally there is no vegetation against the home or the detached workshop. However the one Pinetree located very near the home as pictured could be a fire hazard. It is recommended that this tree be removed as soon as practicable. All other trees are aspens and are except a bowl as they are not nearly as flammable as Pines.

Driveway:

Gravel

Condition: Satisfactory

Walkways:

Concrete , Pavers

Condition: Satisfactory

(Site continued)



Patios/Decks:

Wood

Condition: Satisfactory



(Site continued)



Comment 2:

The wood deck at this home is in very good condition and appears to be very new. No problems found with construction of the stack handrail styles are an appropriate distance and do not pose any hazard.

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 continued)



Comment 3:

There are two structures on this property the home is designed on a crawlspace with concrete foundation. The detached workshop is a building structure that is not set on any foundation. Photographs noting the structure is simply resting on 4 x 4 wood and brick reinforcements. It is highly recommended that the detached workshop be affixed to some sort of foundation whether it be a slab of concrete with footers or piers put into the earth and attached permanently. It would appear that this detached structure is not affixed to the earth in any manner. As this area is prone to high wind loads it is highly recommended. Photographs show direct contact of the siding of the detached structure to the ground there is damage to the siding where it meets the ground. The steps leading to the detached structure are not affixed to the frame at all and are a tripping hazard it is recommended that these steps be secured.

Exterior Trim Material:

Wood

Condition: Satisfactory

(Exterior continued)

Windows:

Vinyl

Condition: Satisfactory



(Exterior continued)



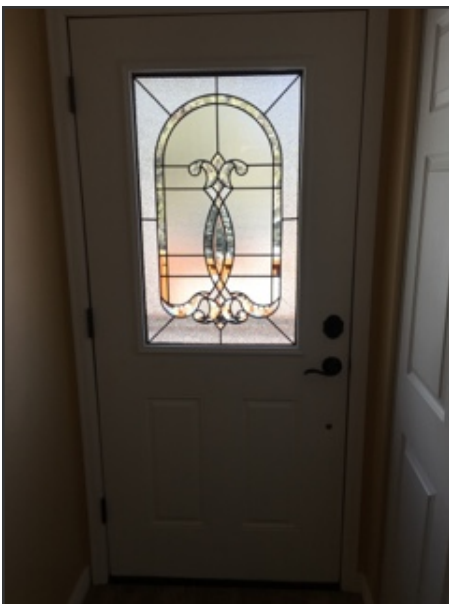
Comment 4:

The windows in this home are all in very good condition and appear to be new. They are vinyl double pane design no broken seals or in operable windows were found at this property.

Entry Doors:

Fiberglass

Condition: Satisfactory



(Exterior continued)

Railings:

Wood

Condition: Satisfactory



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.

(Roofing continued)

Inspection Method:

Pole camera



Comment 5:

The roof at this property appears to be new and in very good condition.

Roof Design:

Gable

Roof Covering:

3 Tab Shingle

Condition: Satisfactory

Approximate Roof Age:

Less than 1 year old

Ventilation Present:

Roof

Condition: Satisfactory

(Roofing continued)

Chimney :

Metal
Condition: Satisfactory



Comment 6:

This property has a wood-burning stove chimney and flue, all appear to be in very good condition. It is always highly recommended that he certified chimney sweep clean and certify the wood-burning stove prior to first use.

Flashings:

Metal
Condition: Satisfactory

(Roofing continued)

Soffit and Fascia:

Wood

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Marginal



(Roofing continued)



Comment 7:

The gutters and downspouts appear to be in very good condition however extensions should be added so that water flows from foundation a minimum of 5-7 feet. Problems were found on the extensions of both structures.

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.

(Structure continued)

Foundation Types:

Crawl Space



(Structure continued)



Comment 8:

Crawl space access is through a panel located in the front closet. Direct inspection was performed insulation supports and access was free and clear. No problems found in the foundation of this home during this inspection.

