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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Kristen Britton & Mark Wilson

Property Address:

168

Glen Isle Road

Bailey, CO 80421

Inspected on Fri, Sep 28 2018 at 5:08 PM

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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
Approximate Age:	1911
Age Based On:	Park County Assessor
Bedrooms/Baths:	1 Bedroom/1.5 Bath
Door Faces:	North
Furnished:	Partially
Occupied:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric 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:	Sloped Away From Structure
	Condition: Satisfactory



(Site continued)



Vegetation:

Growing Against Structure
Condition: Marginal



(Site continued)



Comment 1:

Generally the vegetation around the perimeter of this house is acceptable, with the exceptions of the north west and north portions of the home these trees should be trimmed back, limbed up to a minimum of 8-10 feet, or removed so as not to contact the exterior of the home or the roof.

Retaining Walls:

Masonry

Condition: Satisfactory

Driveway:

Gravel

Condition: Satisfactory

Walkways:

Stepping Stones

Condition: Marginal

(Site continued)



Comment 2:

The walkway leading from the driveway up to the entry of the deck is a possible tripping hazard, during inclement weather may be difficult to navigate. Recommend further grading to make the ground more even.

Patios/Decks:

Wood

Condition: Satisfactory



(Site continued)



Comment 3:

The deck on this home is in very good condition and the railing and stiles are properly spaced no problems found.

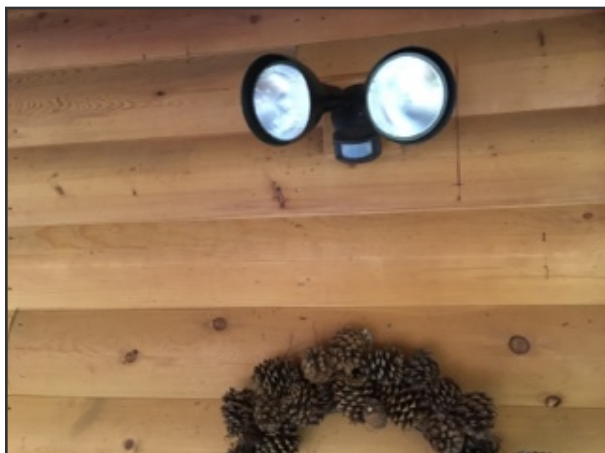
Exterior

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

Exterior Covering:

Wood Tongue and Groove
Condition: Satisfactory

(Exterior continued)



Comment 4:

Exterior of this home is in good condition no signs of rotted wood or mold during this inspection. There is one area of concern on the south west corner of the house where the closet extends out there is possible moisture intrusion at this corner as evidenced by moisture in the crawlspace and the presence of a liner on the exterior of this home further evaluation is recommended.

(Exterior continued)

Windows:

Vinyl

Condition: Satisfactory



Comment 5:

All windows in this home appeared to be in very good condition all were operational I did not find any broken seals.

(Exterior continued)

Entry Doors:

Vinyl

Condition: Marginal



Comment 6:

Entry doors in this home are in good condition the exception to this is the double door leading to the living room which indicates possible frame swelling and sticks when attempting to open.

Railings:

Wood

Condition: Satisfactory

Garage

Garage 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.

(Roofing continued)

Inspection Method:

Pole Camera



(Roofing continued)

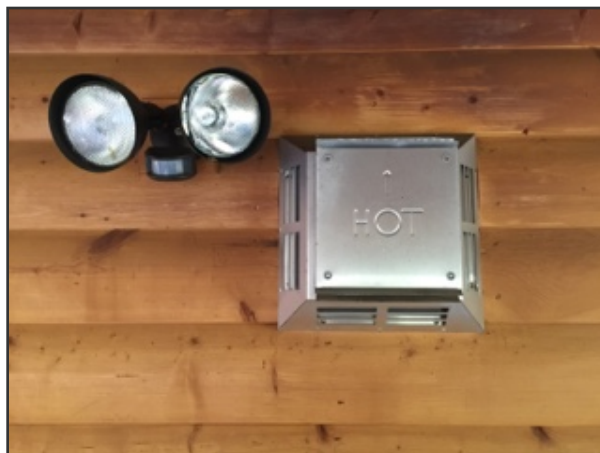


Comment 7:

The roof on this home is a combination of metal roof and EPDM which is located over the closet area on the south end of the home. No problems were evident during this inspection.

