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Inspected By: Mike Rothstein

Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

Bailey Home
Bailey, CO 80421

Inspected on Mon, Apr 2 2018 at 8:05 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
Door Faces:	North
People Present:	Client

Comment 1:
Home is a wood framed property built in 1960.

Figure 1-1

Exterior

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

Exterior Covering:	Lap Wood

(Exterior continued)

Comment 2:
Some weathering apparent on wood exterior due to age of home.

Comment 3:
Overall solid but there are some areas that should be painted or addressed by a qualified carpenter or service provider.

Figure 3-1

Figure 3-2

Figure 3-3

Figure 3-4

(Exterior continued)

Figure 3-5

Figure 3-6

Exterior Trim Material: Wood

Comment 4:

Figure 4-1

Figure 4-2

(Exterior continued)

Figure 4-3

Figure 4-4

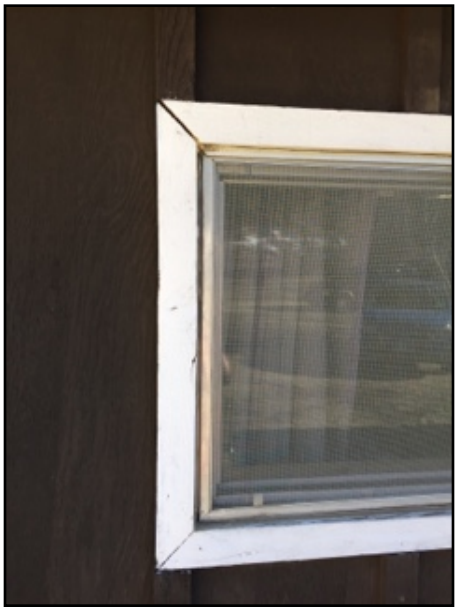

Figure 4-5

Figure 4-6

(Exterior continued)

Figure 4-7

Comment 5:
A number of wood trim areas are cracked and in need of further evaluation by a qualified carpenter.

Walking Surface Types: Porches, Decks

Comment 6:
Boards on the deck are loose in spots, this should be further evaluated by qualified contractor. Possible tripping hazard.

(Exterior continued)

Comment 7:
East railing on the deck is slightly loose.

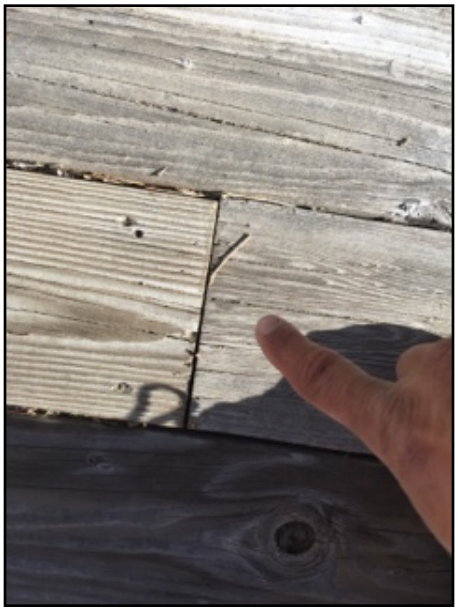

Figure 7-1

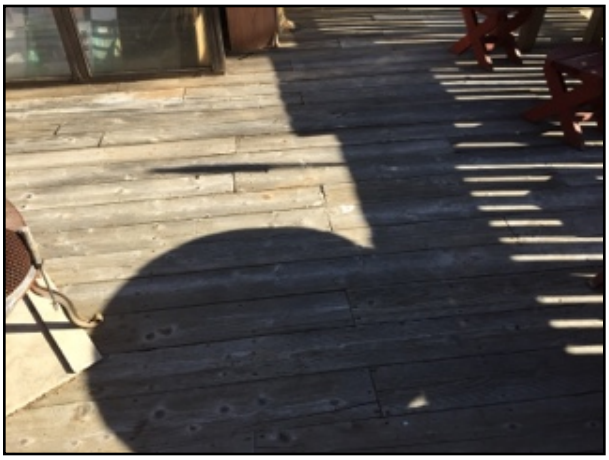

Figure 7-2

Comment 8:
Railing I loose should be reattached.