Foundation Material:

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration:

Moisture

Condition: Satisfactory

(Structure continued)

Floor Structure:

Wood Frame
Condition: Satisfactory



Subflooring:

Plywood
Condition: Satisfactory

Wall Structure:

Wood Frame
Condition: Satisfactory

(Structure continued)

Attic

Attic Entry:



Hallway



(Attic continued)



Comment 9:

The attic entry is located in the main hallway please note prior damage as indicated in the photograph. There were no issues found in the attic during visual inspection no water stains insulation is very good at approximately 10 to 11 inches depth.

Roof Framing Type:

Joist and Rafters

Condition: Satisfactory

Roof Deck Material:

Plywood

Condition: Satisfactory

Insulation:

Blown In Cellulose

Condition: Satisfactory

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

From Access



(Crawlspace continued)



Vapor Retarder:

Installed

Underfloor Insulation:

Condition: Satisfactory

Fiberglass Batts

Condition: Satisfactory

Ventilation Present:

Yes

Condition: Satisfactory



(Crawlspace continued)



Moisture Condition:

Dry
Condition: Satisfactory

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

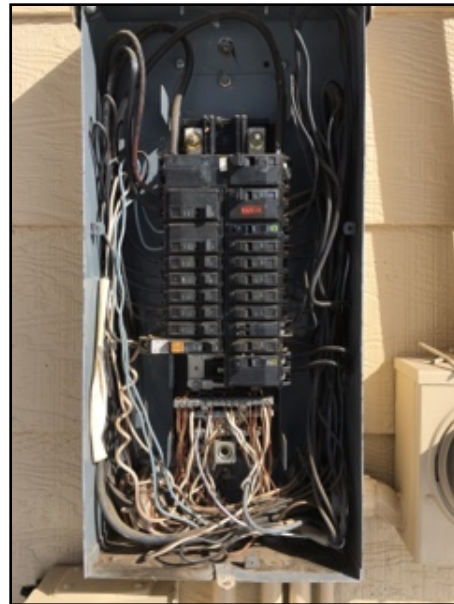


Service Panel Location:

Exterior

(Electrical continued)

Service Panel Manufacturer: Square D
Condition: Satisfactory



Service Line Material: Aluminum
Condition: Satisfactory



(Electrical continued)



Service Voltage:
Service Amperage:

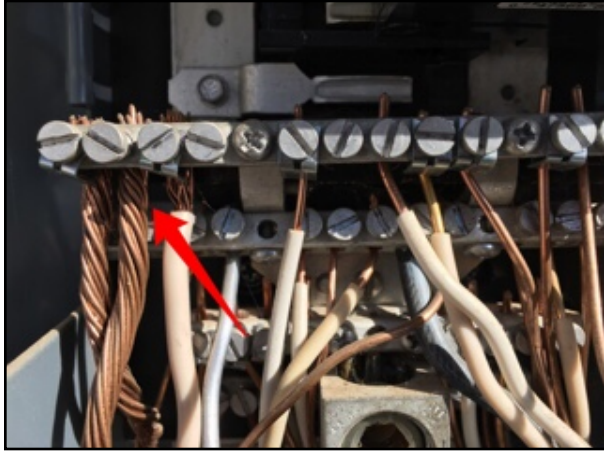
240 volts
100 amps



(Electrical continued)

Service Panel Ground:

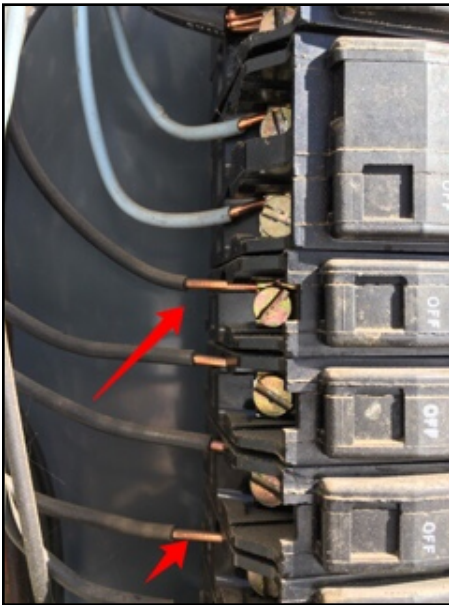
Unknown Not Visible



Branch Circuit Wiring:

Stranded Copper

Condition: Further Evaluation Required



(Electrical continued)



Comment 10:

Conductors in the service panel should be insulated up to the point of insertion on the bus bar. In this panel there is quite a lot of exposed copper which could be a hazard. Further evaluation by licensed electrician is highly recommended.

