

Blue River Home Inspections and services, Inc.

Ph 970-389-7006 email snowbike@colorado.net fax 866-455-6367
P.O. Box 1204 Breckenridge, Colorado 80424
www.blueriverhomeinspections.com

INVOICE

SUBJECT PROPERTY xxxxx, Summit County, CO

CLIENT:

DATE: April 2, 2013

HOME INSPECTION FEE: \$ 505.00

Total amount due upon receipt \$ 505.00

PLEASE MAKE CHECK PAYABLE TO:

[BLUE RIVER HOME INSPECTIONS](#)

[P.O.BOX 1204 BRECKENRIDGE, CO 80424](#)

VISA/MASTERCARD ACCEPTED- FOR SECURITY REASONS
PLEASE CALL MY CELL PHONE WITH YOUR CARD NUMBER, EXP
DATE, LAST THREE DIGITS ON REVERSE SIDE AND ZIP CODE
WHERE STATEMENT IS SENT. 970-389-7006

THANKS

ROGER HOLLENBECK
OWNER, INSPECTOR

Blue River Home Inspections and services, Inc.

Inspection report

SUBJECT PROPERTY xxxxxx, Summit County, CO

CLIENT:

DATE: April 2, 2013

“INSPECTION SUMMARY“

This is a list of major items listed in the main inspection report below

- 1.0 Two broken plumbing stacks are visible on the north facing sheet metal roof slope.
- 1.1 One missing plumbing stack is visible on the north facing sheet metal roof slope.
I recommend further investigation by a roofing contractor.
- 1.2 The top courses of bricks have deteriorated substantially on the masonry chimney.
- 2.0 Poor drainage is allowing water from melting snow to drain toward the house and garage. Ice has built up in the front porch and is infiltrating the garage under the garage door.
- 2.1 Rain gutters are damaged from excessive ice buildup and are overflowing. I recommend having the gutters replaced where damaged.
- 2.2 Pine debris is clogging the rain gutters at all locations. I recommend having the gutters cleaned out.
- 2.3 Broken and missing railing pickets are visible on the deck near the hot tub.
- 2.4 The gutters and downspouts are disconnected on the north side of the house. \
- 2.5 Bird holes are visible in the north and east exterior walls. I recommend having them repaired before birds return for the summer.
- 4.0 Breaker blanks are missing from the subpanel in the upper master bedroom.
- 4.1 The GFCI outlet in the lower bathroom does not reset at the breaker.
- 4.2 The southeast deck light does not work.

- 4.3 The vent hood light does not work above the range top in the kitchen.
- 4.4 The exterior light at the southeast corner of the house does not work.
- 4.5 The light at the top of the stairs on the main level does not work.
- 4.6 The light above the pool table in the lower common area does not work.
- 4.7 The light lens is missing in the mid level master bedroom.
- 5.0 The baseboard heater in the mid level master bathroom does not work. I recommend further investigation by an electrician.
- 7.0 The water control flange is loose at the wall in the shower stall in the master bathroom.
- 7.1 The toilet is loose at the floor in the lower bathroom.
- 7.2 A slow drip leak is visible from sink spout in the lower bathroom. The hot water faucet does not turn off completely. The hot water is turned off at the isolating valve under the sink.
- 7.3 The water supply pipe is loose at the wall at the toilet in the mid level master bathroom.
- 7.4 Water leaks from the drainpipe connection under the left sink in the kitchen. I recommend having this repaired.
- 9.0 Condensation residue is visible between the panes in the upper left fixed window on the south wall of the loft area.
- 9.1 Minor water damage is visible on the wall of the closet in the upper guest bedroom.
- 9.2 Black moisture spots are visible under the window in the lower bathroom.
- 9.3 Drywall repairs and patching are visible at several locations in the lower level bathroom and bedroom.
- 9.4 The handle is broken at the awning window in the mid level bathroom. I was unable to open it.
- 9.5 The carpet has been partially removed and cut in the lower level rooms.
- 9.6 The garage door will not close without holding the button down until it does so.
- 9.7 I was unable to open any of the awning windows in the upper level rooms and loft. They are stuck closed.
- 9.8 The door to the lower bathroom does not close. The door frame is swollen due moisture issues.
- 9.9 The closet window will not open in the upper master bathroom.

