



# 285 Home Inspection Services LLC

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Inspected By: Mike Rothstein



## Home Inspection Report

Prepared For:

**Alonzo Hernandez**

Property Address:

**9948 Fallen Rock Road**

**Conifer , CO**

Inspected on Fri, Aug 31 2018 at 12:48 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:	1994
Age Based On:	Listing
Bedrooms/Baths:	4 Bedroom/3 Bath
Door Faces:	West
Furnished:	No
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, 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)



Comment 1:

Site is well maintained, there is a slope on east side of home that may allow drainage towards home. Generally home grading looks good.

Vegetation:

Growing Against Structure

Condition: Repair or Replace





(Site continued)



(Site continued)



Comment 2:

Trees and vegetation are generally in good condition at this home there are a few instances of trees touching the roof or very near the roof line these branches should be trimmed back to allow for less Pineneedle drop into the gutters and on the roof.

Retaining Walls:

Masonry

Condition: Satisfactory



Driveway:

Asphalt

Condition: Satisfactory





(Site continued)



Walkways:

Stepping Stones

Condition: Satisfactory

Patios/Decks:

Wood

Condition: Satisfactory





(Site continued)



Comment 3:

Deck is in very good condition and will stand there is one location where indicated that the handrail is slightly loose would recommend re-securing if possible.

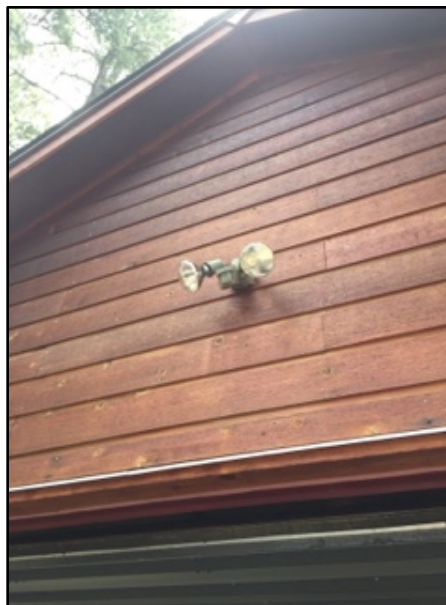
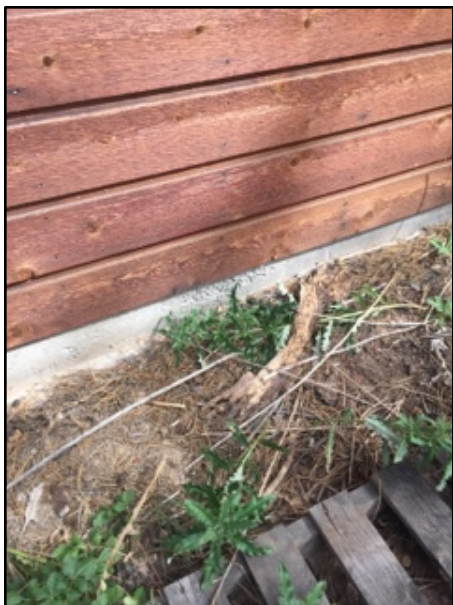
# Exterior

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:

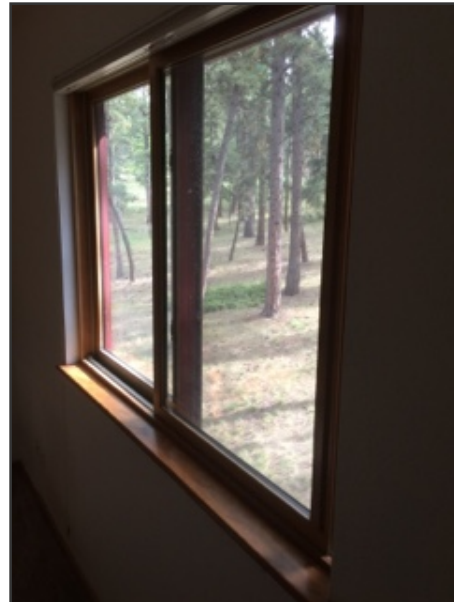
Wood

Condition: Satisfactory

Windows:

Wood

Condition: Satisfactory





(Exterior continued)



Entry Doors:

Wood, Moveable glass and wood doors.  
Condition: Satisfactory





(Exterior continued)



Balconies:

Wood

Condition: Satisfactory

Railings:

Wood

Condition: Satisfactory



(Exterior continued)



Comment 4:

One handrail leading from the landing to the upper level deck is slightly loose on the right-hand side recommend retightening if possible.

## Garage

Garage Type:

Attached

Condition: Satisfactory

Garage Size:

2 Car



(Garage continued)



Door Opener:

Chain Drive  
Condition: Satisfactory



Comment 5:

Please note attached two car garage has two separate opener's neither one has infra red beam on them, it is a mechanical safety only.

Opener Safety Feature:

Force Sensitive  
Condition: Satisfactory  
Satisfactory

Detached Garage/Shop:



(Garage continued)



Comment 6:

Detached workshop is a two car garage has GFCI outlets, infra-red beam safeties on the garage door opener all is functional and good at the time of this inspection. Detached garage contained a pellet stove we did not test the stove at the time of the inspection.