Overcurrent Protection:

Breakers

Condition: Satisfactory



(Electrical continued)



(Electrical continued)

GFCI/AFCI Breakers:

Yes

Condition: Repair or Replace



(Electrical continued)



Comment 11:

GFCI outlets are required within 5 feet of water source and outdoor locations. During inspection all GFCI outlets functioned properly except for the outlet located on the front deck that should be converted to GFCI by licensed electrician.

Smoke Detectors:

9 volt Battery Type

Condition: Satisfactory

(Electrical continued)



(Electrical continued)



Comment 12:

This property has an appropriate amount of smoke detectors and a carbon monoxide detector all devices tested properly during this inspection.

Sub Panel

| | |
|-------------------------|-------------------------------------|
| Location: | Exterior next to main service panel |
| Service Line Material: | Aluminum |
| Overcurrent Protection: | Breakers |

(Sub Panel continued)



Comment 13:
Well pump sub panel.

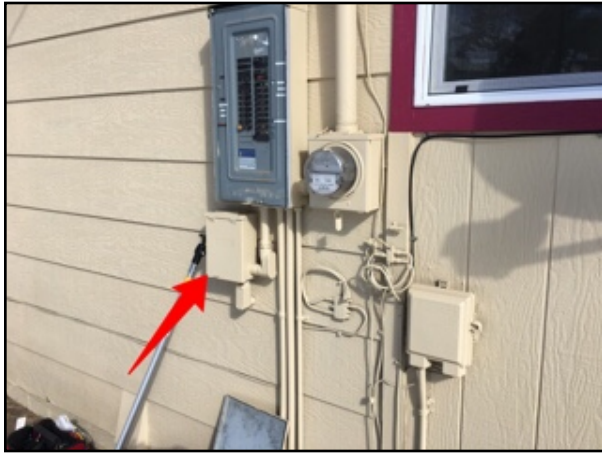


Figure 13-1

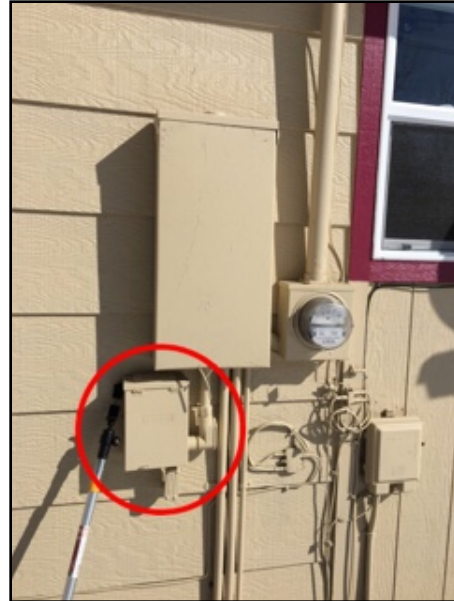


Figure 13-2

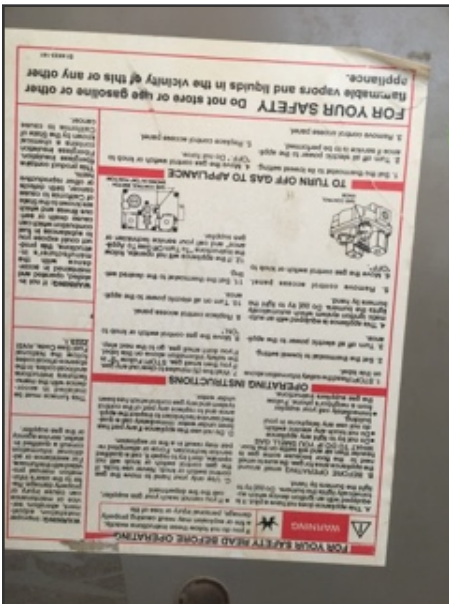
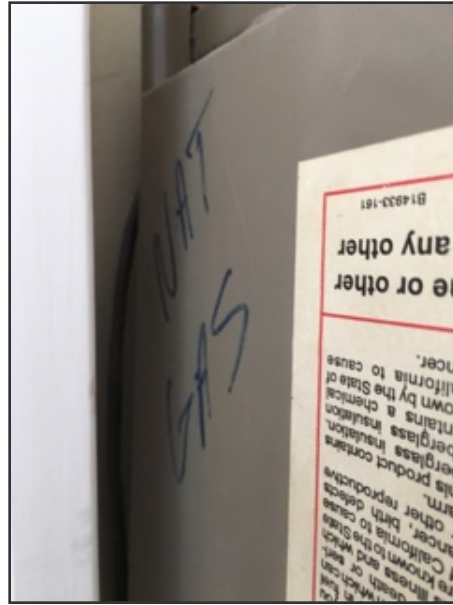
HVAC

HVAC System Type:

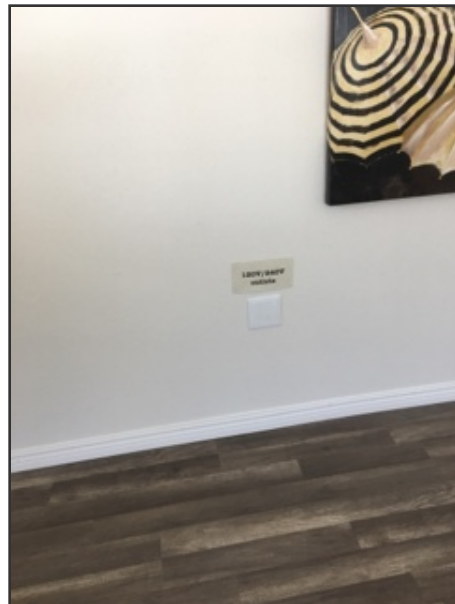
Package Unit



(HVAC continued)



(HVAC continued)



(HVAC continued)



Comment 14:

