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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Richard Bauch

Property Address:

1671

Little Bear Creek Rd

Idaho Springs, CO

Inspected on Fri, Aug 17 2018 at 9:53 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
Approximate Age:	1959
Age Based On:	Listing, Sellers Disclosure
Bedrooms/Baths:	1 Bdrm/1 Bath
Door Faces:	South
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

Site

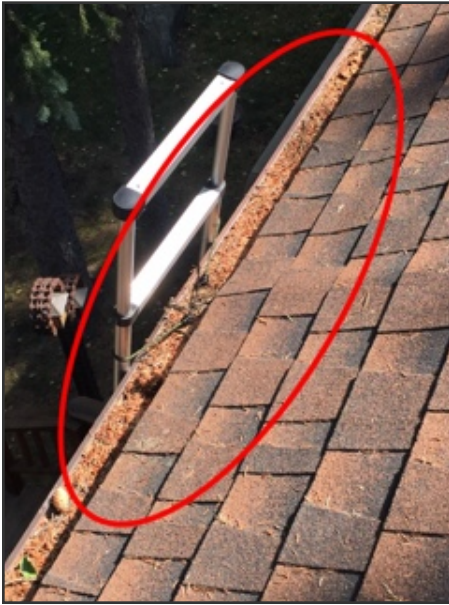
The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory

(Site continued)



(Site continued)



Comment 1:

Evergreen trees are in contact with power line and the roof on the northeast and northwest location. They should be trimmed back and mitigated to ensure no electrical grounding issues as well as limiting pine needles in gutters.

Retaining Walls:

Masonry

Condition: Satisfactory

Driveway:

Gravel

Condition: Satisfactory

Steps/Stoops:

Stone

Condition: Satisfactory

Patios/Decks:

Wood

Condition: Satisfactory

(Site continued)



Comment 2:



Figure 2-1

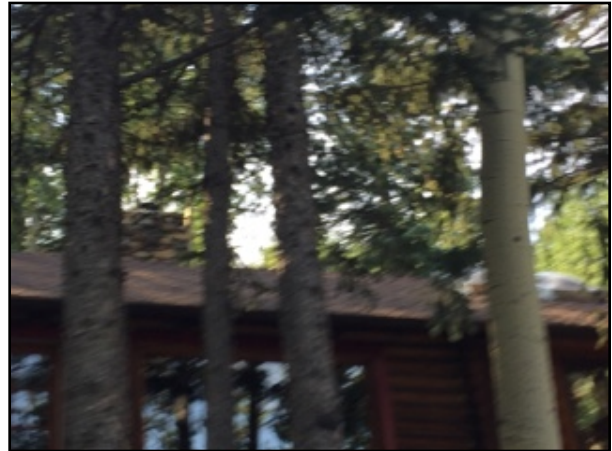


Figure 2-2



Figure 2-3



Figure 2-4

(Site continued)



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8



Figure 2-9



Figure 2-10

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



Comment 3:

Log construction .



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Figure 3-5

Exterior Trim Material:	Wood
	Condition: Satisfactory
Windows:	Wood, Vinyl
	Condition: Satisfactory



Comment 4:

Windows are a combination of vinyl and original wood casement windows. Most of the wood windows are sealed shut and weren't operational during this inspection. All appear in good condition.



Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Figure 4-4



Comment 5:

Window screens are missing during inspection previous owner stated the screens are stored in the crawl space.

Entry Doors:

Wood

Condition: Satisfactory



Comment 6:

Interior wood entry doors and exterior wood with glass inserts both are in good condition.



Figure 6-1

Railings:

Wood

Condition: Satisfactory

(Exterior continued)



Comment 7:

Railing spacing is acceptable and in good condition.



Figure 7-1



Figure 7-2

Garage

Garage Type:

Detached

Condition: Satisfactory



(Garage continued)



(Garage continued)



Comment 8:

Garage is a detached 3 car with connection for LP gas heater, electrical sub panel for living structure above garage. All 3 garage door opener operating normally and safety features are operational as well.

Garage Size:	3 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	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.