Figure 8-1

Walking Surface Materials:	Concrete, Wood
Chimney Type:	Not Present

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: Arms Length, Metal with TNG
Roofing Material: Metal

Comment 9:
Gutters and downspouts appear in good condition. There is evidence of past water leaks in the roof area.

Figure 9-1

Figure 9-2

Figure 9-3

Ventilation Present: Roof, TNG design no venting present.
Gutter Material: Metal

(Roofing continued)

Comment 10:
Gutters and downspout appear newer.

Figure 10-1

Figure 10-2

Figure 10-3

(Roofing continued)

Comment 11:
Roofing is metal on TNG construction. It is advised that the roof be evaluated by a qualified roofing professional. There are numerous patching areas indicating past roof leaks and interior evidence showing the same evidence.

Figure 11-1

Figure 11-2

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
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Crawl Space

Vapor Retarder:	Installed
Inspection Method:	Not Inspected
Underfloor Insulation:	Not Present

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
Service Panel Location:	Exterior
Service Voltage:	120 volts
Service Amperage:	2 service panels present
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Exterior
Wiring Method:	Solid Aluminum
Smoke Detectors Present:	Batteries not in units

Comment 12:
Further evaluation by a qualified electrician would be advised. There are numerous non grounded outlets in this home. GFCI is not present in service panel.

Figure 12-1

Figure 12-2

(Electrical continued)

Figure 12-3

Figure 12-4

Figure 12-5

Figure 12-6

(Electrical continued)

Figure 12-7

Comment 13:
GFCI outlets are needed in the kitchen area. Currently there do not appear to be any in this location. Further evaluation by a qualified electrician is advised.

Figure 13-1

Figure 13-2

(Electrical continued)

Figure 13-3

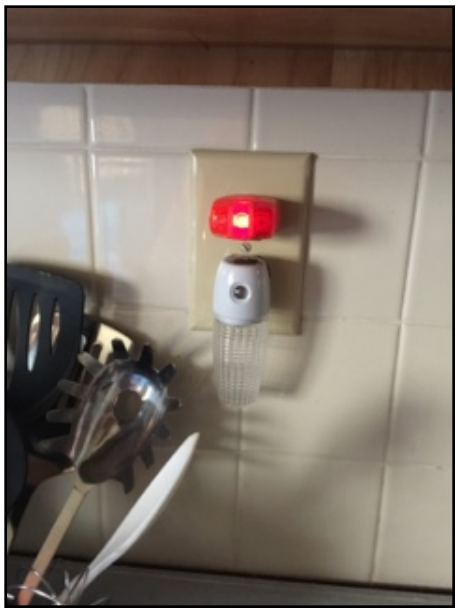

Figure 13-4

Figure 13-5

(Electrical continued)

Comment 14:
No double taps but lacking GFCI at panels.

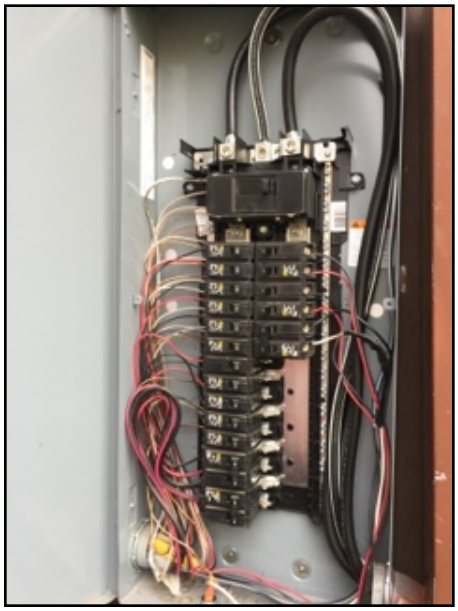

Figure 14-1

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.

Energy Source: Gas

(Heating continued)

Comment 15:
Gas meter is located on the east side of the home. No leaks detected.

