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Inspected By: Mike Rothstein



Home Inspection Report

Prepared For:

Nora & Justin Blackmon

Property Address:

51 Suffolk Way

Jefferson, CO 80456

Inspected on Sun, Jul 26 2020 at 1:49 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:	Two
Year Built :	2008
Age Based On:	Listing
Bedrooms/Baths:	3 Bedroom/1.5 Bath
Door Faces:	Southeast



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:

Generally Maintained

Condition: Marginal



(Site continued)



Comment 1:

Generally speaking the house is very well-maintained with regard to fuel for wildfire. As indicated in photographs there are a number of smaller pine trees that should be removed as they are very close to the deck on the north side of the home.

Driveway:

Gravel

Condition: Satisfactory



(Site continued)

Walkways:

Gravel

Condition: Satisfactory



Comment 2:

During the inspection there were really no problems found with walkways around the home there is a series of steps on the east side of the home that should be cleared out from any brush so as to not have a tripping hazard.

Patios/Decks:

Wood

Condition: Satisfactory

(Site continued)



(Site continued)



Exterior

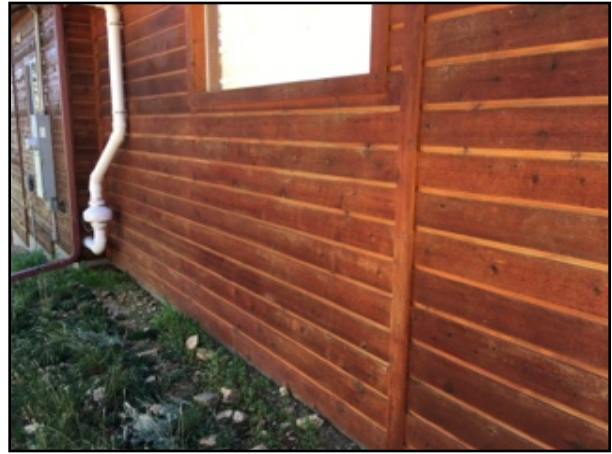
The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

(Exterior continued)

Exterior Covering:

Lap Wood

Condition: Satisfactory



Comment 3:

The exterior of the home is clad with wood siding that is in good condition. Care of the exterior is an ongoing task of periodic water proofing and use of proper products. No current issues found during this inspection.

Exterior Trim Material:

Wood

Condition: Satisfactory

(Exterior continued)

Windows:

Vinyl

Condition: Satisfactory



(Exterior continued)



Entry Doors:

Wood

Condition: Satisfactory

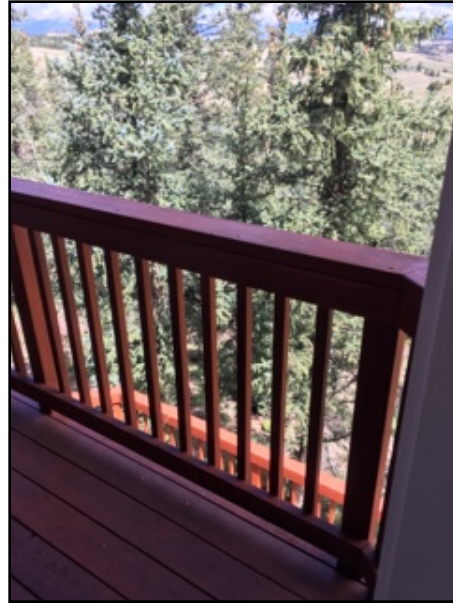
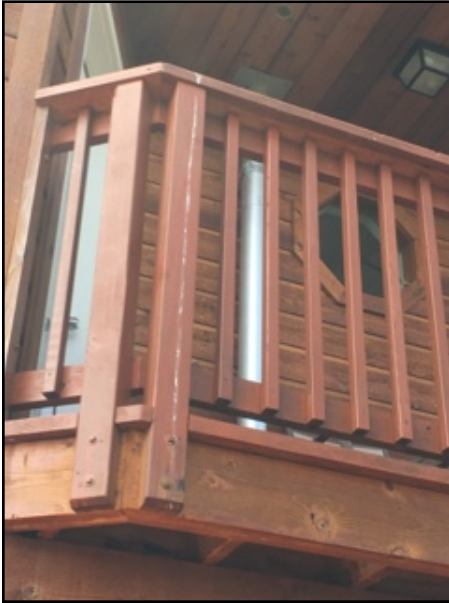


(Exterior continued)

Railings:

Wood

Condition: Satisfactory



Garage

Garage Type:

Attached

Condition: Satisfactory



Garage Size:

2 Car

(Garage continued)

Door Opener:

Chain Drive
Condition: Satisfactory



Opener Safety Feature:

Light Beam
Condition: Satisfactory

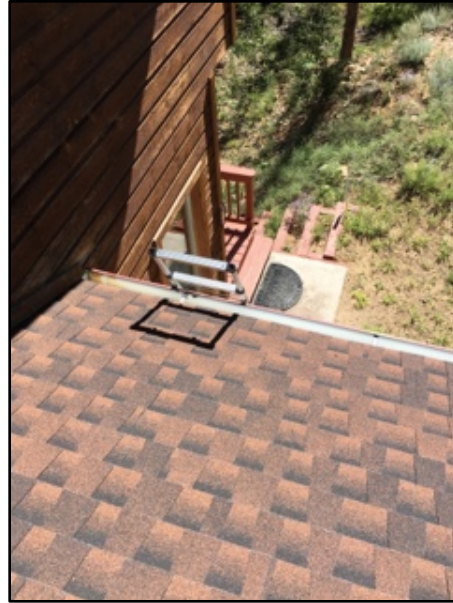


Roofing

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



Roof Design:

Gable

Roof Covering:

3 Tab Shingle

Condition: Satisfactory



(Roofing continued)



(Roofing continued)



Comment 4:

The roof on this home is in good condition it is estimated to be between five and seven years old there is some granular structure that has lost in the gutters as seen in the photographs. The roof is serviceable and in reasonably good condition.

Approximate Roof Age:

5-7 years old

Ventilation Present:

Soffit

Condition: Satisfactory



(Roofing continued)

Vent Stacks:

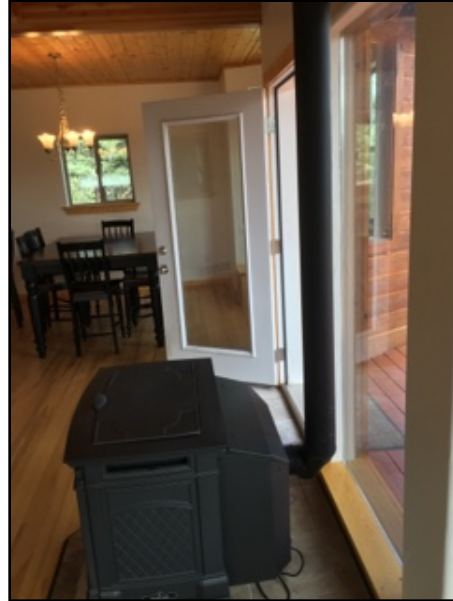
Plastic

Condition: Satisfactory

Chimney :

Metal

Condition: Satisfactory



Flashings:

Metal

Condition: Satisfactory

(Roofing continued)

Soffit and Fascia:

Wood

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Marginal



(Roofing continued)



Comment 5:

Generally speaking the gutters and the downspouts of this home are in good condition. There are a couple of instances where the downspout should be extended away from the foundation a minimum of 5 to 7 feet there are two locations where they need to be extended.

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:

Crawl Space



(Structure continued)



Foundation Material:

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration:

Moisture

Condition: Satisfactory

Floor Structure:

Wood Frame

Condition: Satisfactory



(Structure continued)



Subflooring:

Oriented Strand Board
Condition: Satisfactory

Wall Structure:

Wood Frame
Condition: Satisfactory

Attic

Attic Entry:

Bedroom Closet



(Attic continued)

Roof Framing Type:



Joist and Rafters
Condition: Satisfactory



Roof Deck Material:

Oriented Strand Board
Condition: Satisfactory

Vent Risers:

PVC
Condition: Satisfactory

(Attic continued)

Insulation:

Fiberglass Batts

Condition: Satisfactory



Comment 6:

The insulation present in the attic is approximately 10 inches deep which is adequate for this location.

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:

From Access

(Crawlspace continued)

Vapor Retarder:



Installed
Condition: Satisfactory



Underfloor Insulation:

Spray Foam
Condition: Satisfactory

Ventilation Present:

Yes
Condition: Satisfactory

(Crawlspace continued)

Moisture Condition:

Dry

Condition: Satisfactory

Radon mitigation system :

Radon system functioning normally



Comment 7:

There is a Radon mitigation system installed and is operating normally.