Roof Design:	Gable
Roof Covering:	Metal, Roll Roofing
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Satisfactory
Chimney :	Metal
	Condition: Satisfactory

(Roofing continued)



Comment 8:

This home currently has no wood-burning stove fireplace or other combustion device the wall vent is located in the living room and was from some previous installation. It is advised that if the new purchaser wishes to have a fireplace that this exhaust vent be further inspected prior to use.

Sky Lights:

Not Present

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



(Structure continued)

Foundation Material:

Poured Concrete, Wood
Condition: Satisfactory



Signs of Water Penetration:

Moisture
Condition: Marginal



(Structure continued)



Comment 9:

There is a possibility of moisture intrusion on the south west corner of this home as indicated by the waterproofing material on the outside during the inspection in the crawlspace there is evidence of wet soil under the home. Further evaluation would be recommended.

Floor Structure:	Wood Frame Condition: Satisfactory
Subflooring:	Plywood Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

Attic

Attic Entry:

Bedroom



(Attic continued)



Comment 10:

Attic access is through the bedroom and over the dresser area during this inspection the panel was removed and once the attic was fully inspected I attempted to replace the panel which fell apart it is recommended that this be screwed together rather than simply tongue and groove fitment as it currently is, in order to maintain structural integrity of the panel.

Roof Framing Type:

Joist and Rafters

Condition: Satisfactory

Roof Deck Material:

Plywood

Condition: Satisfactory

(Attic continued)

Insulation:

Blown In Cellulose
Condition: Satisfactory



Comment 11:

Upon inspection of the attic it is noted that there was a minimum of 8 inches of insulation in the attic area which is appropriate no problems found.

(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:

Inside



(Crawlspace continued)



Ventilation Present:

Yes

Condition: Satisfactory

Moisture Condition:

Damp

Condition: Marginal



Comment 12:

During inspection of the crawlspace it appears there is some moisture in the south west corner that was not accessible due to the height of the attic visually it appeared there is some moisture on the soil beneath the house.

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.

(Electrical continued)

Type of Service:

Overhead



Main Disconnect Location:

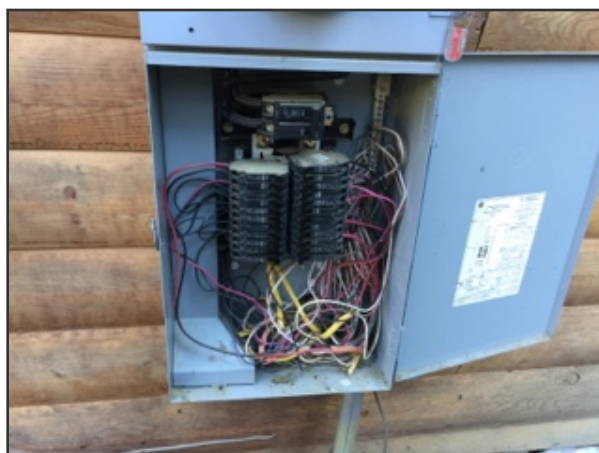
Service Panel

Service Panel Location:

Exterior



(Electrical continued)



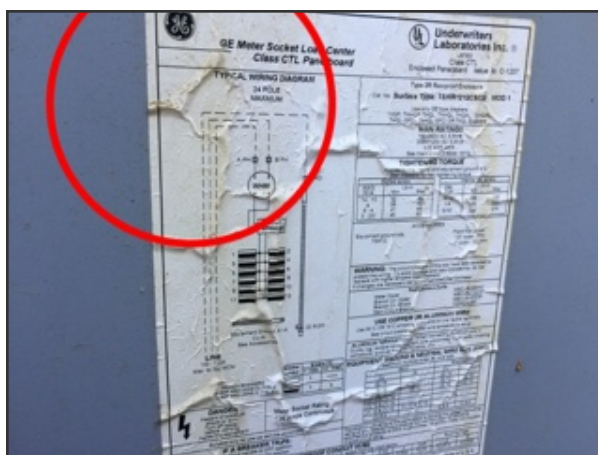
Comment 13:

Upon attempting to open the service panel it was noted that it was padlocked. We contacted the owner who provided us with a pair of bolt cutters and instructed us to remove the padlock which we did in order to for fill this portion of the inspection.