The main home structure has a natural gas powered forced air furnace. The furnace operated normally during this inspection no problems found. As with all gas forced air furnace is it is highly recommended that a cleaning and certification of furnace be accomplished prior to use.

Detached workshop has only electrical installed there is no HVAC System installed at the time of this inspection. It is recommended that some heating unit be installed so that ice dams do not form on this un-heated space.

Thermostat:

Programmable
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

Manufacturer:

Condition: Satisfactory

General Electric

Heating Fuel:

Gas

Condition: Satisfactory



(Heating continued)



Comment 15:

Natural gas supply line is located between water heater and gas forced air furnace a natural gas leak detector was used to test for any gas leakage. No gas leakage was detected during this inspection.

| | |
|-----------------------|-------------------------|
| Approximate Age: | Unknown |
| Filter Type: | Disposable |
| | Condition: Satisfactory |
| Output Temperature: | 30 degrees |
| Type of Distribution: | Metal Ducting |
| | Condition: Satisfactory |

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

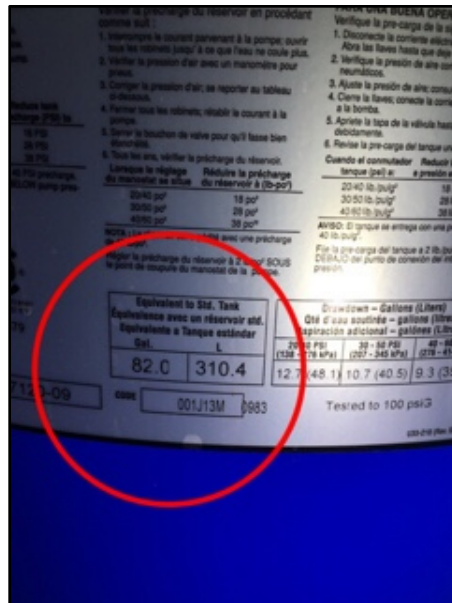
Plumbing

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 16:

Water for this home is provided by an underground well system. There is a blue pressure tank located in the crawlspace pictured. Water pressure appeared to be at 62 psi during this inspection no problems found with water distribution. A stabilized well flow test and water potability test was performed separately results will be sent when available.

| | |
|---------------------------------|-------------------------|
| Supply Pipe Material: | Copper |
| | Condition: Satisfactory |
| Location of Main Water Shutoff: | Crawlspace |
| Sewer System: | Septic System |
| Waste Pipe Material: | PVC |
| | Condition: Satisfactory |
| Location of Fuel Shutoff: | At Meter |



Water Heater

| | |
|------------------|------------------|
| Manufacturer: | General Electric |
| Fuel: | Natural Gas |
| Capacity: | 50 gal |
| Approximate Age: | 6 years |

(Water Heater continued)

Temp & Pressure Relief Valve:

Present With Blow Off Leg
Condition: Satisfactory



Fuel Disconnect:

Within Sight of Equipment

(Water Heater continued)



Comment 17:



Figure 17-1



Figure 17-2

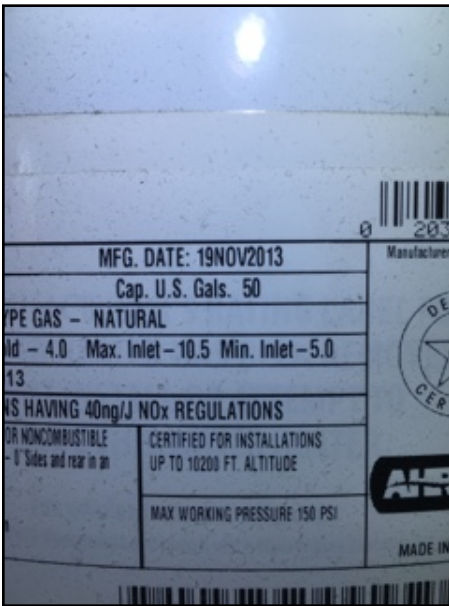


Figure 17-3



Figure 17-4

Bathrooms

Bathroom #1

Location:

Main level hallway



Comment 18:

Main bathroom is in very good condition water flow and pressure and temperature are sufficient no leaks found toilet is secure and exhaust fan works properly. GFCI outlet near the sink water source is installed and functional.



Figure 18-1



Figure 18-2

(Bathroom #1 continued)



Figure 18-3

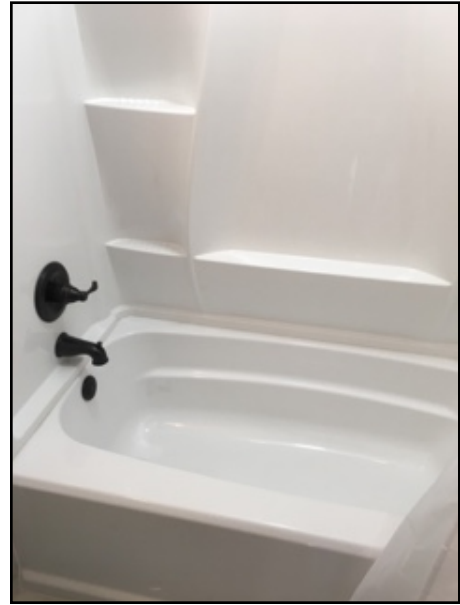


Figure 18-4



Figure 18-5



Figure 18-6

(Bathroom #1 continued)



Figure 18-7



Figure 18-8



Figure 18-9



Figure 18-10

Bath Tub:

Recessed

Shower:

Condition: Satisfactory

In Tub

Sink(s):

