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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Beth Fuller

Property Address:

2287

Roland Drive

Bailey, CO 80421

Inspected on Tue, Nov 19 2019 at 8:49 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:	Raised Ranch
Year home built:	1976
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	4 bedroom/3 baths
Door Faces:	South
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
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:	Sloped Toward Structure Condition: Satisfactory
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(Site continued)



Vegetation:

Growing Against Structure
Condition: Marginal



(Site continued)



Comment 1:

It is highly recommended that all Evergreen, conifer, and spruce trees be limbed up properly or completely removed when near the structure. These trees act as accelerants in a fire situation and should be removed or mitigated professionally.

Retaining Walls:

Masonry

Condition: Satisfactory

(Site continued)

Driveway:

Gravel

Condition: Satisfactory



Walkways:

Stepping Stones

Condition: Marginal



(Site continued)

Patios/Decks:

Wood

Condition: Satisfactory



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:

Brick, Lap Wood

Condition: Satisfactory



Exterior Trim Material:

Wood

Condition: Satisfactory

(Exterior continued)

Windows:

Vinyl
Condition: Satisfactory



(Exterior continued)



Comment 2:

The homes windows appear to be in good physical condition no broken seals.

Entry Doors:

Wood, Fiberglass

Condition: Satisfactory



(Exterior continued)



Railings:

Wood

Condition: Satisfactory

Garage

Garage Type:

Detached

Condition: Satisfactory



(Garage continued)



Comment 3:

This home has a detached two car garage with a rollup door electric garage door opener with safety I sensors. No issues were found in the garage during this inspection.

Garage Size:

2 Car

(Garage continued)

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.

Inspection Method: Walked Roof/Arms Length



(Roofing continued)



(Roofing continued)



Comment 4:

The roof appears to be in very good and new condition no problems found on the roof. As indicated in the photographs any spruce trees nearby should be trimmed back so as not to touch the roof area.

Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	1-2 years
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Not Present
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Marginal



(Roofing continued)



Comment 5:

Where indicated with the red highlights the downspout should be extended away from the home approximately 5 to 7 feet minimum. The gutter on the rear of the home towards the north east corner is loose and should be tightened.

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:

Basement



(Structure continued)



(Structure continued)



Comment 6:

Upon inspection of this home is foundation generally speaking the home is in good condition. There are some areas where there is evidence of prior work on the foundation near the laundry room where the water heater is located. Where indicated in the photographs there is an aberration that has been worked on previously indicating that there may have been some digging in this foundation. It is highly recommended that he structural engineer review the foundation flaws as pictured. Additionally there is no floor drain located in this area.

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

Attic

Attic Entry:



Bedroom Closet



(Attic continued)



(Attic continued)



Roof Framing Type:

Joist and Rafters

Condition: Satisfactory

Roof Deck Material:

Plywood

Condition: Satisfactory

Vent Risers:

Metal

Condition: Satisfactory

Insulation:

Blown In Cellulose

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.

(Electrical continued)

Type of Service:

Overhead



Main Disconnect Location:

Service Panel

Service Panel Location:

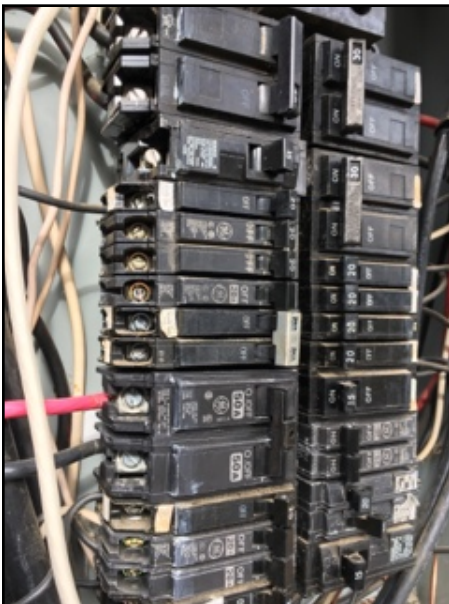
Exterior

(Electrical continued)

Service Panel Manufacturer:

General Electric

Condition: Satisfactory



Service Line Material:

Copper

Condition: Satisfactory

Service Voltage:

240 volts

(Electrical continued)

Service Amperage: 200 amps



Service Panel Ground: Ground Rod



Branch Circuit Wiring: Metallic Shielded Copper
Condition: Satisfactory

Overcurrent Protection: Breakers
Condition: Satisfactory

GFCI/AFCI Breakers: No
Condition: Satisfactory

(Electrical continued)



Comment 7:

All GFCI outlets are functional and properly wired throughout this home.