Figure 7-1



Figure 7-2



Figure 7-3

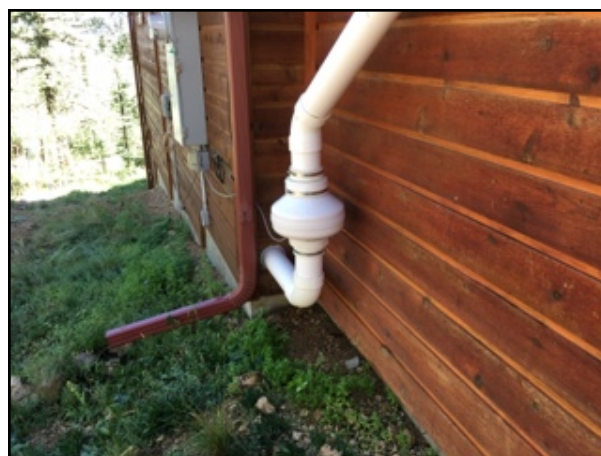


Figure 7-4

(Crawlspace continued)



Figure 7-5

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



(Electrical continued)



Main Disconnect Location:
Service Panel Location:

Service Panel
Exterior

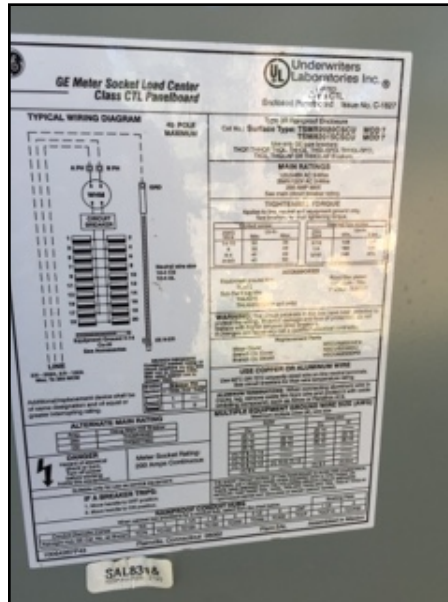


(Electrical continued)

Service Panel Manufacturer:

General Electric

Condition: Satisfactory



Service Line Material:

Copper

Condition: Satisfactory

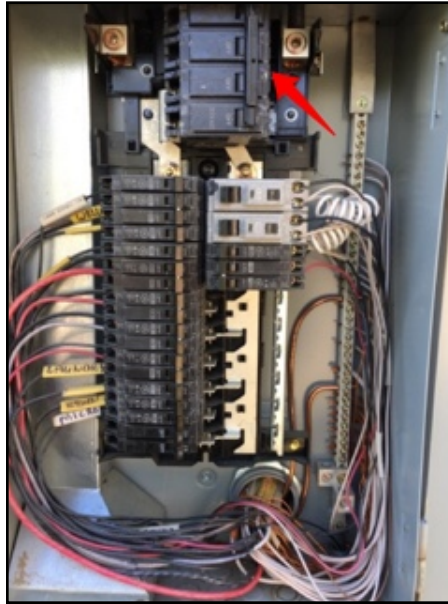


Service Voltage:

240 volts

(Electrical continued)

Service Amperage: 200 amps



Service Panel Ground: Ground Rod



(Electrical continued)

Branch Circuit Wiring:

Non-Metallic Shielded Copper
Condition: Satisfactory



Overcurrent Protection:

Breakers
Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers:

Yes

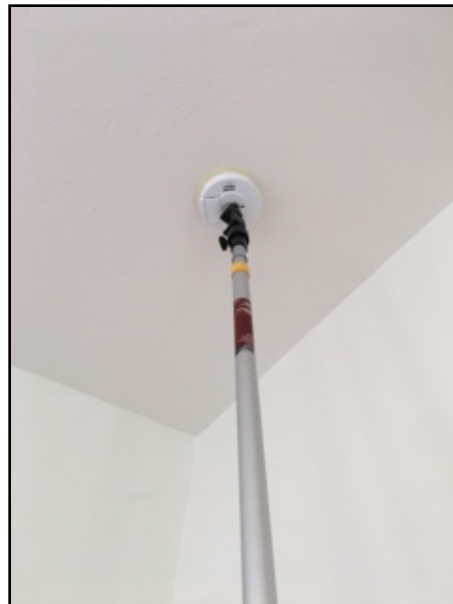
Condition: Satisfactory



(Electrical continued)

Smoke Detectors:

9 volt Battery Type
Condition: Satisfactory



(Electrical continued)