Figure 6-1



Figure 6-2



Figure 6-3

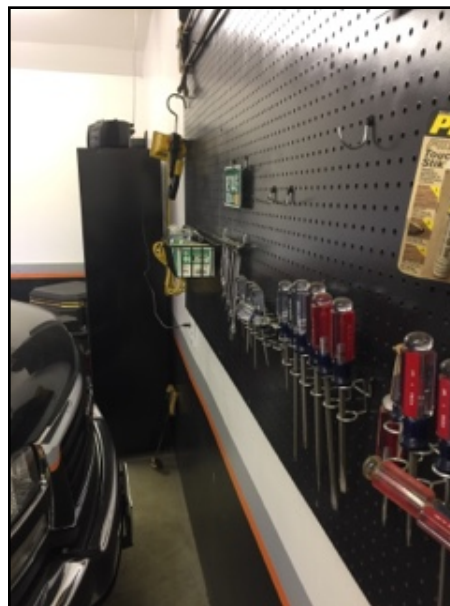


Figure 6-4



(Garage continued)



Figure 6-5



Figure 6-6



Comment 7:

In the detached garage floor there is a minor crack near the roll up door location.



Figure 7-1

(Garage continued)



Comment 8:  
Pellet stove exterior pipes.



Figure 8-1



Figure 8-2

## 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:

Walked Roof/Arms Length





(Roofing continued)





(Roofing continued)



Comment 9:

There are a number of pine trees near the roof and touching the roofing material in some area. It is highly recommended that these trees be trimmed back so that the Pineneedles do not gather on the roof.

Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	3-4 Years Per Owner
Ventilation Present:	Soffit
	Condition: Satisfactory



(Roofing continued)

Vent Stacks:

Metal

Condition: Satisfactory



(Roofing continued)

Chimney :

Metal

Condition: Satisfactory



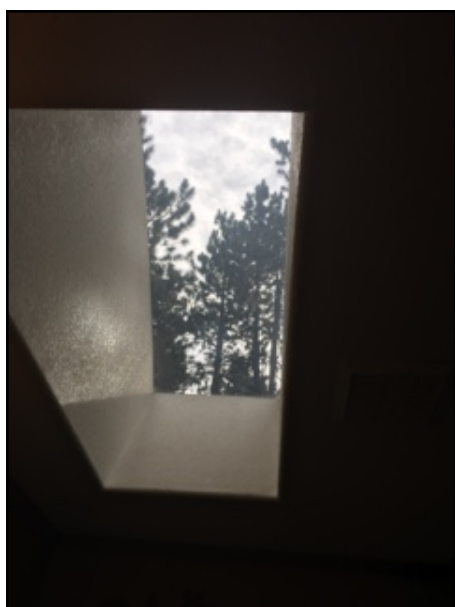
Comment 10:

There is no chimney per se as the fireplace is a gas fireplace pictured is the vent for that gas fireplace.

Sky Lights:

Yes

Condition: Satisfactory





(Roofing continued)

Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Marginal





(Roofing continued)



Comment 11:

It is recommended that all downspouts coming from roof to the ground should be extended away from foundation to ensure no moisture enters the foundation.

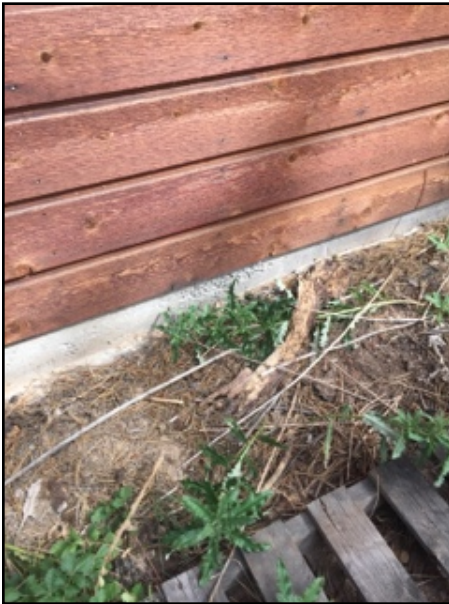
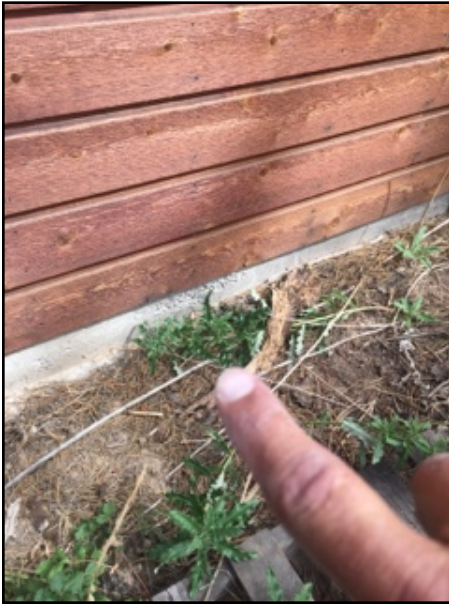
## Structure

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:

Basement



(Structure continued)



Comment 12:  
Above photographs illustrate a basement structure the fingers pointing at these areas are not indicating a deficiency.

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

# Attic

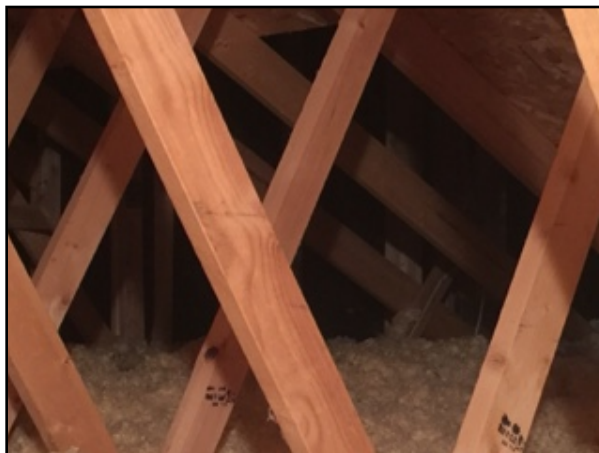


(Attic continued)

Attic Entry:



Hallway



Comment 13:

Attic entry is an upper main hallway location attic insulation is in good shape minimum of 8 inches up to 10 inches.