Smoke Detectors:

9 volt Battery Type

Condition: Satisfactory

Sub Panel

Location:

Basement and Garage locations

Service Line Material:

Aluminum

Overcurrent Protection:

Breakers

HVAC

HVAC System Type:

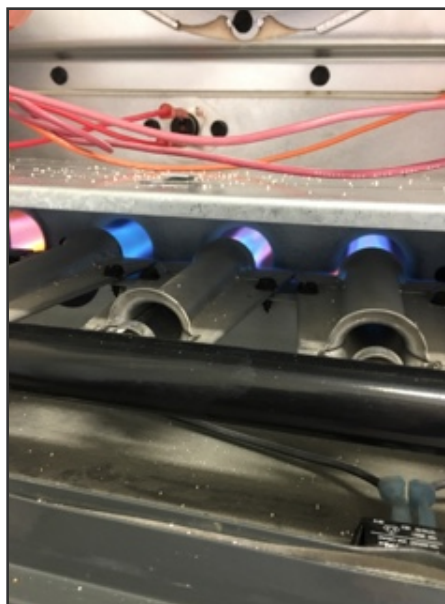
Gas forced air furnace



(HVAC continued)



(HVAC continued)



Comment 8:

The natural gas forced air furnace operated very well throughout this inspection. It is noted that this is a high altitude unit from Goodman created in 2008 and installed in 2014 no problems found. It is always recommended that a furnace should be cleaned and certified prior to use.

Thermostat:

Programmable
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.

Water Service:



Well System



Supply Pipe Material:

Copper

Condition: Satisfactory

Location of Main Water Shutoff:

By Water Heater

(Plumbing continued)

Sewer System:

Septic System



Waste Pipe Material:

ABS Plastic

Condition: Satisfactory



(Plumbing continued)

Location of Fuel Shutoff:

Electric Water Heater



Water Heater

Manufacturer:

Whirlpool



(Water Heater continued)



Fuel:
Capacity:
Approximate Age:
Temp & Pressure Relief Valve:
Fuel Disconnect:

Electric
50 gal
2014 installation of a 2008 unit
Present With Blow Off Leg
Condition: Satisfactory
In Same Room

(Water Heater continued)

Seismic Straps Installed:

No

Condition: Satisfactory

Bathrooms

Bathroom #1

Location:

Upper level master



Comment 9:

Bathroom number one is located near the master bedroom. All were found to be serviceable except for the toilet which is loose all items function properly during this inspection.



Figure 9-1



Figure 9-2

(Bathroom #1 continued)



Figure 9-3



Figure 9-4



Figure 9-5



Figure 9-6

(Bathroom #1 continued)

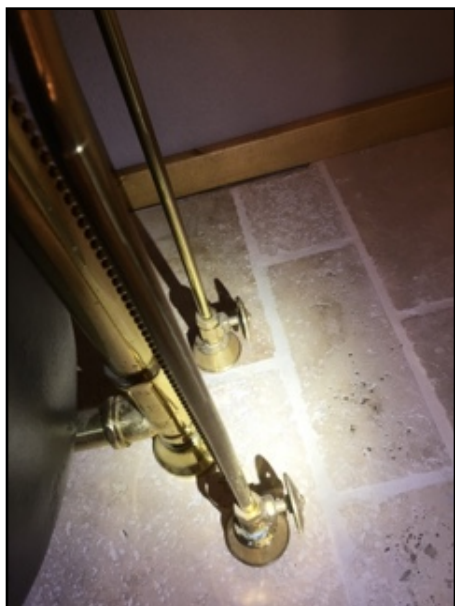


Figure 9-7

Bath Tub:	Free Standing Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Water closet design Condition: Marginal



Comment 10:
Water closet toilet needs tightening.

Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathrooms continued)

Bathroom #2

Location:

Upper level near bedroom 2 & 3



Comment 11:

Bathroom number two had no issues found everything work properly in this location.



