



# Inspection Report

Prepared For:  
MOUNTAIN HOME

Property Address:  
475 LUMBER JACK LANE  
ESTES PARK, CO 80517



## HomeFront Inspection, LLC

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<b>Date:</b> 9/11/2006	<b>Time:</b> 10:08 AM	<b>Report ID:</b> 060911
Property: 475 LUMBER JACK LANE ESTES PARK, CO 80517	Customer: MOUNTAIN HOME	Real Estate Professional: LISA BON VARGAR PRUDENTIAL

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Style of Home:**  
Mountain

**House Vacant:**  
Yes

**Utilities:**  
All Utilities On

**Age Of Home:**  
70'S

**Home Faces:**  
South

**Client Is Present:**  
Yes

**Mold Test:**  
No

**Radon Test:**  
Yes

**Water Test:**  
No

**Weather:**  
Cloudy

**Temperature:**  
Over 60

**Rain in last 3 days:**  
Yes

## 1. Roof System, Drainage, Roof Penetrations

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**VIEWED ROOF COVERING FROM:**  
WALKED ROOF

**ROOF EST. REMAINING LIFE:**  
20 or more years

**CHIMNEY (exterior):**  
METAL FLUE PIPE

**ROOF COVERING:**  
ARCHITECTURAL

**ROOF-TYPE:**  
GABLE

**NUMBER OF LAYERS:**  
1 LAYER

**VENTILATION:**  
GABLE VENTS

### Inspection Items

#### 1.0 ROOF STRUCTURE

**Comments:** Inspected

#### 1.1 ROOF COVERINGS

**Comments:** Inspected

#### 1.2 FLASHINGS

**Comments:** Inspected

#### 1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 1.4 VENTILATION OF ATTIC

**Comments:** Repair or Replace

Roof covering has recently been replaced and more ventilation should be added to promote life expectancy.

#### 1.5 ROOFING DRAINAGE SYSTEMS

**Comments:** Repair or Replace

Gutter needs cleaning of debris at virtually all areas where gutters are installed. Roofs with gutters that drain poorly can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause possible water intrusion at the foundation.. Recommend repair or replace as needed using a qualified person.

Downspout needs extension(s) at virtually all areas where down spouts are installed. Water needs to drain away at least 5 feet from the foundation to keep water from infiltrating. Recommend repair or replace as needed using a qualified person.

(Picture 1) Downspout is deteriorated at front right corner of home. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Please follow through to make sure the work is completed.



1.5 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior Components

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**SIDING STYLE:**

LAP

**EXTERIOR ENTRY DOORS:**

WOOD

**SIDING MATERIAL:**

COMPOSITE BOARD

**DRIVEWAY:**

CONCRETE

**APPURTENANCE:**

DECK

### Inspection Items

#### 2.0 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

#### 2.1 WALL CLADDING FLASHING AND TRIM

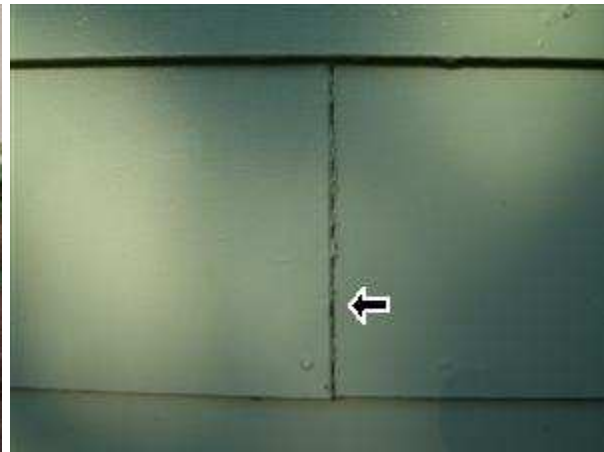
**Comments:** Repair or Replace

(Picture 1) Siding in contact with ground at "All of exterior in areas. Recommend a ground clearance of six to eight inches where possible.

(Picture 2) The butt joints of the siding need caulk and paint to prevent further damage.



2.1 Picture 1



2.1 Picture 2

#### 2.2 WINDOWS

**Comments:** Repair or Replace

Window frame peeling paint at all or most windows. Further deterioration may occur if not repaired. Please follow through to make sure the work is completed.



2.2 Picture 1

### 2.3 DOORS (Exterior)

**Comments:** Inspected

### 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

**Comments:** Repair or Replace

2x6 decking on Deck at front of home has deteriorated at end cut. Further deterioration can occur if not repaired. Recommend repair as needed. (Picture 2) Deck Band is not attached properly to the wall or band of home. It should have 5/8" galvanized "Lag Screws" or "Carriage Bolts" approximately every 36 inches.



2.4 Picture 1



2.4 Picture 2

### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Repair or Replace

(1) (Picture 1) Hose bibs should have a splash block under them to divert water at least 5 feet away from the foundation.

Corrective drainage is necessary to prevent water from entering the rear patio at the steps (Picture 4) and the rear wall (Picture 3). Water is infiltrating into the crawlspace. Recommend installing a drainage system to keep water from causing further damage.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4

(2) Retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting.



2.5 Picture 5

## 2.6 FOUNDATION WALLS AND MORTAR JOINTS

**Comments:** Inspected

**2.7 DOOR BELL****Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage

**AUTO OPENER MANUFACTURER:**  
GENIE

#### Styles & Materials

**GARAGE DOOR MATERIAL:**  
COMPRESSED BOARD

**GARAGE DOOR TYPE:**  
ONE AUTOMATIC

#### Inspection Items

### 3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Repair or Replace

Sensors are not installed. This is a safety issue and should be repaired.