Roof Framing Type:

Joist and Rafters

Condition: Satisfactory

(Attic continued)

Roof Deck Material:

Oriented Strand Board  
Condition: Satisfactory



Insulation:

Blown In Fiberglass  
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







Main Disconnect Location:

**GENERAL ELECTRIC**

1 POLE, 250 VOLT CIRCUIT BREAKER 20°C  
 250 V AC 10000 AMP 10000 V  
 100 AMP 2 POLES 250 V A.C.  
 CURRENT INTERRUPTING RATING  
 MAX. 1000, 500  
**10,000 AMP @ 250 V A.C.**  
 Use with Powerpact or Load Center

**UNDO LAR**  
 REC.  
 LISTED  
 CUL. DATA  
 2 POLE UNIT  
 ISSUE NO.  
 8412053  
 E. 11192 C

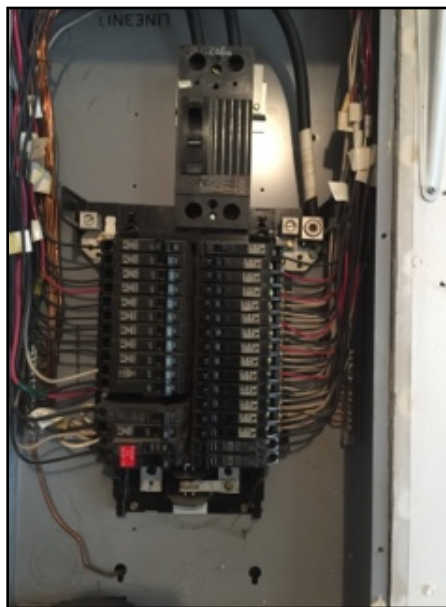
**PLAYVILLE CORP.**  
 MADE IN U.S.A.

AP15750338-B

CUL. AL.  
 TYP. 15  
 CONNECTIONS



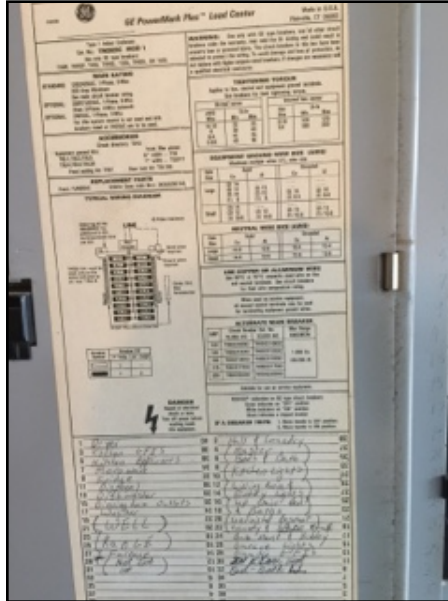
Service Panel Location:



(Electrical continued)

Service Panel Manufacturer:

General Electric  
Condition: Satisfactory



Service Line Material:

Copper  
Condition: Satisfactory

Service Voltage:

240 volts

Service Amperage:

150 amps



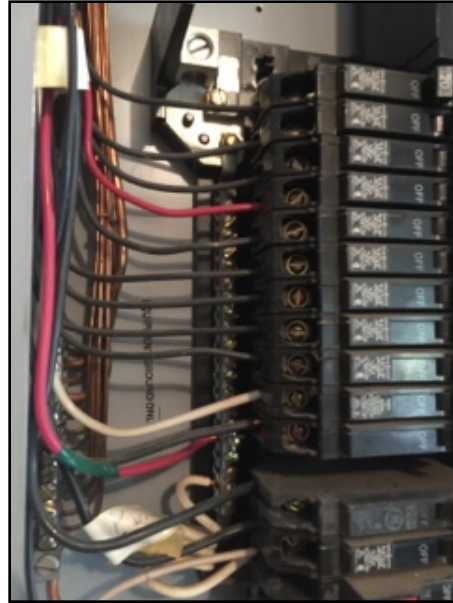
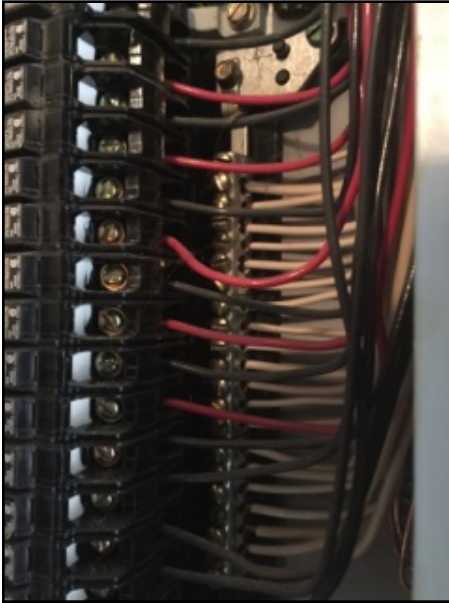
Service Panel Ground:

Unknown Not Visible

(Electrical continued)

Branch Circuit Wiring:

Stranded Copper  
Condition: Satisfactory



Overcurrent Protection:

Breakers  
Condition: Satisfactory

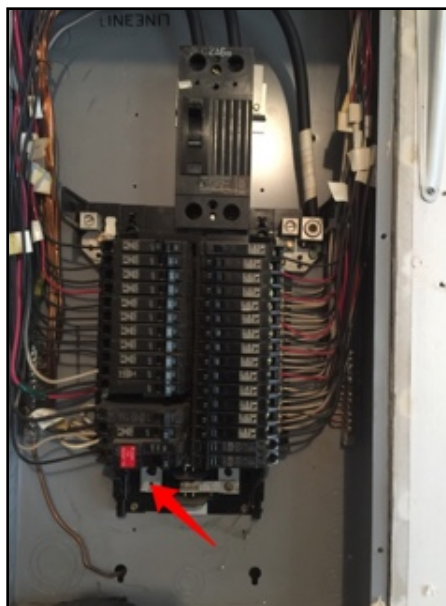
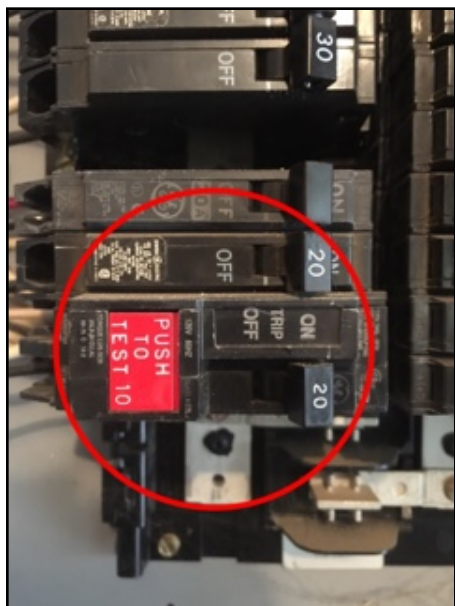


(Electrical continued)

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory



Smoke Detectors:

Hard Wired

Condition: Satisfactory



(Electrical continued)

## Sub Panel

Location:

Garage



Comment 15:

Photos indicate garage sub-panel with 100 amp main switch. The location of the panel is on the exterior of the detached garage.



Figure 15-1



Figure 15-2



Figure 15-3

(Sub Panel continued)

Service Line Material:	Copper
Overcurrent Protection:	Breakers
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

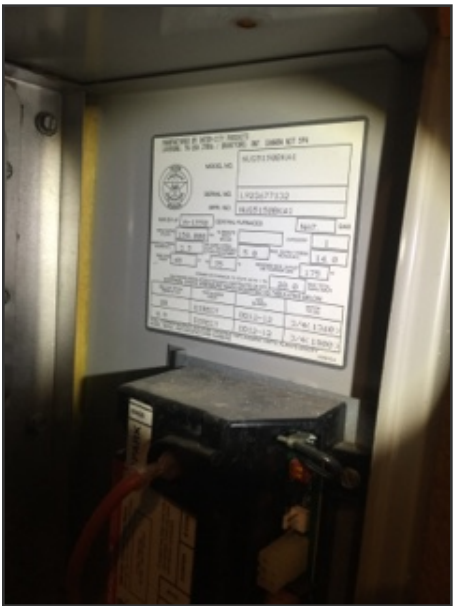
## HVAC

HVAC System Type: Package Unit





(HVAC continued)



(HVAC continued)

Thermostat:

Digital

Condition: Satisfactory



## 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

Type of Equipment:

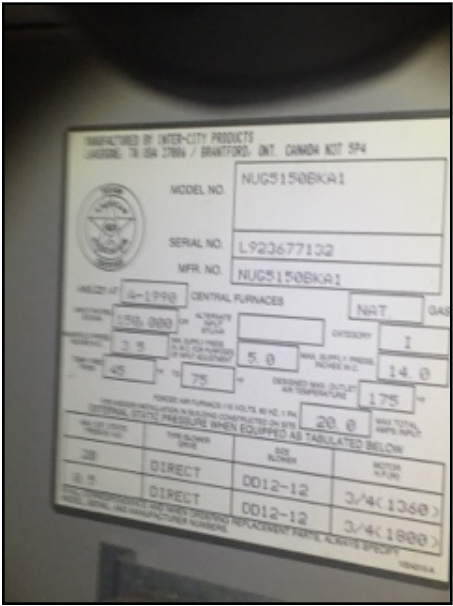
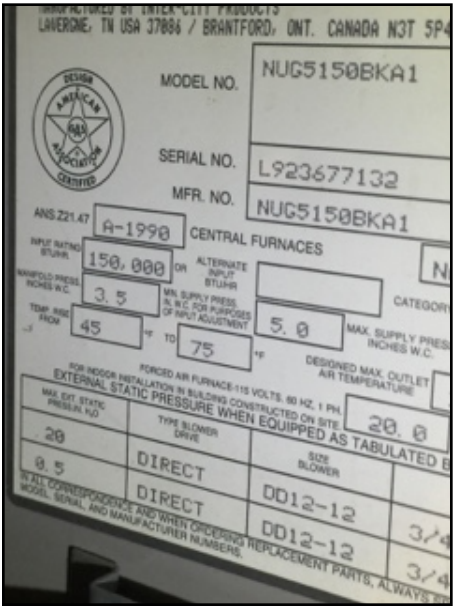
Forced Air

Condition: Satisfactory

(Heating continued)

Manufacturer:

Inter city mfg.