Service Panel Manufacturer:

General Electric

Condition: Satisfactory



Service Line Material:

Copper

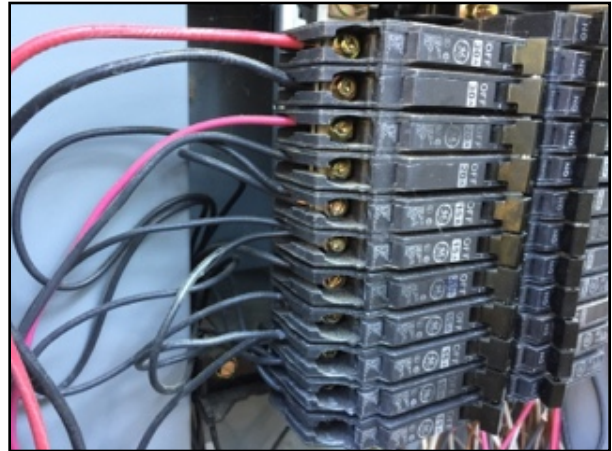
Condition: Satisfactory

Service Voltage:

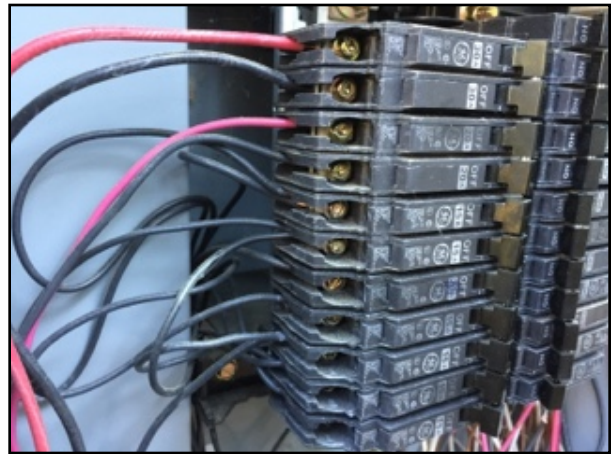
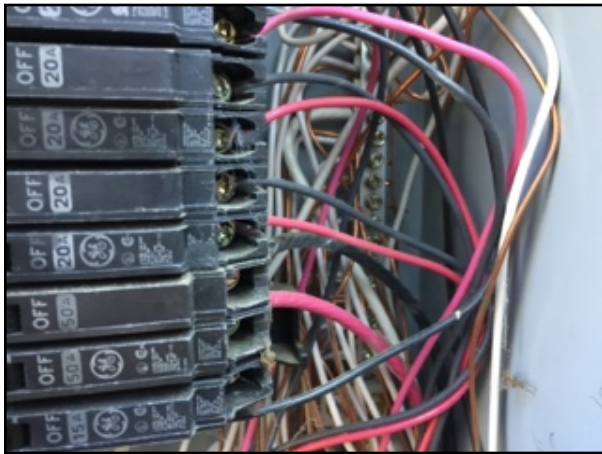
240 volts

(Electrical continued)

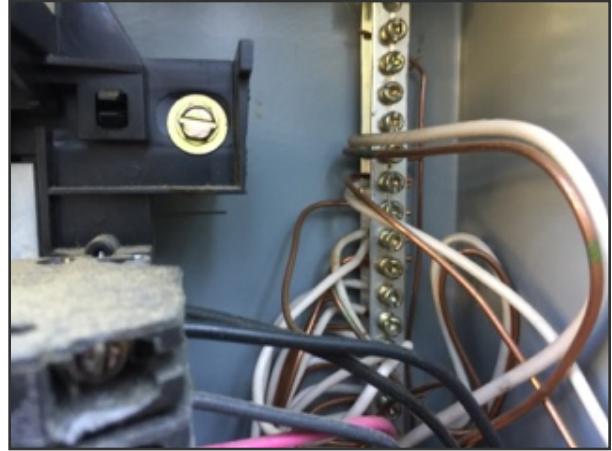
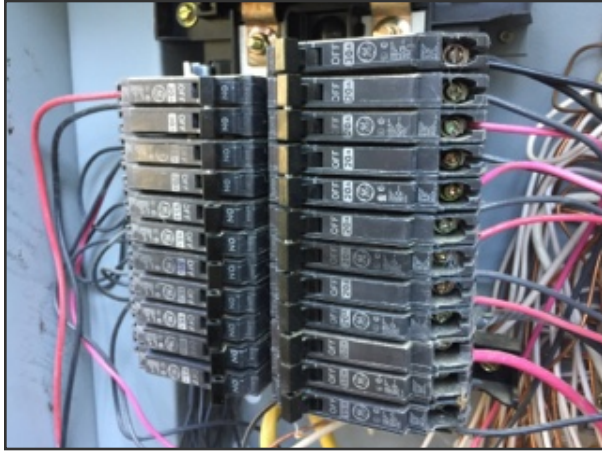
Service Amperage: 125 amps