Condition: Satisfactory

Single Vanity

Condition: Satisfactory

(Bathroom #1 continued)

| | |
|-------------------|--|
| Toilet: | Standard Tank Condition: Satisfactory |
| Shower Walls: | Fiberglass Condition: Satisfactory |
| Floor: | Tile Condition: Satisfactory |
| Ventilation Type: | Ventilator Condition: Satisfactory |
| GFCI Protection: | Outlets Condition: Satisfactory |

Kitchen

| | |
|-----------|---------------------------------|
| Cabinets: | Wood Condition: Satisfactory |
|-----------|---------------------------------|



(Kitchen continued)

Countertops:

Stone

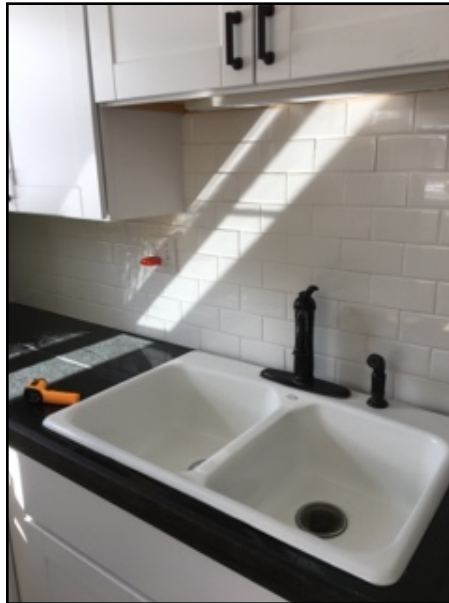
Condition: Satisfactory



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:

Frigidaire

Condition: Satisfactory

Range Hood:

Frigidaire

Condition: Satisfactory



(Appliances continued)

Refrigerator:



Frigidaire
Condition: Satisfactory



Dishwasher:



Frigidaire
Condition: Satisfactory



(Appliances continued)



Comment 19:

Dishwasher was run a full cycle no leaks found and operated normally during this inspection.

Microwave:

Frigidaire

Condition: Satisfactory

Disposal:

Unknown brand

Condition: Satisfactory



Washer:

Not Inspected

Dryer:

Not Inspected

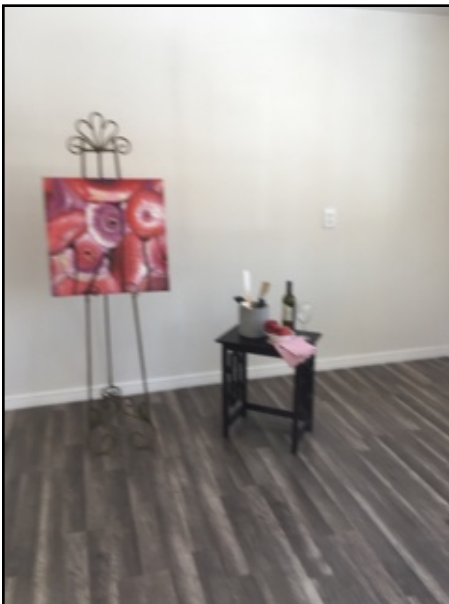
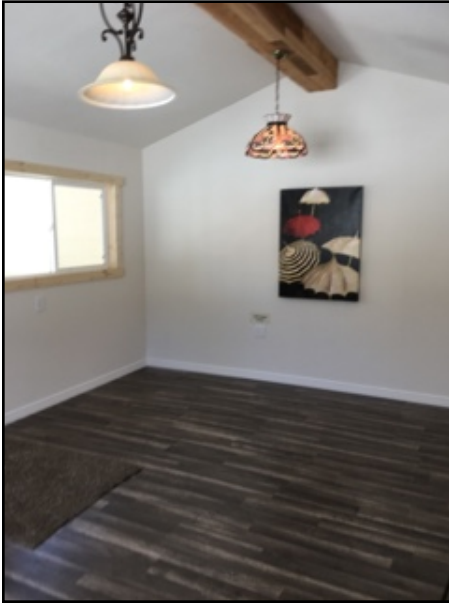
Interior

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.