- 9.20 The sliding window is stuck closed in the lower bathroom.
- 9.21 Condensation residue is visible between the panes in the middle awning window in the upper guest bedroom.
- 9.22 None of the awning windows in the mid level sun lounge open.
- 9.23 I was unable to turn on the and light the pilot light at the fireplace in the sun lounge.
- 9.24 Broken window panes are visible in the garage and sun lounge.
- 9.25 Water damage is visible on the wall/ceiling behind the fireplace in the main level.
- 9.26 Minor drywall damage is visible on the ceiling in the closet in the garage.
- 9.27 The weather strip is damaged along the bottom of the garage door.
- 9.28 The garage door trim is loose on the west side.
- 9.29 The exterior of the garage door panel is damaged.
- 9.31 The garage door is damaged on the outside.
- 10.0 The door shelves are missing and damaged in the main refrigerator.
- 10.1 The bottom shelf glass is missing in the main refrigerator.
- 10.2 Water leaks from the hot water hose connection in the lower laundry room.
- 10.3 The washer did not complete the wash cycle, H indicator appeared on the digital read out. The test was abandoned. Lower laundry room.
- 10.4 The refrigerator in the master bedroom does not work.
- 10.5 The icemaker in the main refrigerator does not work.
- 11.0 The hot tub is leaking under the tub.
- 11.1 The hot tub is not in working order. I recommend further evaluation by a hot tub tech.

Blue River Home Inspections and services, Inc.

[Please read all pages of this report and list of limitations and conditions of the report](#)

INSPECTION REPORT

SUBJECT PROPERTY xxxxxx, Summit County, CO

CLIENT:

DATE: April 2, 2013

1. Roofing flashing and chimneys

Roofing material

Main roof material asphalt shingles, sheet metal

chimney, masonry over metal

Probability of leakage low

Limitations:

Roof inspected by walking on
70% of the roof surface not visible due to snow.



Improvement recommendations

1.0 Two broken plumbing stacks are visible on the north facing sheet metal roof slope.



1.1 One missing plumbing stack is visible on the north facing sheet metal roof slope.

I recommend further investigation by a roofing contractor.



1.2 The top courses of bricks have deteriorated substantially on the masonry chimney. These should be repaired.



2. Exterior

Gutters and downspouts - metal, discharging above grade
Lot topography toward the house
Wall surfaces wood siding
Retaining walls concrete
Decks wood

Limitations:

Exterior inspection from roof, ground level and decks

Improvement recommendations:

2.0 Poor drainage is allowing water from melting snow to drain toward the house and garage. Ice has built up in the front porch and is infiltrating the garage under the garage door.



2.1 Rain gutters are damaged from excessive ice buildup and are overflowing. I recommend having the gutters replaced where damaged.



2.2 Pine debris is clogging the rain gutters at all locations. I recommend having the gutters cleaned out.

2.3 Broken and missing railing pickets are visible on the deck near the hot tub.

2.4 The gutters and downspouts are disconnected on the north side of the house.



2.5 Bird holes are visible in the north and east exterior walls. I recommend having them repaired before birds return for the summer.



3. Structure

Foundation	poured concrete foundation walls
Configuration	slab on grade
Floor construction	wood joists under upper floors Concrete on basement floor
Exterior wall construction	wood frame
Roof and ceiling framing	wood rafters

Limitations:

Finishes, Insulation and storage concealing structural components.

No access to walls and floors

90% of the foundation wall not visible due to insulation

Improvement recommendations:

3.0 None

4. Electrical

Service entrance cable	aluminum, underground
Service size	200 amps
Main disconnect/service box	200 amps
System grounding	copper, water pipe
Distribution panel ratings	200 amps
Distribution wire	copper on breakers, aluminum to major appliances.
Outlets	grounded
Number of outlets	typical
Ground fault interrupters	exterior, bathrooms, kitchen, garage

Limitations:

Concealed electrical components not inspected.

Improvement recommendations:

- 4.0 Breaker blanks are missing from the subpanel in the upper master bedroom.
- 4.1 The GFCI outlet in the lower bathroom does not reset at the breaker.
- 4.2 The southeast deck light does not work.
- 4.3 The vent hood light does not work above the range top in the kitchen.
- 4.4 The exterior light at the southeast corner of the house does not work.
- 4.5 The light at the top of the stairs on the main level does not work.
- 4.6 The light above the pool table in the lower common area does not work.
- 4.7 The light lens is missing in the mid level master bedroom.