Service Panel Ground: Ground Rod
Branch Circuit Wiring: Stranded Copper
Condition: Satisfactory



(Electrical continued)



Overcurrent Protection:

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers:

No

Condition: Satisfactory



(Electrical continued)



Comment 14:

This home has a series of retrofitted GFCI outlets near any water sources including kitchen bathroom and laundry area.

(Electrical continued)

Smoke Detectors:

9 volt Battery Type
Condition: Satisfactory



Comment 15:

There are two smoke detectors located outside the kitchen area and outside the bedroom area both were functional during this inspection.

HVAC

HVAC System Type:

Electric baseboard heaters



(HVAC continued)



(HVAC continued)



Comment 16:

This home has a series of electric baseboard heaters along with control units in the respective areas during this inspection all baseboard heaters operated properly no problems found.

Thermostat:

Analog

Condition: Satisfactory

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 17:

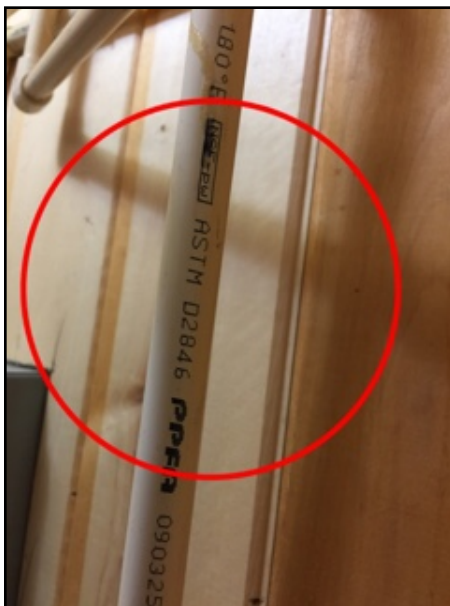
Overall system pressure for the home is approximately 70 psi and is acceptable.

(Plumbing continued)

Supply Pipe Material:

CPVC

Condition: Repair or Replace



Comment 18:

It is noted that CPVC materials are used in the distribution of the water throughout this home it is highly recommended that further evaluation be performed by a licensed plumber and possible replacement of this piping material.

Location of Main Water Shutoff: By Water Heater

(Plumbing continued)

Sewer System:

Septic System



Waste Pipe Material:

PVC

Condition: Satisfactory



Location of Fuel Shutoff:

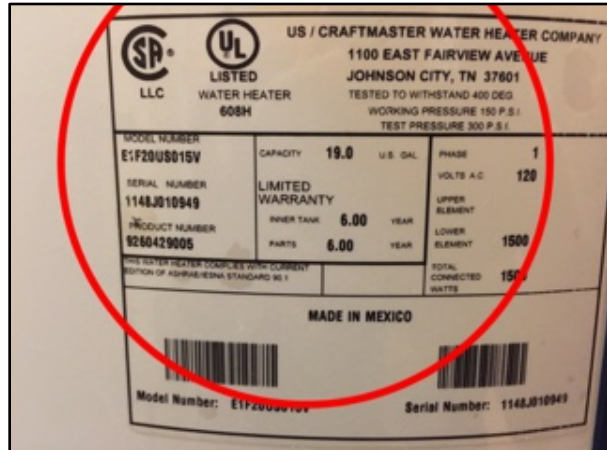
Not Present

(Plumbing continued)

Water Heater

Manufacturer:

US Craftmaster



Fuel:

Electric



(Water Heater continued)



Capacity:	19 gallon
Approximate Age:	Unable To Determine Age
Temp & Pressure Relief Valve:	Present no blow off leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Not Present



Comment 19:

It appears for the size of this home having two bathrooms, clothing washer, and a full kitchen that a 19 gallon water heater is insufficient. Highly recommend increasing capacity of water heater so that the new purchaser does not run out of hot water. Additionally CPVC materials connecting to the water heater should be replaced.