(Heating continued)

Heating Fuel:



Gas  
Condition: Satisfactory



Input BTUs:	150,000
Approximate Age:	1990 Per Label

(Heating continued)

Filter Type:

Disposable  
Condition: Satisfactory



Type of Distribution:

Metal Ducting  
Condition: Satisfactory



(Heating continued)



Comment 16:

Ducting at top of furnace should be rewrapped where indicated with red arrow.

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 17:

Well water is being evaluated by a Colorado certified laboratory water pressure is measured at 62 PSI which is in the acceptable range.

Supply Pipe Material:

Copper

Condition: Satisfactory



Location of Main Water Shutoff:

Basement

(Plumbing continued)

Sewer System:



Septic System





(Plumbing continued)



**Comment 18:**

Sewer system is based on a buried septic tank system the entry caps are buried where indicated in the photographs above. The owner has mentioned that he will try to uncover them so that the septic system can be pumped and serviced.

Waste Pipe Material:

PVC

Condition: Satisfactory

Location of Fuel Shutoff:

At Meter



## Water Heater

(Water Heater continued)

Manufacturer:

Rheem



Fuel:

Natural Gas

Capacity:

50 gal

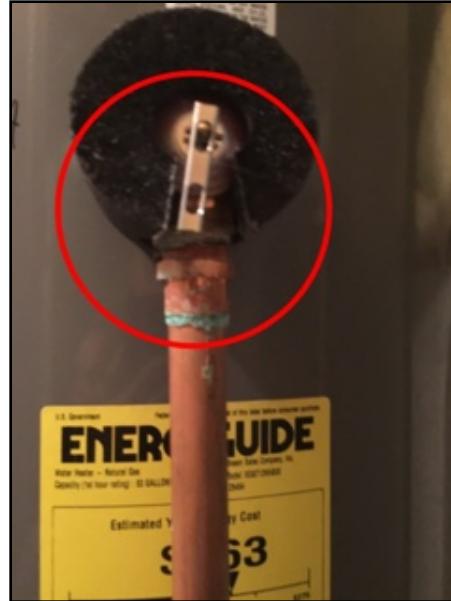
Approximate Age:

2014

(Water Heater continued)

Temp & Pressure Relief Valve:

Present With Blow Off Leg  
Condition: Satisfactory



Fuel Disconnect:

In Same Room

## Bathrooms

### Bathroom #1

Location:	Upstairs Hallway
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single 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 19:

Bathroom number one operated properly toilet flushed hot water at taps shower and bath are in good condition ceiling fan was operational and GFCI was present in bathroom.



Figure 19-1



Figure 19-2

(Bathroom #1 continued)



Figure 19-3



Figure 19-4



Figure 19-5



Figure 19-6

(Bathroom #1 continued)



Figure 19-7

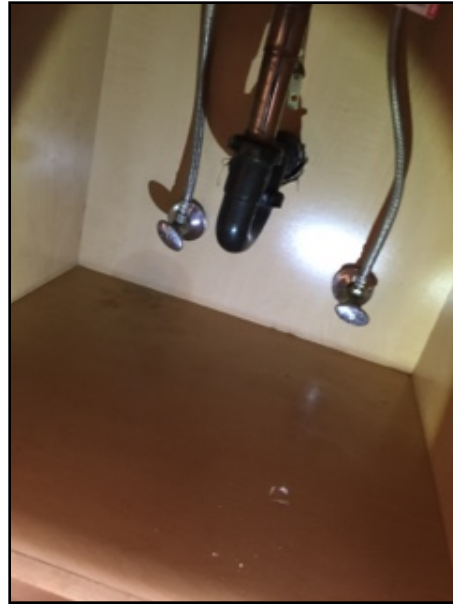


Figure 19-8



Figure 19-9

## Bathroom #2

Location:

Master Bathroom Upstairs

(Bathroom #2 continued)

Bath Tub:

Recirculating  
Condition: Repair or Replace



Comment 20:

On the recirculating tub in this bathroom the right hand or heart valve appears to be stripped out is still functional but recommend it be further evaluated by a licensed plumber.

Shower:

Stall  
Condition: Satisfactory

Sink(s):

Double Vanity  
Condition: Repair or Replace





(Bathroom #2 continued)



Comment 21:

Right hand sink water pressure is very low recommend a licensed plumber to further evaluate.

Toilet:

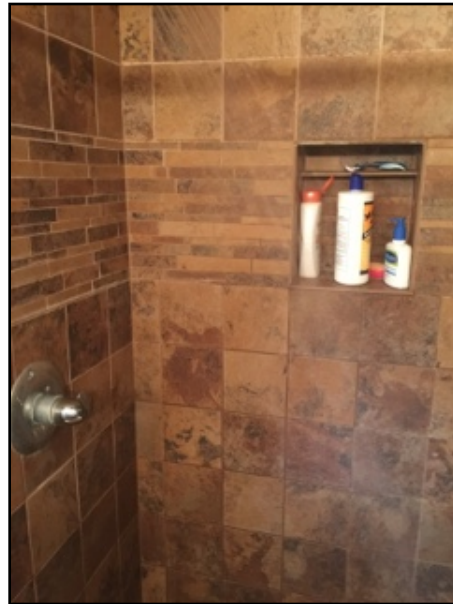
Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory



Tub Surround:

Tile

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

(Bathroom #2 continued)

Ventilation Type:

Ventilator

Condition: Satisfactory



GFCI Protection:

Outlets

Condition: Satisfactory



(Bathroom #2 continued)



Comment 22:

Master bathroom has a jack and Jill sink separate jetted tub separate shower stall issues with pressure on right hand sink and hot water valve for jetted tub ceiling fan operational and GFCI in place.