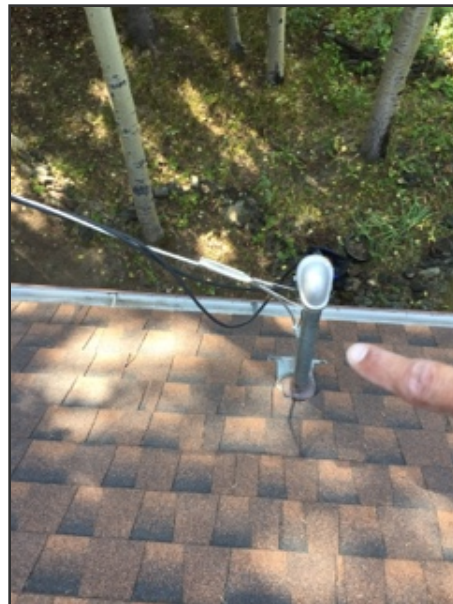
(Roofing continued)

Inspection Method:

Walked Roof/Arms Length



(Roofing continued)



(Roofing continued)



Comment 9:

There is a great deal of debris from pine needles in gutter. They should be cleaned and the trees near the area should be trimmed back. The roof is generally in good condition.

Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	10 Years

(Roofing continued)

Ventilation Present:

Gable Ends

Condition: Satisfactory



Vent Stacks:

Metal

Condition: Satisfactory



(Roofing continued)



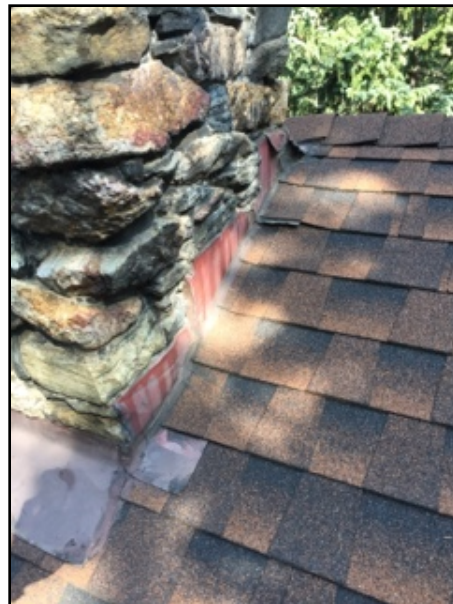
Comment 10:

Vent stacks, skylights and chimney appear to be sealed well and are in good condition.

(Roofing continued)

Chimney :

Masonry , Metal
Condition: Satisfactory



(Roofing continued)



Comment 11:

Chimney cricket, cap and flashing are in good condition.

Sky Lights:

Yes

Condition: Satisfactory

Flashings:

Metal

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Satisfactory



(Roofing continued)



Comment 12:

Downspout should be extended further from structure so moisture will not penetrate foundation at northeast corner of home.

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:	Not Inspected
Foundation Material:	Concrete Block
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory

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:	Not Inspected
--------------------	---------------

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



(Electrical continued)



Comment 13:

Overhead power line in contact with trees near corner of home, should be trimmed or tree removed to ensure service reliability and safety.

Main Disconnect Location:

Service Panel



(Electrical continued)



Service Panel Location:

Exterior



(Electrical continued)



Service Panel Manufacturer:

General Electric

Condition: Satisfactory

Service Line Material:

Copper

Condition: Satisfactory



Service Voltage:

120 volts

Service Amperage:

200 amps

Service Panel Ground:

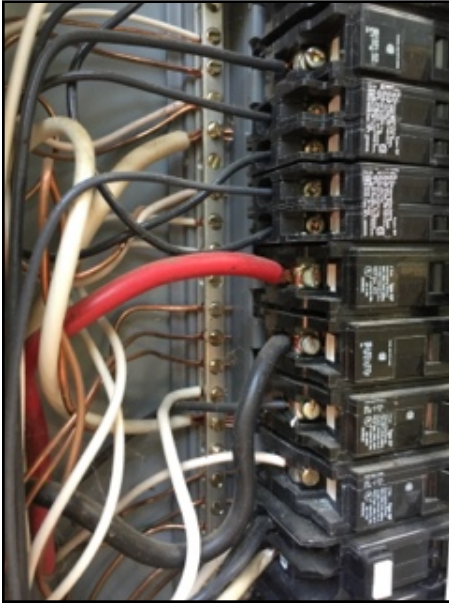
Unknown Not Visable

(Electrical continued)

Branch Circuit Wiring:

Stranded Copper

Condition: Satisfactory



Overcurrent Protection:

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers:

No

Condition: Further Evaluation Required



(Electrical continued)



Comment 14:

Kitchen counter near sink and bathroom location both require GFCI circuits should be further evaluated by licensed electrician and corrected.

Smoke Detectors:

9 volt Battery Type

Condition: Repair or Replace



(Electrical continued)



Comment 15:

Carbon monoxide detector in bedroom is functional the smoke detector in hallway is currently not operational perhaps battery is dead.