Bathrooms

Bathroom #1

Location: Master Bedroom

(Bathroom #1 continued)



Comment 20:

Main bathroom location has a full bathtub with shower, the valve and faucet is very loose and should be replaced or repaired. Light fixture has either a burned out bulb or other issue to be further evaluated. Under sink flex pipe appears to be leaking slightly as there were small water droplets on the bottom of the cabinet.

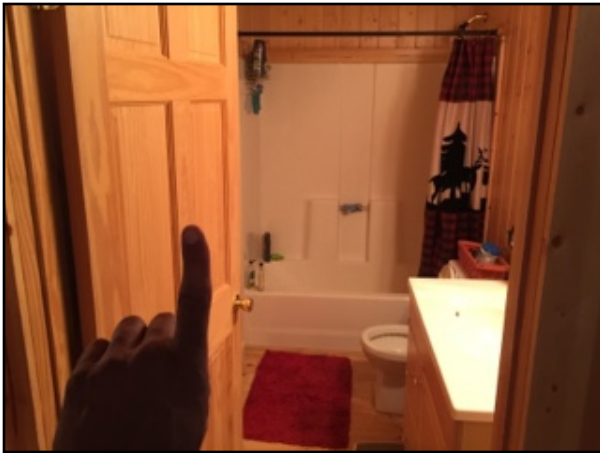


Figure 20-1

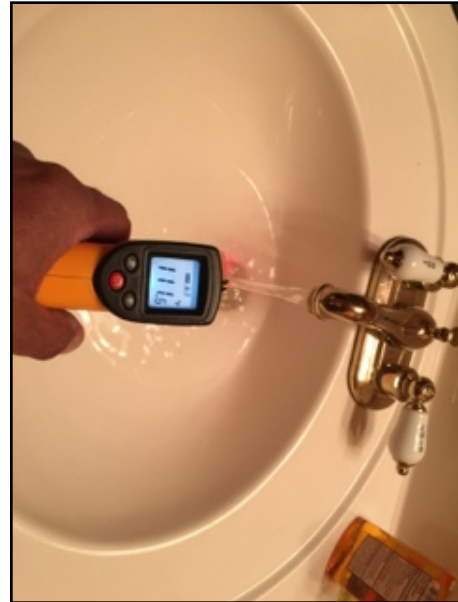


Figure 20-2



Figure 20-3



Figure 20-4

(Bathroom #1 continued)



Figure 20-5

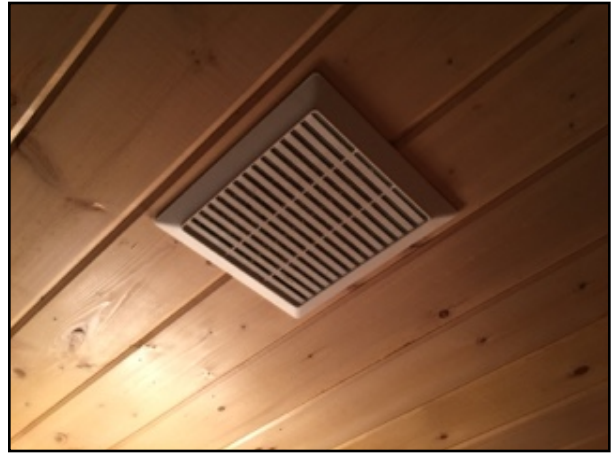


Figure 20-6



Figure 20-7



Figure 20-8

(Bathroom #1 continued)



Figure 20-9



Figure 20-10

Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Wood
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bathroom #2

Location: Kitchen Hallway

(Bathroom #2 continued)



Comment 21:

Bathroom two located near the kitchen hallway is a half bath configuration. Everything was functional sink operational, no leaks , toilet flushed and was solidly affixed to the ground ventilator operated properly and GFCI operated normally.