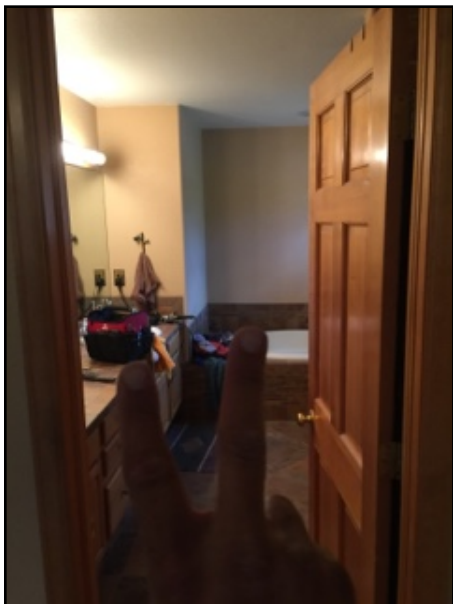


Figure 22-1

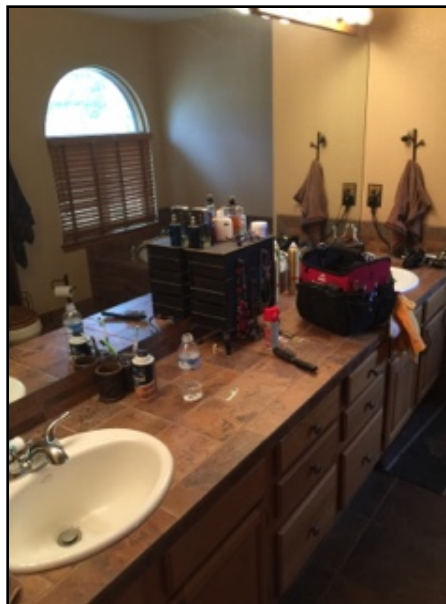


Figure 22-2



Figure 22-3



Figure 22-4

(Bathroom #2 continued)



Figure 22-5



Figure 22-6

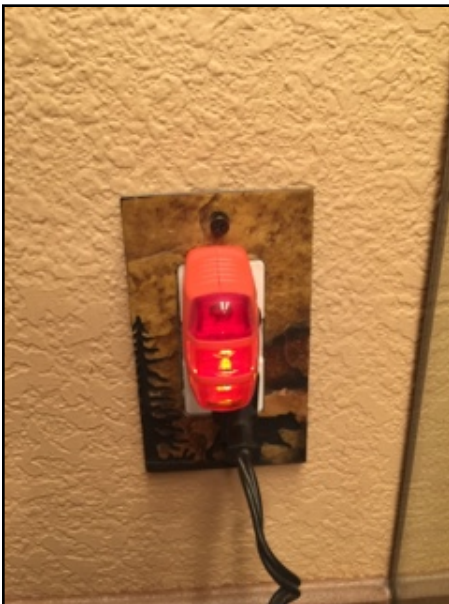


Figure 22-7



Figure 22-8



(Bathroom #2 continued)

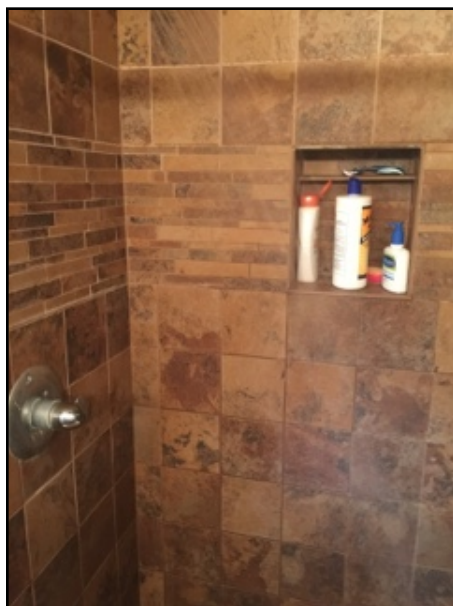


Figure 22-9



Figure 22-10

## Bathroom #3

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
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #3 continued)



Comment 23:

Bathroom number three is located on the lower level all items appear to work properly water pressure was good toilet flushed ventilator fan is operational GFCI is in place stall shower in place without bath tub.

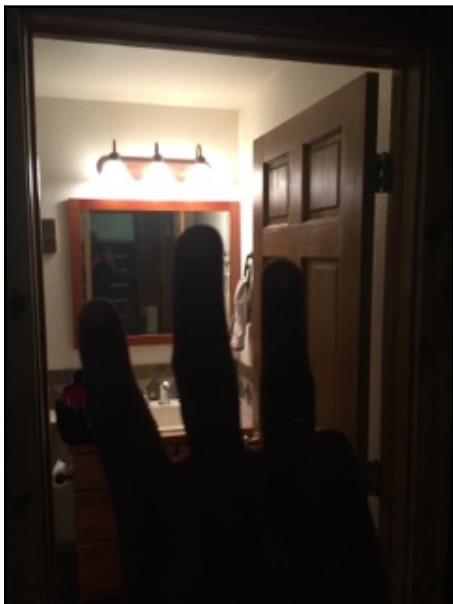


Figure 23-1



Figure 23-2



Figure 23-3



Figure 23-4

(Bathroom #3 continued)



Figure 23-5



Figure 23-6



Figure 23-7

# Kitchen

Cabinets:

Wood

Condition: Satisfactory



Countertops:

Granite

Condition: Satisfactory





(Kitchen continued)



Sink:

Single

Condition: Satisfactory

## 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/Stove:

Whirlpool

Condition: Satisfactory

(Appliances continued)



(Appliances continued)

Refrigerator:

Samsung  
Condition: Satisfactory



(Appliances continued)



Dishwasher:

Kitchen Aid  
Condition: Satisfactory



Comment 24:  
Ran full cycle of dishwasher no leaks and the unit operating properly.