Figure 11-1



Figure 11-2



Figure 11-3

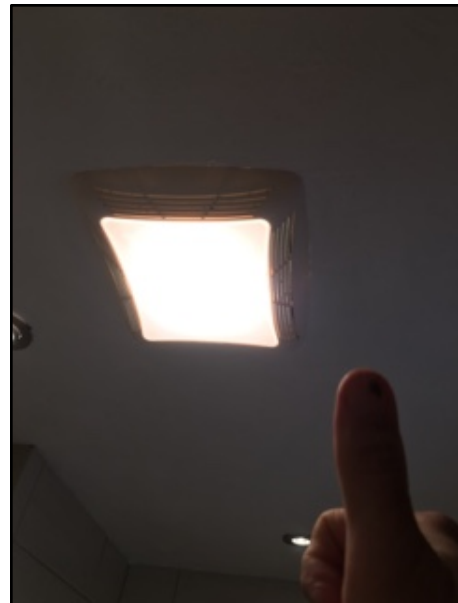


Figure 11-4

(Bathroom #2 continued)



Figure 11-5

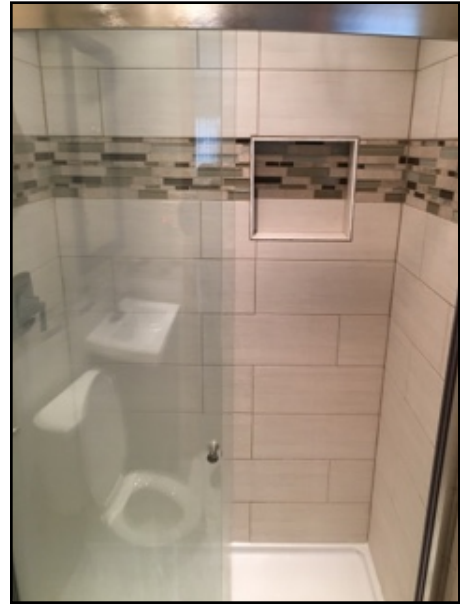


Figure 11-6

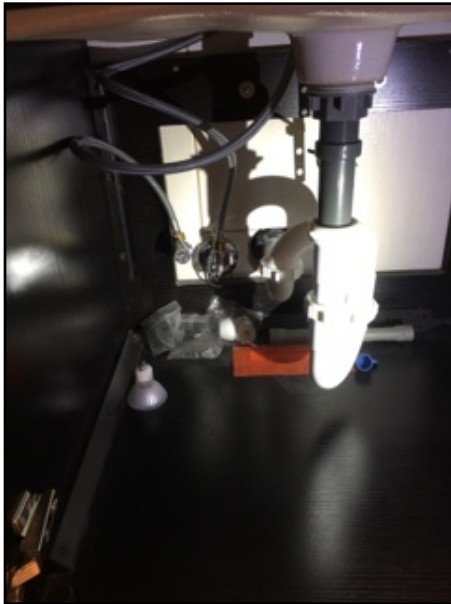


Figure 11-7

Shower:

Stall

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #3

Location: Lower level



Comment 12:

Bathroom number three is located on the lower level everything functioned normally, however the water pressure is lower than the other bathrooms.



Comment 13:



Figure 13-1



Figure 13-2

(Bathroom #3 continued)



Figure 13-3



Figure 13-4



Figure 13-5



Figure 13-6

(Bathroom #3 continued)

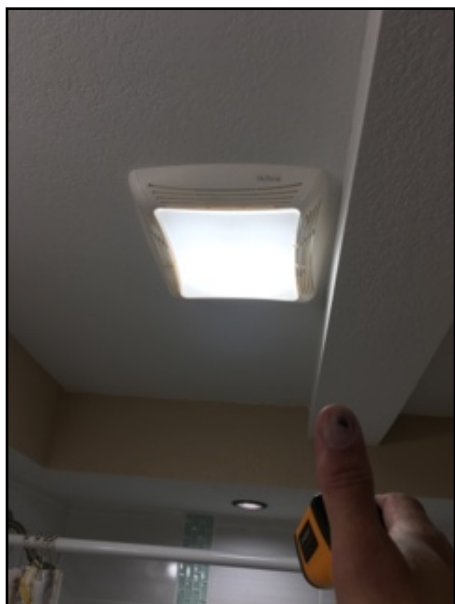


Figure 13-7



Figure 13-8

Shower:

Stall

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory

Kitchen

Cabinets:

Wood

Condition: Satisfactory



(Kitchen continued)

Countertops:

Granite

Condition: Satisfactory



(Kitchen continued)

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:



Whirlpool

Condition: Satisfactory



Cooktop:

Jenn Air

Condition: Satisfactory

(Appliances continued)



(Appliances continued)



Range Hood:

Refrigerator:

Jenn Air

Condition: Satisfactory

Samsung

Condition: Satisfactory



(Appliances continued)

Dishwasher:



Frigidaire
Condition: Satisfactory



Disposal:
Washer:



Not Present
Admiral
Condition: Satisfactory



(Appliances continued)