HVAC

HVAC System Type:

Package Unit



(HVAC continued)

Thermostat:

Programmable
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:

Crawlspace

Type of Equipment:

Forced Air

Condition: Satisfactory

(Heating continued)

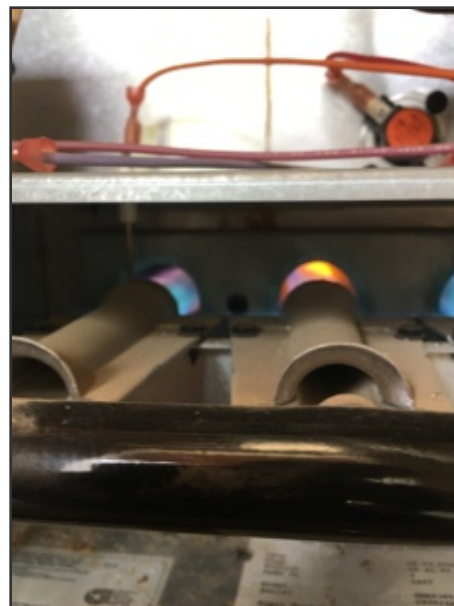
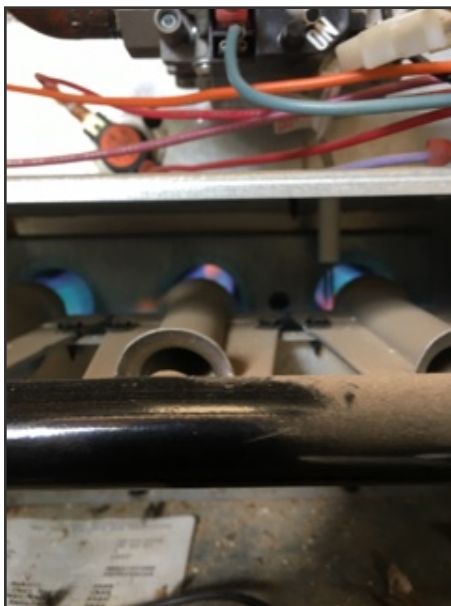
Furnace:



Goodman



(Heating continued)



(Heating continued)



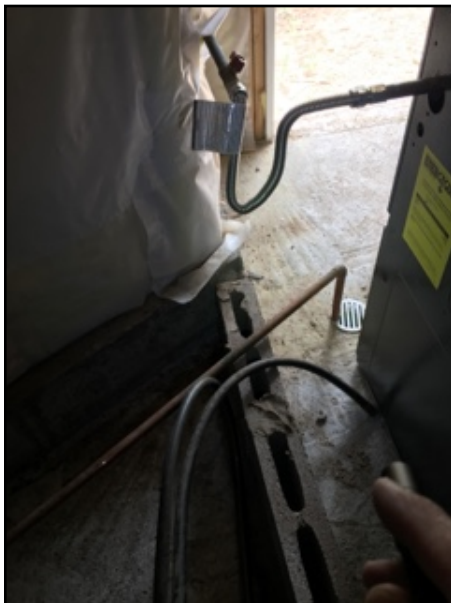
Comment 8:

The gas forced air furnace operated normally however there was a great deal of noise when operating probably due to being extremely dirty. It is highly recommended that this furnace be cleaned and certified prior to use. A combustible gas meter was used and no gas leaks were found.

Heating Fuel:

LP Gas

Condition: Satisfactory



Approximate Age:

2004

(Heating continued)



Comment 9:
2004 per label.



Figure 9-1



Figure 9-2

Filter Type:

Disposable

Type of Distribution:

Condition: Repair or Replace

Metal Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

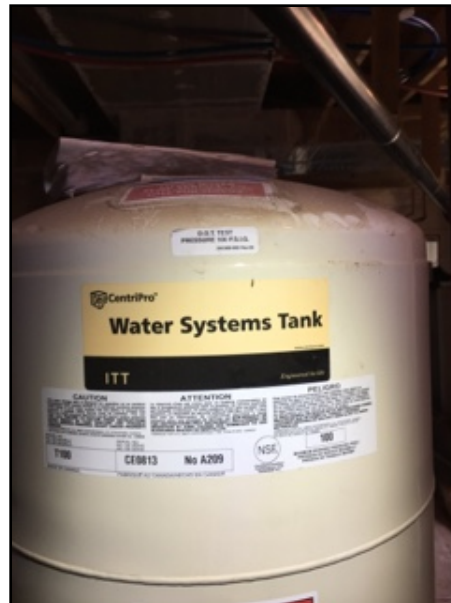
Plumbing

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.