Microwave:

Not Present

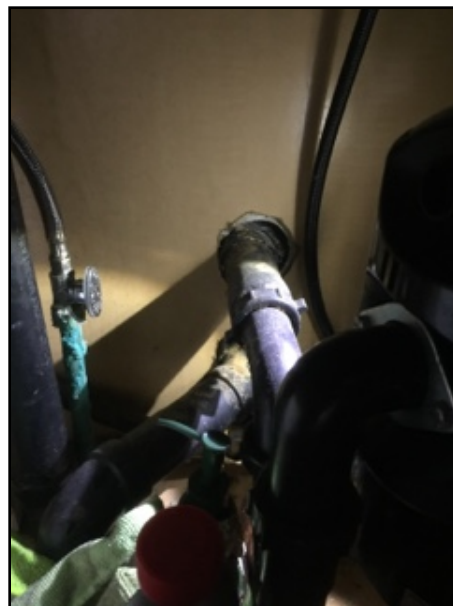


(Appliances continued)

Disposal:



Badger  
Condition: Satisfactory



(Appliances continued)



Comment 25:

Disposal operated quietly and properly please note in photograph there is some corrosion on waterline suspect it is just surface corrosion.

Washer:

Unidentified

Condition: Satisfactory



Comment 26:

Ran a short cycle of washer no leaks and operational.

Dryer:

Unidentified

Condition: Satisfactory



Comment 27:

Performed brief function test for dryer it appear to work properly.

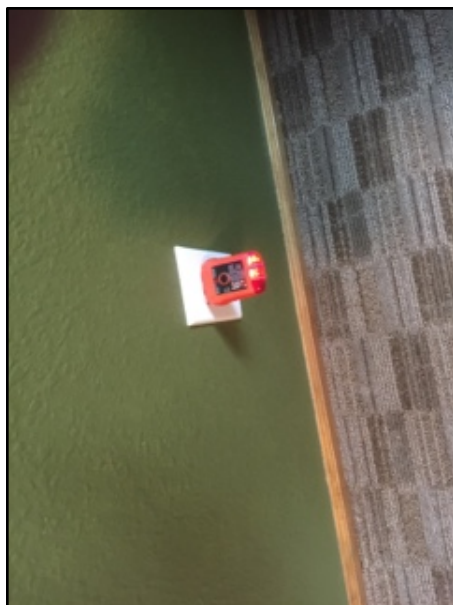
# Interior

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.

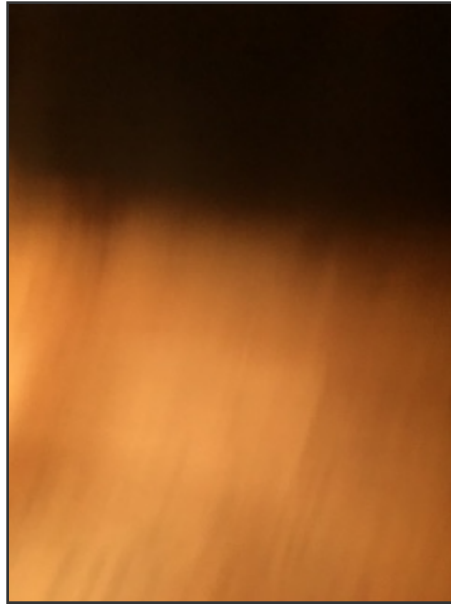
Floors:

Carpet, Wood

Condition: Satisfactory



(Interior continued)

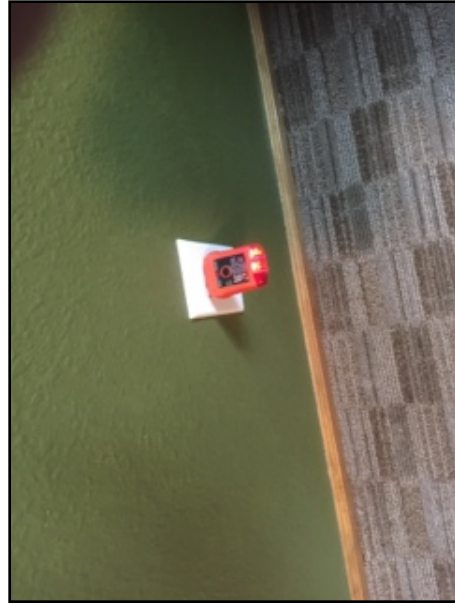




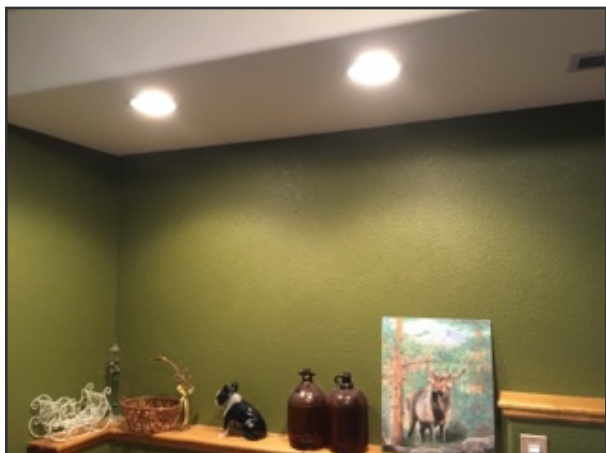
(Interior continued)