Figure 15-1

Figure 15-2

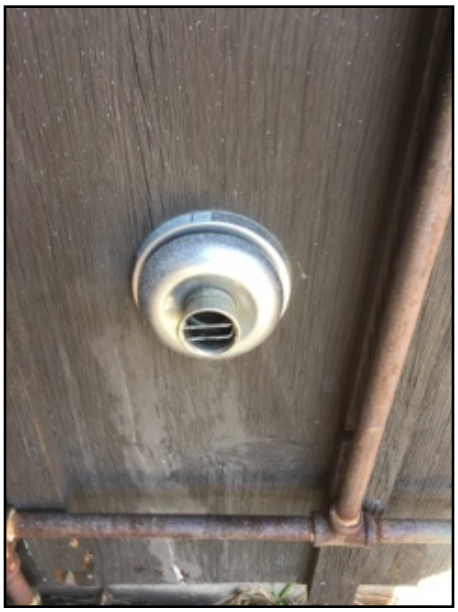

Figure 15-3

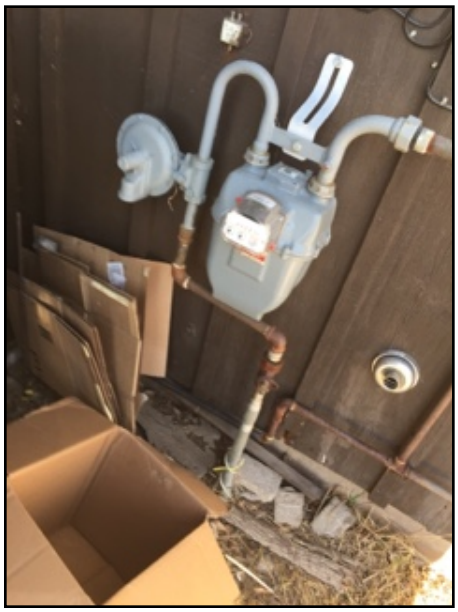

Figure 15-4

Type of Equipment:	Forced Air
Type of Distribution:	Not Present

Plumbing

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

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	Interior

Comment 16:
Water shutoff is located in main hallway closet.

Comment 17:

Figure 17-1

Location of Fuel Shutoff:	Not Located
Water Heater Fuel:	Gas

(Plumbing continued)

Comment 18:
Water heater venting is bypassed and rerouted further evaluation by a qualified plumber may be prudent.

Figure 18-1

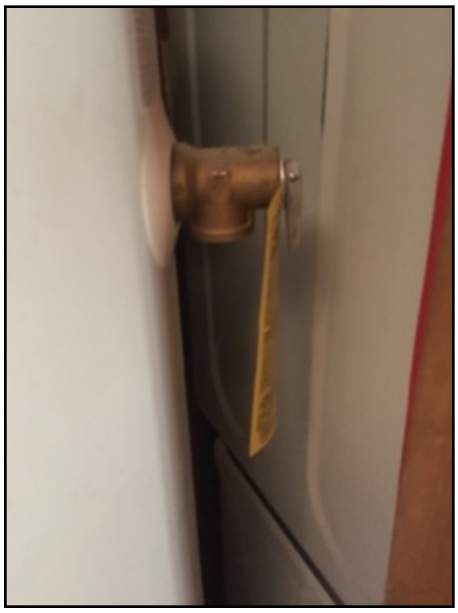

Figure 18-2

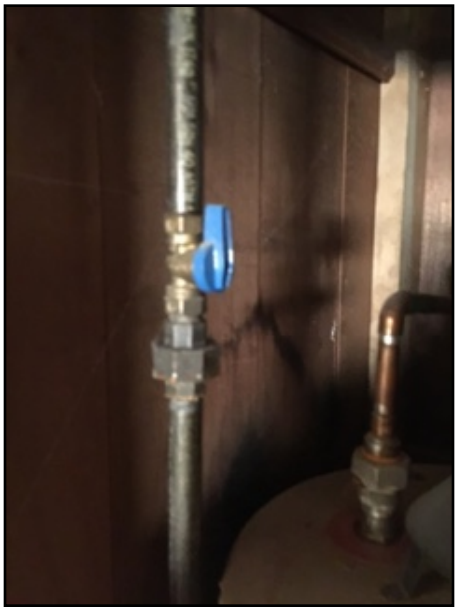

Figure 18-3

Figure 18-4

(Plumbing continued)

Figure 18-5

Water Heater Capacity: 40 gal

Bathrooms

Bathroom #1

(Bathroom #1 continued)

Comment 19:
Toilet is fastened securely and operates normally.