HVAC

HVAC System Type:

Package Unit, Wall Unit



(HVAC continued)



Comment 16:

Main unit has LP gas fed forced air furnace and front sunroom expansion is fitted with electric baseboard heater units. Both systems operating normally during inspection period.

Thermostat:

Digital

Condition: Satisfactory



LP Gas :

Propane Gas Powered

(HVAC continued)



Comment 17:



Figure 17-1

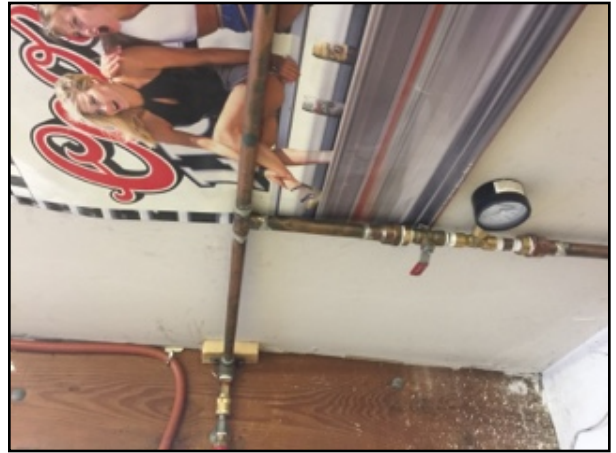


Figure 17-2



Figure 17-3



Figure 17-4

(HVAC continued)



Figure 17-5

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.

Type of Equipment:	Not Inspected
Heating Fuel:	LP Gas
	Condition: Satisfactory
Approximate Age:	20 Years Per Previous Owner
Type of Distribution:	Metal Ducting
	Condition: Satisfactory



Comment 18:
Portions of the heating were not inspected.

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



Comment 19:

Water tests on well recovery and water quality have been performed and have adequately passed previously to today's inspection.

Supply Pipe Material:

Copper

Condition: Satisfactory

Location of Main Water Shutoff:

By Water Heater

(Plumbing continued)

Sewer System:

Septic System



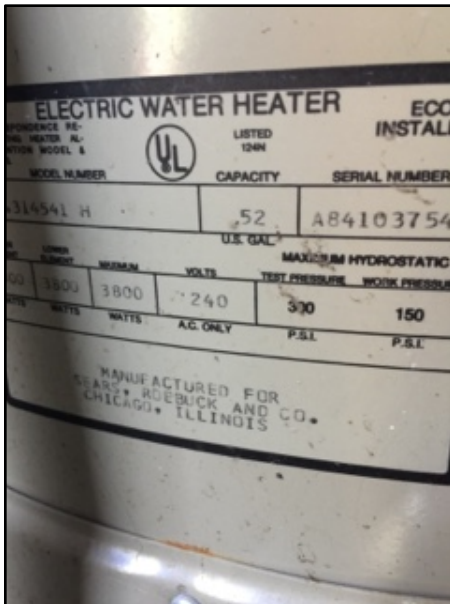
Location of Fuel Shutoff:

At water heater

Water Heater

Manufacturer:

General Electric



(Water Heater continued)



(Water Heater continued)



Comment 20:

Two tank system in place one 40 gallon and one 52 gallon water heater. Hot water supply is very low temperature at faucet recommend further evaluation by licensed plumber to verify if water heater needs replacement.

Fuel:

LP Gas

Capacity:

42 and 50 gallon dual tank

Approximate Age:

15 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory



(Water Heater continued)

Fuel Disconnect:



Within Sight of Equipment



Bathrooms

Bathroom #1

Location:
Bath Tub:

Msin Floor Full Bath
Recessed
Condition: Satisfactory



(Bathroom #1 continued)

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory



(Bathroom #1 continued)



Comment 21:

Bathroom sink appears to drain slowly recommend drain cleaning and further evaluation.

Toilet:

Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory

Floor:

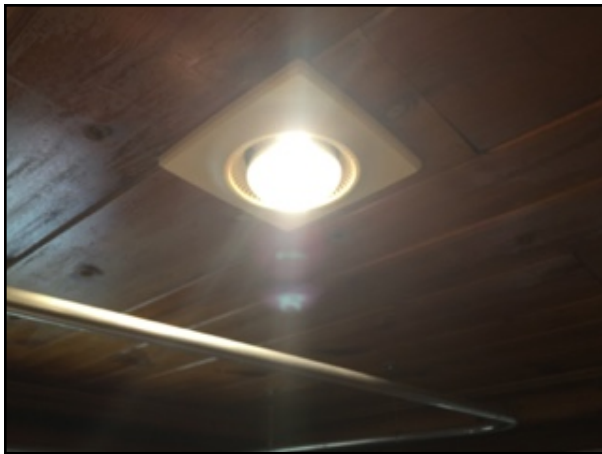
Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory



GFCI Protection:

Outlets

Condition: Further Evaluation Required



Comment 22:

GFCI not present at bathroom outlet further evaluation by licensed electrician is recommended.