Walls:

Textured Over Drywall  
Condition: Marginal



(Interior continued)



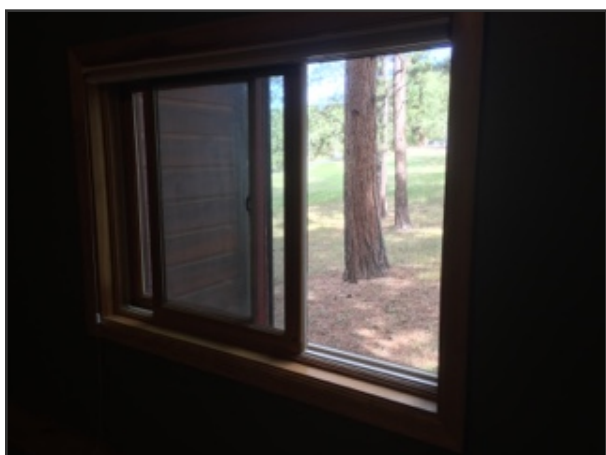
Comment 28:

Overall walls and ceilings are in good condition there are some signs of cracked drywall around the skylight and in the living room where indicated by red arrow.

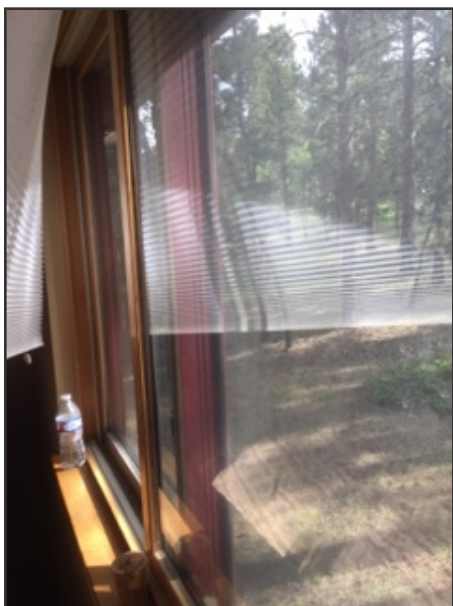
Window Types:

Casement, Sliders

Condition: Satisfactory



(Interior continued)



Comment 29:

This home has a combination of slider and casement wood windows all were operational during this inspection.

Window Materials:

Wood

Entry Door Types:

French

Condition: Satisfactory

(Interior continued)

Entry Door Materials:

Wood with glass inserts

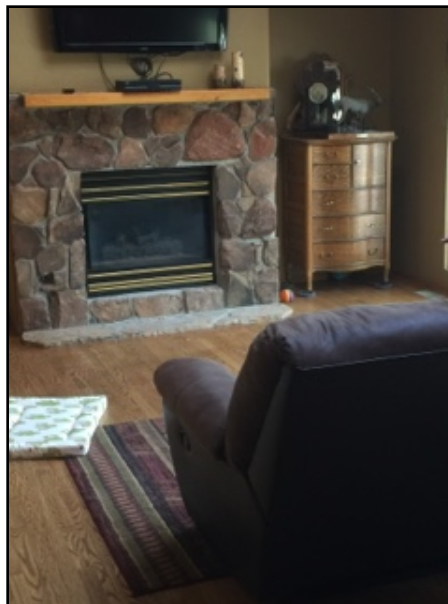
Interior Door Materials:

Wood

Fireplace:

Gas Burning

Condition: Satisfactory





(Interior continued)



Comment 30:

The fireplace is a gas burning unit located in the main home living room. During this inspection we operated the fireplace and it appeared to work properly.

# 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

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1) Trees and vegetation are generally in good condition at this home there are a few instances of trees touching the roof or very near the roof line these branches should be trimmed back to allow for less Pineneedle drop into the gutters and on the roof.

## Patios/Decks

---

2) Deck is in very good condition and will stand there is one location where indicated that the handrail is slightly loose would recommend re-securing if possible.

## Railings

---

3) One handrail leading from the landing to the upper level deck is slightly loose on the right-hand side recommend retightening if possible.

(Report Summary continued)

#### Detached Garage/Shop

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4) In the detached garage floor there is a minor crack near the roll up door location.



Figure 7-1

#### Inspection Method

---

5) There are a number of pine trees near the roof and touching the roofing material in some area. It is highly recommended that these trees be trimmed back so that the Pineneedles do not gather on the roof.

#### Gutters & Downspouts

---

6) It is recommended that all downspouts coming from roof to the ground should be extended away from foundation to ensure no moisture enters the foundation.

#### Type of Distribution

---

7) Ducting at top of furnace should be rewrapped where indicated with red arrow.

#### Sewer System

---

8) Sewer system is based on a buried septic tank system the entry caps are buried where indicated in the photographs above. The owner has mentioned that he will try to uncover them so that the septic system can be pumped and serviced.

(Report Summary continued)

#### Bath Tub

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9) On the recirculating tub in this bathroom the right hand or heart valve appears to be stripped out is still functional but recommend it be further evaluated by a licensed plumber.

#### Sink(s)

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10) Right hand sink water pressure is very low recommend a licensed plumber to further evaluate.

#### Walls

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11) Overall walls and ceilings are in good condition there are some signs of cracked drywall around the skylight and in the living room where indicated by red arrow.