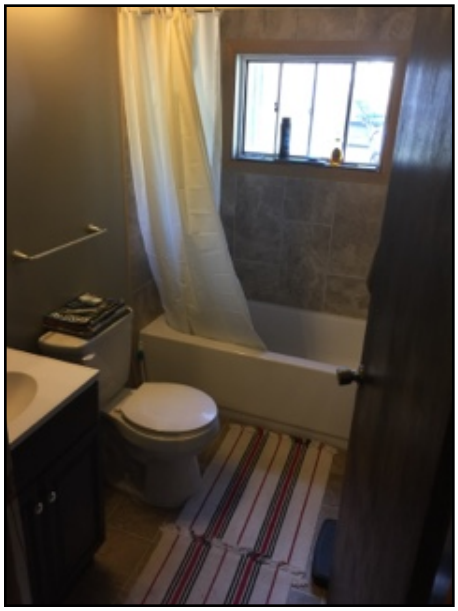

Figure 19-1

Comment 20:
GFCI is required near water sources and is not present at this location.

Figure 20-1

(Bathroom #1 continued)

Comment 21:
Both sink and shower water tested hot and cold and are sufficient.

Figure 21-1

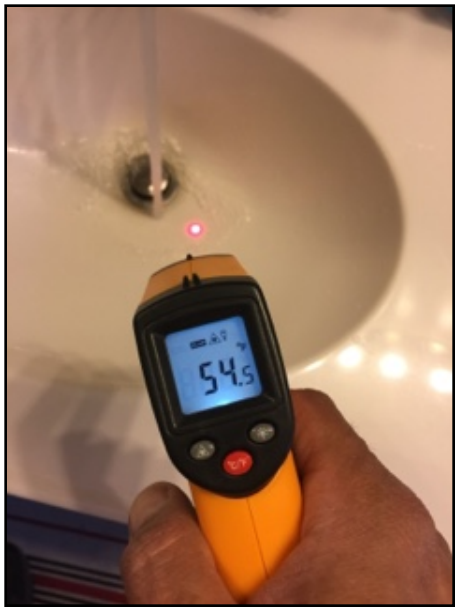

Figure 21-2

Laundry

Comment 22:
Not inspected.

Kitchen

Sink: Single

(Kitchen continued)

Comment 23:
No leaks under sink found in kitchen.

Figure 23-1

Figure 23-2

Figure 23-3

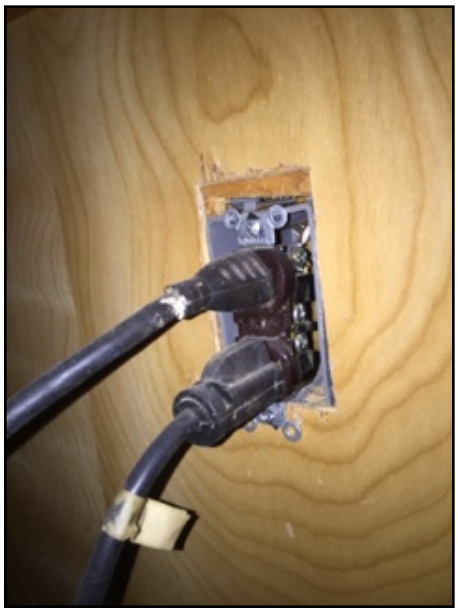

Figure 23-4

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.

Types Installed: Dishwasher, Food Disposer, Range, Microwave

Comment 24:
Disposal worked properly.

Figure 24-1

(Appliances continued)

Comment 25:
Dishwasher worked properly.

Figure 25-1

Comment 26:
All burners and oven worked properly.

Figure 26-1

Cooking Fuel: Electric

(Appliances continued)

Ventilation Type: Not Present

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.

Window Types: Single Hung, All windows operational.
Window Materials: Metal
Entry Door Types: Hinged
Entry Door Materials: Wood
Fireplace/Stove Type: Not Present

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.