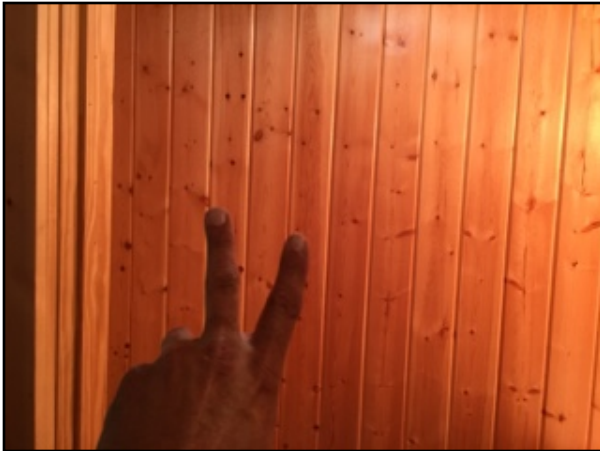


Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4

(Bathroom #2 continued)



Figure 21-5

Sink(s):	Single Vanity
Toilet:	Condition: Satisfactory
	Standard Tank
	Condition: Satisfactory
Floor:	Wood
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

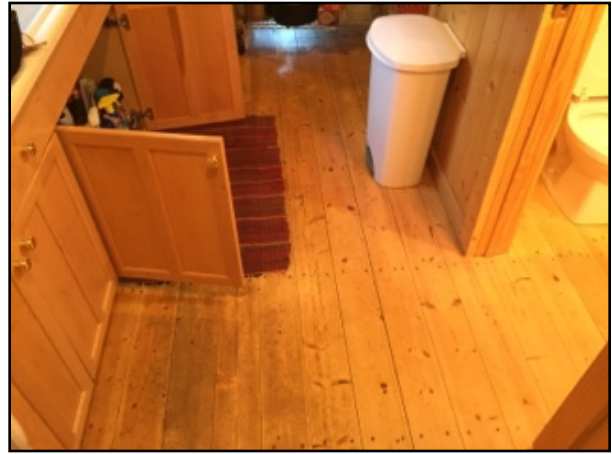
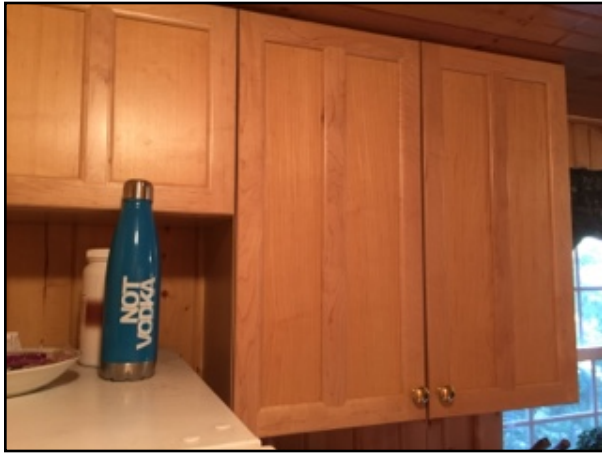
Kitchen

(Kitchen continued)

Cabinets:

Wood

Condition: Satisfactory



Countertops:

Laminated

Condition: Satisfactory

(Kitchen continued)

Sink:

Double
Condition: Satisfactory



Comment 22:

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.

(Appliances continued)

Oven:

Frigidaire
Condition: Satisfactory



(Appliances continued)

Range Hood:

Broan
Condition: Marginal



Comment 23:

One of the two bulbs on the range hood is burned out recommend replacing or repairing. The fan did operate normally.

(Appliances continued)

Refrigerator:

Frigidaire
Condition: Satisfactory



Dishwasher:

Not Present

(Appliances continued)

Microwave:

Welbilt brand
Condition: Satisfactory



Disposal:
Washer:

Not Present
Not Inspected



(Appliances continued)



Comment 24:

Both the clothes in washer and clothes in dryer were not inspected based on a clogged drain line according to the seller.

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.

Floors:	Wood Condition: Satisfactory
Walls:	Wood Condition: Satisfactory
Window Types:	Double Hung, Sliders Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Fiberglass
Fireplace:	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.

Vegetation

1) Generally the vegetation around the perimeter of this house is acceptable, with the exceptions of the north west and north portions of the home these trees should be trimmed back, limbed up to a minimum of 8-10 feet, or removed so as not to contact the exterior of the home or the roof.