(Interior continued)

Floors:

Carpet, Wood Laminate
Condition: Satisfactory



(Interior continued)



Comment 20:

Flooring throughout this house is primarily a wood laminate design with the exception of the closets and bedrooms which have new carpeting installed.

| | |
|--------------------------|--|
| Walls: | Textured Over Drywall Condition: Satisfactory |
| Window Types: | Sliders Condition: Satisfactory |
| Window Materials: | Vinyl |
| Entry Door Types: | Hinged Condition: Satisfactory |
| Entry Door Materials: | Fiberglass |
| Interior Door Materials: | Wood |

(Interior continued)

Fireplace:

Wood Burning
Condition: Satisfactory



(Interior continued)



Comment 21:

This home has a new wood-burning stove installed in the living room area. With all wood-burning stove's it is highly recommended that a certified chimney sweep clean and certify wood-burning stove 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) Generally there is no vegetation against the home or the detached workshop. However the one Pinetree located very near the home as pictured could be a fire hazard. It is recommended that this tree be removed as soon as practicable. All other trees are aspens and are except a bowl as they are not nearly as flammable as Pines.

Exterior Covering

2) There are two structures on this property the home is designed on a crawlspace with concrete foundation. The detached workshop is a building structure that is not set on any foundation. Photographs noting the structure is simply resting on 4 x 4 wood and brick reinforcements. It is highly recommended that the detached workshop be affixed to some sort of foundation whether it be a slab of concrete with footers or piers put into the earth and attached permanently. It would appear that this detached structure is not affixed to the earth in any manner. As this area is prone to high wind loads it is highly recommended. Photographs show direct contact of the siding of the detached structure to the ground there is damage to the siding where it meets the ground. The steps leading to the detached structure are not affixed to the frame at all and are a tripping hazard it is recommended that these steps be secured.

Chimney

3) This property has a wood-burning stove chimney and flue, all appear to be in very good condition. It is always highly recommended that he certified chimney sweep clean and certify the wood-burning stove prior to first use.

(Report Summary continued)

Gutters & Downspouts

4) The gutters and downspouts appear to be in very good condition however extensions should be added so that water flows from foundation a minimum of 5-7 feet. Problems were found on the extensions of both structures.

Branch Circuit Wiring

5) Conductors in the service panel should be insulated up to the point of insertion on the bus bar. In this panel there is quite a lot of exposed copper which could be a hazard. Further evaluation by licensed electrician is highly recommended.

GFCI/AFCI Breakers

6) GFCI outlets are required within 5 feet of water source and outdoor locations. During inspection all GFCI outlets functioned properly except for the outlet located on the front deck that should be converted to GFCI by licensed electrician.

Plumbing: Water Heater

7)



Figure 17-1



Figure 17-2

(Report Summary continued)

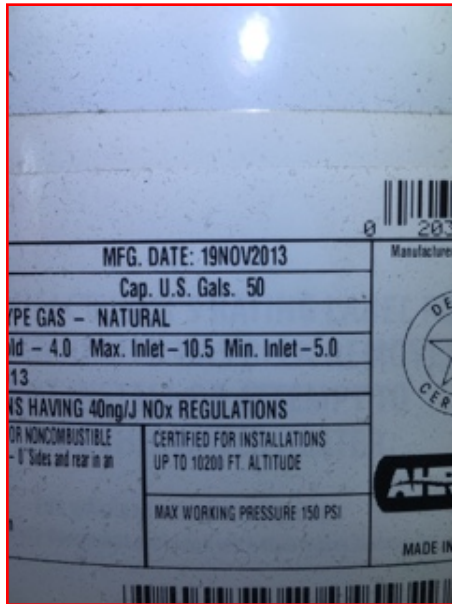


Figure 17-3



Figure 17-4

Fireplace

8) This home has a new wood-burning stove installed in the living room area. With all wood-burning stove's it is highly recommended that a certified chimney sweep clean and certify wood-burning stove prior to first use.