Roofing

1) Roofing is metal on TNG construction. It is advised that the roof be evaluated by a qualified roofing professional. There are numerous patching areas indicating past roof leaks and interior evidence showing the same evidence.

Figure 11-1

Figure 11-2

Electrical

2) Further evaluation by a qualified electrician would be advised. There are numerous non grounded outlets in this home. GFCI is not present in service panel.

(Report Summary continued)

Figure 12-1

Figure 12-2

Figure 12-3

Figure 12-4

(Report Summary continued)

Figure 12-5

Figure 12-6

Figure 12-7

3) GFCI outlets are needed in the kitchen area. Currently there do not appear to be any in this location. Further evaluation by a qualified electrician is advised.

(Report Summary continued)

Figure 13-1

Figure 13-2

Figure 13-3

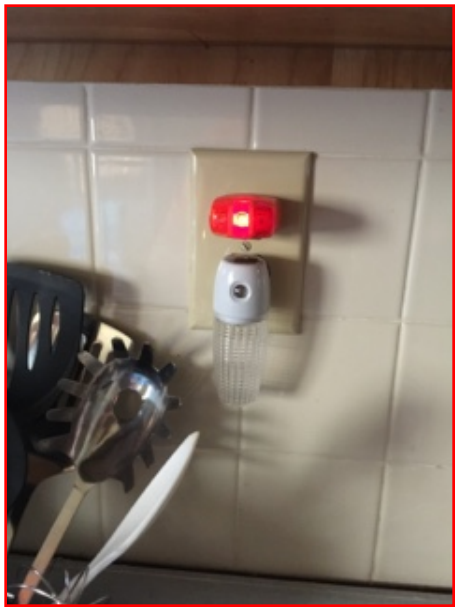

Figure 13-4

(Report Summary continued)

Figure 13-5

4) No double taps but lacking GFCI at panels.

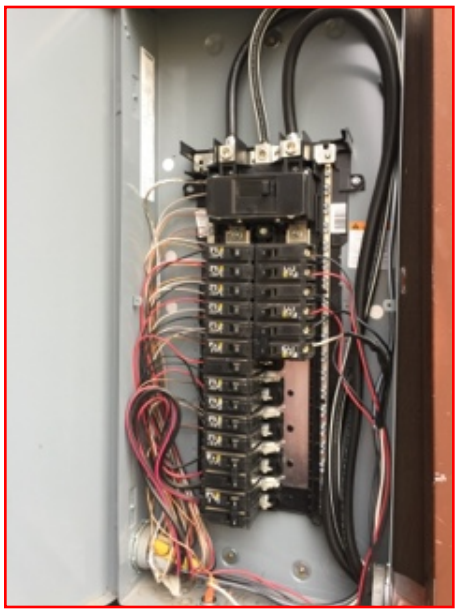

Figure 14-1

(Report Summary continued)

Water Heater Fuel

5) Water heater venting is bypassed and rerouted further evaluation by a qualified plumber may be prudent.

Figure 18-1

Figure 18-2

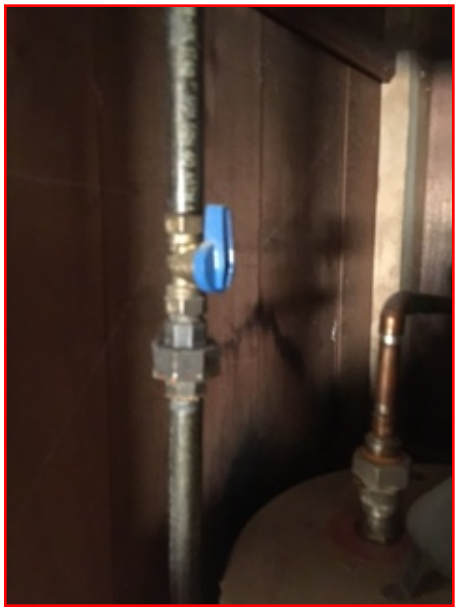

Figure 18-3

Figure 18-4

(Report Summary continued)

Figure 18-5

Bathrooms: Bathroom #1

6) GFCI is required near water sources and is not present at this location.

Figure 20-1

(Report Summary continued)

Laundry

7) Not inspected.