(Plumbing continued)

Water Service:

Well System



(Plumbing continued)



Comment 10:

Upon arrival to perform the inspection the well pump had been shut off with notes in the home. I did switch the breaker back on for the well pump and continue to do the inspection.

Supply Pipe Material:	Galvanized
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement

(Plumbing continued)

Sewer System:



Septic System



Comment 11:

The septic system is a separate system that is serviced by a pumping provider. Please contact the septic pumping company for latest information about the septic system tank and Leach Field.

Waste Pipe Material:

ABS Plastic

Condition: Satisfactory

(Plumbing continued)



Water Heater

Manufacturer:

Rheem



(Water Heater continued)

Fuel:

Electric



Capacity:

50 gal

Approximate Age:

2008

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: Marginal



Comment 12:

The shower control valve handle was loose during this inspection it should be further evaluated by a plumber.

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

(Bathroom #1 continued)



Comment 13:

Bathroom number one is located upstairs it contains a toilet, a single vanity sink, a bathtub/shower combination, exhaust fan, and GFCI outlet.



Figure 13-1



Figure 13-2

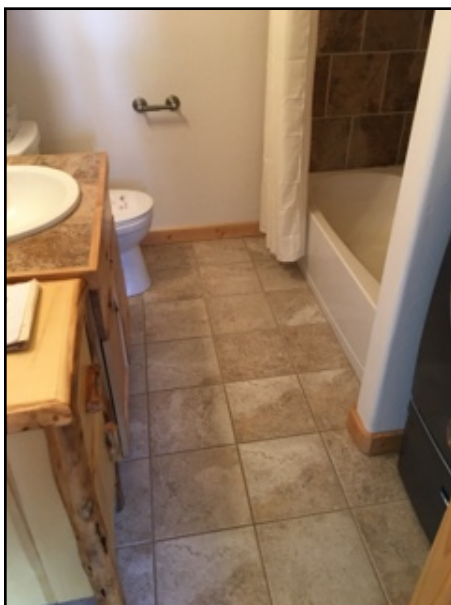


Figure 13-3



Figure 13-4

(Bathroom #1 continued)



Figure 13-5



Figure 13-6



Figure 13-7



Figure 13-8

(Bathroom #1 continued)



Figure 13-9



Figure 13-10

Bathroom #2

Location:	Main floor
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)



Comment 14:

Bathroom number two is located on the lower level it is a half bath and contains a toilet, a single vanity sink, GFCI outlet, and an exhaust fan.



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Bathroom #2 continued)



Figure 14-5



Figure 14-6

Kitchen

Cabinets:

Wood

Condition: Satisfactory



(Kitchen continued)



Countertops:

Tile

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/Stove:

Whirlpool
Condition: Satisfactory



(Appliances continued)



Refrigerator:

Frigidaire
Condition: Satisfactory



(Appliances continued)



Dishwasher:



Kitchen Aid
Condition: Satisfactory



(Appliances continued)



Comment 15:

The dishwasher operated normally during this inspection it was run for a full cycle.

Microwave:

Whirlpool

Condition: Satisfactory



Comment 16:

The microwave oven also contains a fan and a surface light all operating normally during this inspection.

(Appliances continued)

Disposal:



Badger/Insinkerator
Condition: Satisfactory



Comment 17:

The disposal worked normally during this inspection no leaks found.

(Appliances continued)

Washer:

Not Inspected



Dryer:

Not Inspected



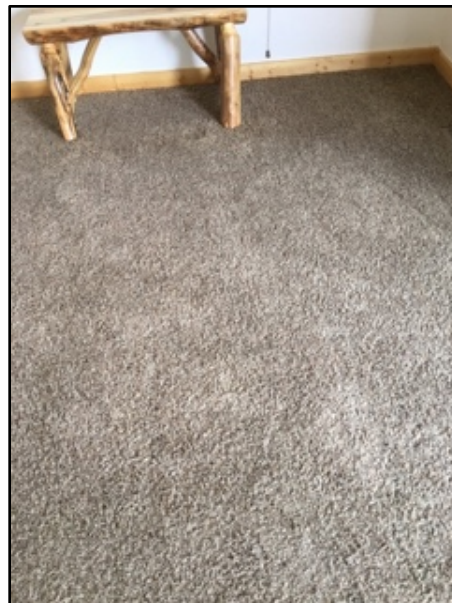
Interior

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.