Dryer:

Admiral

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:

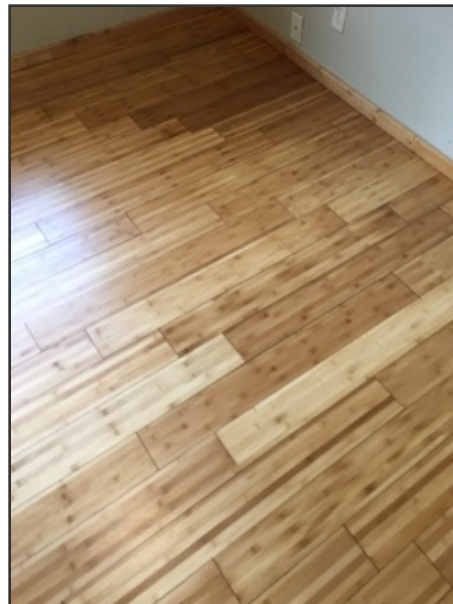
Tile, Carpet, Bamboo

Condition: Satisfactory

(Interior continued)



(Interior continued)



Walls:

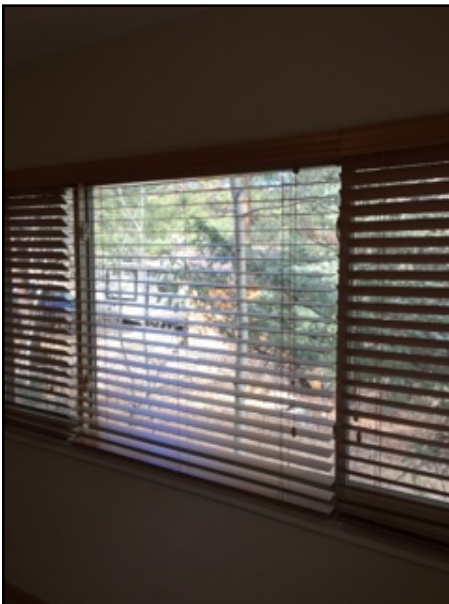
Textured Over Drywall
Condition: Satisfactory

(Interior continued)

Window Types:

Sliders

Condition: Satisfactory



(Interior continued)



Window Materials:

Vinyl

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood



Interior Door Materials:

Wood

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) It is highly recommended that all Evergreen, conifer, and spruce trees be limbed up properly or completely removed when near the structure. These trees act as accelerants in a fire situation and should be removed or mitigated professionally.

Gutters & Downspouts

2) Where indicated with the red highlights the downspout should be extended away from the home approximately 5 to 7 feet minimum. The gutter on the rear of the home towards the north east corner is loose and should be tightened.

Foundation Types

3) Upon inspection of this home is foundation generally speaking the home is in good condition. There are some areas where there is evidence of prior work on the foundation near the laundry room where the water heater is located. Where indicated in the photographs there is an aberration that has been worked on previously indicating that there may have been some digging in this foundation. It is highly recommended that he structural engineer review the foundation flaws as pictured. Additionally there is no floor drain located in this area.

Location

4) Bathroom number one is located near the master bedroom. All were found to be serviceable except for the toilet which is loose all items function properly during this inspection.

(Report Summary continued)



Figure 9-1



Figure 9-2



Figure 9-3

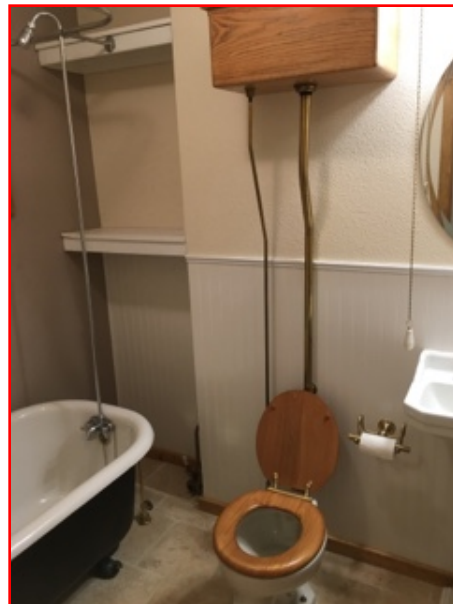


Figure 9-4

(Report Summary continued)



Figure 9-5



Figure 9-6



Figure 9-7

Toilet

5) Water closet toilet needs tightening.

(Report Summary continued)

Location

6) Bathroom number three is located on the lower level everything functioned normally, however the water pressure is lower than the other bathrooms.