5. Heating

Fuel	electricity
Type	electric baseboard
Efficiency	conventional
Failure probability	low
Fuel shut off	electric distribution panel

Limitation:

Heat loss calculations not done

Improvement Recommendations:

- 5.0 The baseboard heater in the mid level master bathroom does not work. I recommend further investigation by an electrician.

6. Insulation, vapor barrier, waterproofing and ventilation

Existing amount insulation 8-12" in attic

Type fiberglass bat

Air/vapor barrier kraft paper

Roof Ventilation soffit vents

Limitations

No access to walls, vaulted ceilings and floors

Improvement recommendations

6.0 None

7. Plumbing

Service piping into house copper

Supply piping in house copper

Water flow pressure functional

Hot water- electric water heater, 80 gallon capacity

Waste piping plastic

Main water shut off : at water meter in the mechanical room

Limitations:

Concealed plumbing not inspected.

The water has been turned on in the house and the plumbing is working at all locations with no leaks.

Improvement recommendations:

7.0 The water control flange is loose at the wall in the shower stall in the master bathroom.



- 7.1 The toilet is loose at the floor in the lower bathroom.
- 7.2 A slow drip leak is visible from sink spout in the lower bathroom. The hot water faucet does not turn off completely. The hot water is turned off at the isolating valve under the sink



- 7.3 The water supply pipe is loose at the wall at the toilet in the mid level master bathroom.



- 7.4 Water leaks from the drainpipe connection under the left sink in the kitchen. I recommend having this repaired.



8. Carbon monoxide detectors and smoke alarms

Carbon monoxide alarms near bedrooms and dining area

Smoke alarms halls and bedrooms

Limitations:

None

Improvement recommendations:

8.0 None

9. Interior

Major floor finishes carpet, ceramic tile, wood

Major wall finishes drywall, wood

Major ceiling finishes drywall, wood

Windows skylights, sliders, awning windows, fixed

Glazing double

exterior doors - garage, metal, wood

Fireplaces- zero clearance gas fireplaces

Limitations:

No comments made on cosmetic finishes.

Storage and furnishings limited the inspection in all rooms,
closets, cupboards

Improvement recommendations:

9.0 Condensation residue is visible between the panes in the upper
left fixed window on the south wall of the loft area.



9.1 Minor water damage is visible on the wall of the closet in the upper guest bedroom.



9.2 Black moisture spots are visible under the window in the lower bathroom.



9.3 Drywall repairs and patching are visible at several locations in the lower level bathroom and bedroom.

9.4 The handle is broken at the awning window in the mid level bathroom. I was unable to open it.

9.5 The carpet has been partially removed and cut in the lower level rooms.

9.6 The garage door will not close without holding the button down until it does so.

9.7 I was unable to open any of the awning windows in the upper level rooms and loft. They are stuck closed. Swollen due to moisture issues.

9.8 The door to the lower bathroom does not close. The doorframe is swollen due moisture issues.

- 9.9 The closet window will not open in the upper master bathroom.
9.20 The sliding window is stuck closed in the lower bathroom.
9.21 Condensation residue is visible between the panes in the middle awning window in the upper guest bedroom.



- 9.22 None of the awning windows in the mid level sun lounge open.
9.23 I was unable to turn on the fireplace and light the pilot light at the fireplace in the sun lounge.
9.24 Broken windowpanes are visible in the garage and sun lounge.



- 9.25 Minor water damage is visible on the wall/ceiling behind the fireplace in the main level.



- 9.26 Minor drywall damage is visible on the ceiling in the closet in the garage.
- 9.27 The weather strip is damaged along the bottom of the garage door.
- 9.28 The garage door trim is loose on the west side.
- 9.29 The exterior of the garage door panel is damaged.
- 9.30 A section of drywall has been removed from the ceiling of the closet in the garage and an extension cord is protruding from it. I recommend further investigation by a property manager.
- 9.31 The garage door is damaged on the outside.



10. Appliances

Range		gas
Oven		electric, tested on 350 deg.
Oven light		yes
Dishwasher		yes, tested on normal
Waste disposal		yes
Trash compactor		no
Microwave oven		no
Refrigerators		yes
Refrigerator ice maker		yes
Central vac		no
Exhaust vent		yes
Laundry hookups		yes
Washer	2	tested on speed/speed
Dryer	2	tested on 20 min
240 v. circuit		yes
120 v. circuit		yes
gas piping		no
vent to outside		yes

hot/cold water supply yes
drain standpipe yes

Limitations

Appliances are not moved during inspection
Effectiveness of dishwasher drying cycle not tested
Self cleaning features on oven not tested.