Walkways

2) The walkway leading from the driveway up to the entry of the deck is a possible tripping hazard, during inclement weather may be difficult to navigate. Recommend further grading to make the ground more even.

Exterior Covering

3) Exterior of this home is in good condition no signs of rotted wood or mold during this inspection. There is one area of concern on the south west corner of the house where the closet extends out there is possible moisture intrusion at this corner as evidenced by moisture in the crawlspace and the presence of a liner on the exterior of this home further evaluation is recommended.

Signs of Water Penetration

4) There is a possibility of moisture intrusion on the south west corner of this home as indicated by the waterproofing material on the outside during the inspection in the crawlspace there is evidence of wet soil under the home. Further evaluation would be recommended.

(Report Summary continued)

Attic Entry

5) Attic access is through the bedroom and over the dresser area during this inspection the panel was removed and once the attic was fully inspected I attempted to replace the panel which fell apart it is recommended that this be screwed together rather than simply tongue and groove fitment as it currently is, in order to maintain structural integrity of the panel.

Moisture Condition

6) During inspection of the crawlspace it appears there is some moisture in the south west corner that was not accessible due to the height of the attic visually it appeared there is some moisture on the soil beneath the house.

Supply Pipe Material

7) It is noted that CPVC materials are used in the distribution of the water throughout this home it is highly recommended that further evaluation be performed by a licensed plumber and possible replacement of this piping material.

Plumbing: Water Heater

8) It appears for the size of this home having two bathrooms, clothing washer, and a full kitchen that a 19 gallon water heater is insufficient. Highly recommend increasing capacity of water heater so that the new purchaser does not run out of hot water. Additionally CPVC materials connecting to the water heater should be replaced.

Location

9) Main bathroom location has a full bathtub with shower, the valve and faucet is very loose and should be replaced or repaired. Light fixture has either a burned out bulb or other issue to be further evaluated. Under sink flex pipe appears to be leaking slightly as there were small water droplets on the bottom of the cabinet.

(Report Summary continued)

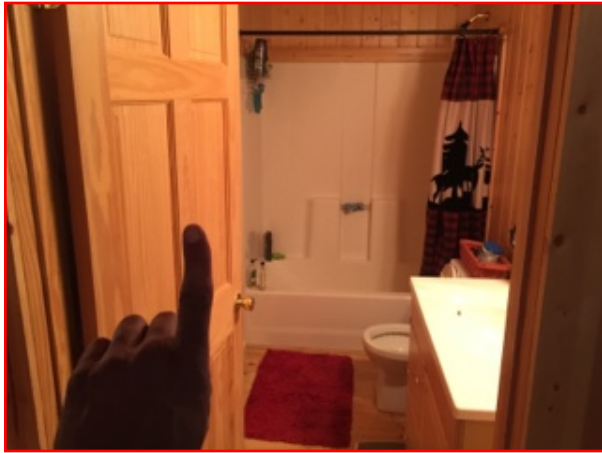


Figure 20-1

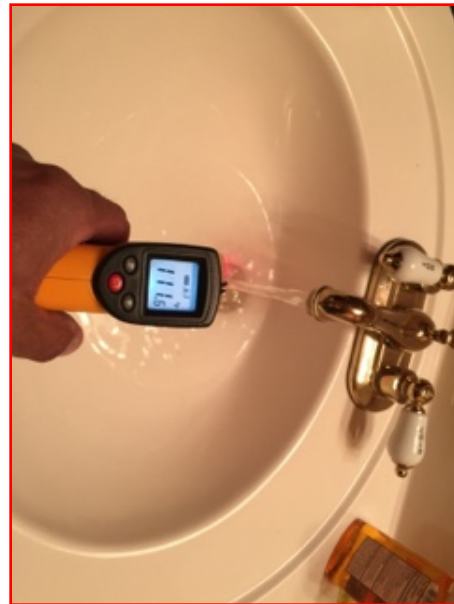


Figure 20-2



Figure 20-3



Figure 20-4

(Report Summary continued)



Figure 20-5



Figure 20-6



Figure 20-7



Figure 20-8

(Report Summary continued)



Figure 20-9



Figure 20-10