Kitchen

Cabinets:

Wood

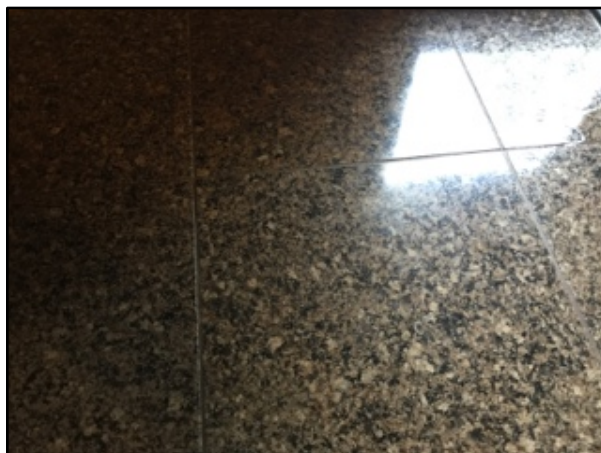
Condition: Satisfactory



Countertops:

Granite

Condition: Satisfactory



(Kitchen continued)

Sink:

Double
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:

General Electric
Condition: Satisfactory



(Appliances continued)

Cooktop:

General Electric
Condition: Satisfactory



Refrigerator:

General Electric
Condition: Satisfactory



Dishwasher:

General Electric
Condition: Satisfactory

(Appliances continued)

Microwave:

General Electric
Condition: Satisfactory



Washer:

Kenmore
Condition: Satisfactory



Dryer:

Kenmore
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: Carpet, Wood
Condition: Satisfactory

Walls: Log construction
Condition: Satisfactory

Window Types: Casement
Condition: Satisfactory



(Interior continued)



Comment 23:

Combination of wood casement and vinyl windows. Wood casement appears painted or stained shut recommend light scoring to remove seal and further evaluation windows.

Window Materials:

Wood, Vinyl

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood

Fireplace:

Wood Burning

Condition: Satisfactory



(Interior continued)



Comment 24:

Upon inspection of sunroom the installed ceiling fan had no visible activation device or switch. We did not see a switch or remote to turn on the fan. Further evaluation by electrician or other professional.

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) Evergreen trees are in contact with power line and the roof on the northeast and northwest location. They should be trimmed back and mitigated to ensure no electrical grounding issues as well as limiting pine needles in gutters.

Windows

2) Windows are a combination of vinyl and original wood casement windows. Most of the wood windows are sealed shut and weren't operational during this inspection. All appear in good condition.



Figure 4-1



Figure 4-2

(Report Summary continued)



Figure 4-3



Figure 4-4

Inspection Method

3) There is a great deal of debris from pine needles in gutter. They should be cleaned and the trees near the area should be trimmed back. The roof is generally in good condition.

Gutters & Downspouts

4) Downspout should be extended further from structure so moisture will not penetrate foundation at northeast corner of home.

Type of Service

5) Overhead power line in contact with trees near corner of home, should be trimmed or tree removed to ensure service reliability and safety.

GFCI/AFCI Breakers

6) Kitchen counter near sink and bathroom location both require GFCI circuits should be further evaluated by licensed electrician and corrected.

Smoke Detectors

7) Carbon monoxide detector in bedroom is functional the smoke detector in hallway is currently not operational perhaps battery is dead.

(Report Summary continued)

Manufacturer

8) Two tank system in place one 40 gallon and one 52 gallon water heater. Hot water supply is very low temperature at faucet recommend further evaluation by licensed plumber to verify if water heater needs replacement.

Sink(s)

9) Bathroom sink appears to drain slowly recommend drain cleaning and further evaluation.

GFCI Protection

10) GFCI not present at bathroom outlet further evaluation by licensed electrician is recommended.

Window Types

11) Combination of wood casement and vinyl windows. Wood casement appears painted or stained shut recommend light scoring to remove seal and further evaluation windows.

Interior

12) Upon inspection of sunroom the installed ceiling fan had no visible activation device or switch. We did not see a switch or remote to turn on the fan. Further evaluation by electrician or other professional.