Improvement recommendations:

10.0 The door shelves are missing and damaged in the main refrigerator.

10.1 The bottom shelf glass is missing in the main refrigerator.



10.2 Water leaks from the hot water hose connection in the lower laundry room.

10.3 The washer did not complete the wash cycle, H indicator appeared on the digital read out. The test was abandoned. Lower laundry room.



10.4 The refrigerator in the master bedroom does not work.

10.5 The icemaker in the main refrigerator does not work.

11. Hot tub

Cover	yes
Cabinet	yes
Controls	yes
Light	yes
Diverter	yes
Temp	no water
GFCI	not found
Filters	not found
Support	deck

Limitations

The Hot tub was not tested or inspected due to low and dirty water.



Improvement recommendations

11.0 The hot tub is leaking under the tub.



11.1 The hot tub is not in working order. I recommend further evaluation by a hot tub tech.

If you have any questions please call or send an email.

Thanks
Roger Hollenbeck
Blue River Home Inspections
970-389-7006

LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION

These limitations and conditions explain the scope of your Home Inspection. Please read them carefully before signing this agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. As a home inspector I have only a limited amount of time to go through the property. The Inspection is not technically exhaustive. Some conditions noted, such as foundation cracks or other signs of settling in a house may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, I strongly recommend that you consult a qualified licensed Building Contractor or Engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. The Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, plumbing and insulation that is hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, I may not discover leaks that occur only during certain weather conditions. Additionally, I will not find conditions that may only be visible when storage or furniture is removed. I do not remove wall paper, look behind pictures or lift flooring, including carpeting to look underneath.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde base products, fiberglass insulation and vermiculite insulation. I do not identify Asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. I do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

4. I am not responsible for, and do not comment of the quality of air in a building. I do not try to determine if there are irritants, pollutants, contaminants or toxic materials in or around the building.

This inspection does not include spores, fungus, mold or mildew, including that which may be present behind walls or under floors. You should note that whenever there is water damage or moisture spots noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. **In all cases where moisture spots are mentioned in this inspection report I recommend contacting a qualified environmental contractor or moisture remediation contractor before the close of escrow.** If anyone in your home suffers from allergies or heightened sensitivity to quality of air, I strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5. I do not look for and am not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil.

6. I am not responsible for frozen deck , raingutter, downspout and retaining wall components or their condition when they thaw out.

7. It is your responsibility to confirm all contractors listed in this inspection report prove they have paid up insurance coverage and workers compensation insurance before performing any work for you at the subject property.

8. I am not responsible for calculating or confirming whether the heating system, water system, electrical system or any other installed system or component is adequate for the subject property.

9. I am not responsible for condensation or residue inside double glazed windows which may appear between the window panes only periodically when certain conditions exist. For example, fog between the panes may only appear when the sun has warmed the outside pane. The sun may only appear for a few minutes during the inspection.

10. If any dark color specks or threads are woven into the carpet in any room I cannot confirm there are no droppings or stains present.

EPA defined Sources of Carbon Monoxide found at
<http://www.epa.gov/iaq/co.html#Sources%20of%20Carbon%20Monoxide>

Unvented kerosene and gas space heaters; leaking chimneys and furnaces; back-drafting from furnaces, gas water heaters, wood stoves, and fireplaces; gas stoves; generators and other gasoline powered equipment; automobile exhaust from attached garages; and tobacco smoke. Incomplete oxidation during combustion in gas ranges and unvented gas or kerosene heaters may cause high concentrations of CO in indoor air. Worn or poorly adjusted and maintained combustion devices (e.g., boilers, furnaces) can be significant sources, or if the flue is improperly sized, blocked, disconnected, or is leaking. Auto, truck, or bus exhaust from attached garages, nearby roads, or parking areas can also be a source.

Under Colorado House Bill 1091

The act defines a carbon monoxide alarm to be a device that detects carbon monoxide and:

- produces an audible alarm;
- is listed by a nationally recognized, independent product-safety testing and certification laboratory to conform to the standards for carbon monoxide alarms issued by the laboratory;
- is battery powered, plugs into an electrical outlet and has a battery backup, is hardwired with a battery backup, or is connected to an electrical system through an electrical panel;

and....

- may be combined with a smoke detector as long as the alarm sounds in a manner that clearly differentiates between the two hazards and complies with applicable smoke and carbon monoxide alarm laws.