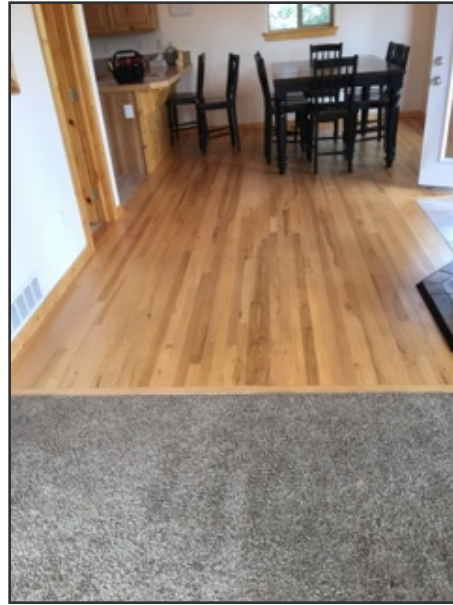
Floors:

Tile, Carpet, Wood

Condition: Satisfactory



(Interior continued)



(Interior continued)

Walls:

Plaster
Condition: Satisfactory



(Interior continued)



Comment 18:

The walls in this home are a combination of textured drywall and knocked down plaster which is very well done and looks great. There is one location upstairs in one of the bedrooms that some patching should occur otherwise very good condition.

Window Types:

Double Hung, Sliders

Condition: Satisfactory



(Interior continued)



Comment 19:

The windows in this home or in good condition no broken seals or cracks found during this inspection.

Window Materials:

Vinyl

Entry Door Types:

Hinged

Condition: Satisfactory

(Interior continued)

Entry Door Materials:

Wood

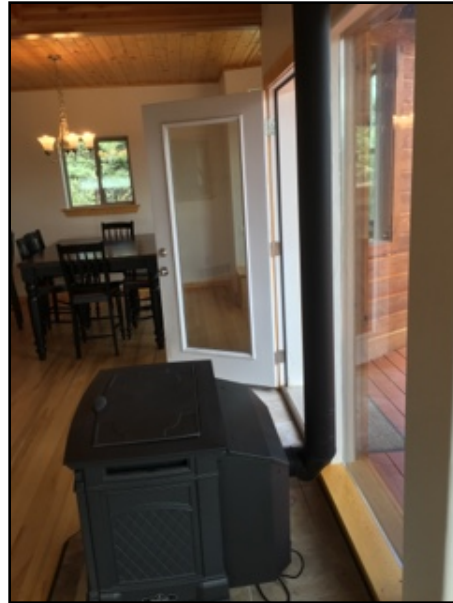
Interior Door Materials:

Wood

Fireplace:

Wood pellets stove

Condition: Further Evaluation Required



(Interior continued)



Comment 20:

As with all wood-burning appliances, wood-burning stoves, and pellet stoves, it is highly recommended that a certified chimney sweep clean and certify the appliance prior to first use.

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 speaking the house is very well-maintained with regard to fuel for wildfire. As indicated in photographs there are a number of smaller pine trees that should be removed as they are very close to the deck on the north side of the home.

Walkways

2) During the inspection there were really no problems found with walkways around the home there is a series of steps on the east side of the home that should be cleared out from any brush so as to not have a tripping hazard.

Gutters & Downspouts

3) Generally speaking the gutters and the downspouts of this home are in good condition. There are a couple of instances where the downspout should be extended away from the foundation a minimum of 5 to 7 feet there are two locations where they need to be extended.

Furnace

4) The gas forced air furnace operated normally however there was a great deal of noise when operating probably due to to being extremely dirty. It is highly recommended that this furnace be cleaned and certified prior to use. A combustible gas meter was used and no gas leaks were found.

Water Service

5) Upon arrival to perform the inspection the well pump had been shut off with notes in the home. I did switch the breaker back on for the well pump and continue to do the inspection.

(Report Summary continued)

Shower

6) The shower control valve handle was loose during this inspection it should be further evaluated by a plumber.

Walls

7) The walls in this home are a combination of textured drywall and knocked down plaster which is very well done and looks great. There is one location upstairs in one of the bedrooms that some patching should occur otherwise very good condition.

Fireplace

8) As with all wood-burning appliances, wood-burning stoves, and pellet stoves, it is highly recommended that a certified chimney sweep clean and certify the appliance prior to first use.