Garage Door will reverse when met with resistance.



3.0 Picture 1

### 3.1 CEILINGS

**Comments:** Inspected

### 3.2 WALLS

**Comments:** Repair or Replace

Sheetrock on wall has hole(s) at garage. This is a fire safety defect. A one hour fire wall is required.. Recommend repair or replace as needed using a qualified person.



3.2 Picture 1

### 3.3 FLOORS

**Comments:** Repair or Replace

Water drains into the garage at the garage door.



3.3 Picture 1

### 3.4 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

Door to outside needs doorknob and hardware repaired or replace to work properly at garage. This is a maintenance issue and is for your information. Recommend repair or replace as needed using a qualified person.



3.4 Picture 1

**3.5 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

## 4. Kitchen and Components

### Styles & Materials

**CABINETS:**

WOOD

**DISHWASHER:**

KITCHEN AIDE

**BUILT-IN MICROWAVE:**

GENERAL ELECTRIC

**COUNTERTOP:**

TILE

**DISPOSER:**

IN SINK ERATOR

**RANGE/OVEN:**

GENERAL ELECTRIC

**REFRIGERATOR:**

GENERAL ELECTRIC

**EXHAUST/RANGE HOOD:**

GENERAL ELECTRIC

**TRASH COMPACTORS:**

WHIRLPOOL

### Inspection Items

**4.0 CEILINGS**

**Comments:** Inspected

**4.1 WALLS**

**Comments:** Inspected

**4.2 FLOORS**

**Comments:** Inspected

**4.3 ELECTRIC**

**Comments:** Repair or Replace

Outlet(s) at kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician correct as needed. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

**4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

**4.5 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**4.6 FOOD WASTE DISPOSER**

**Comments:** Repair or Replace

Disposer Did not work when tested..

**4.7 DISHWASHER**

**Comments:** Inspected

**4.8 RANGES/OVENS/COOKTOPS**

**Comments:** Inspected

**4.9 RANGE HOOD**

**Comments:** Inspected

**4.10 MICROWAVE COOKING EQUIPMENT**

**Comments:** Inspected

## 5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING(S):**  
CARPET  
HARDWOOD T&G

**INTERIOR DOORS:**  
HOLLOW CORE

**WINDOW TYPES:**  
THERMAL/INSULATED  
CASEMENT

**WINDOW MANUFACTURER:**  
UNKNOWN

### Inspection Items

#### 5.0 CEILINGS

**Comments:** Inspected

#### 5.1 WALLS

**Comments:** Inspected

#### 5.2 FLOORS

**Comments:** Inspected

#### 5.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 5.4 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

(Picture 1) Some windows stuck or painted shut at all or most rooms throughout house. This is a maintenance issue. Recommend repair or replace as needed using a qualified person.

(Picture 2) One window is cloudy (lost seal) at Living Room. Other windows of this age could also have this defect and go unnoticed when or if moisture builds up. The major temperature changes here in Colorado contributes greatly to the failure of the seals. Other window may fail in the near future. Recommend having all the window checked by a qualified professional.. Recommend repair or replace as needed using a qualified person.



5.4 Picture 1



5.4 Picture 2

### 5.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Comments: Inspected

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Bathroom Components

### Styles & Materials

**CEILING MATERIALS:**

SHEETROCK

**WALL MATERIAL:**

SHEETROCK

TILE

### Inspection Items

**6.0 CEILINGS**

Comments: Inspected

**6.1 WALLS**

Comments: Inspected

**6.2 FLOORS**

Comments: Inspected

**6.3 SINK BASE AND CABINetry**

Comments: Inspected

**6.4 DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.5 WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.6 OUTLETS (GFCI)**

Comments: Inspected

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**ELECTRICAL SERVICE CONDUCTORS:**  
BELOW GROUND

**ELEC. PANEL MANUFACTURER:**  
SQUARE D

**PANEL CAPACITY:**  
200 AMP

**BRANCH WIRE 15 and 20 AMP:**  
COPPER

**PANEL TYPE:**  
CIRCUIT BREAKERS

**WIRING METHODS:**  
ROMEX

### Inspection Items

#### 7.0 METER

**Comments:** Inspected

#### 7.1 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Repair or Replace

Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



7.2 Picture 1

#### 7.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected



**7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

**7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

**7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

Main panel box is located at garage.

**7.8 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)**

**Comments:** Repair or Replace

(1) Exhaust fan vents into attic. at Upstairs Bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. Recommend repair or replace as needed using a qualified person.



7.8 Picture 1

(2) Dryer Vent piping vent into the crawlspace and should vent to the outside.



7.8 Picture 2

## 7.9 SMOKE DETECTORS

**Comments:** Inspected

Smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**FOUNDATION:**

POURED CONCRETE

**METHOD USED TO OBSERVE CRAWLSPACE:**

CRAWLED

**FLOOR STRUCTURE:**

2 X 10

**WALL STRUCTURE:**

2 X 4 WOOD

**COLUMNS OR PIERS:**

CONCRETE PIERS

### Inspection Items

#### **8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Repair or Replace

Visible signs of water intrusion in crawlspace are present from dampness at ground. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. Sloping the ground or trenching may be needed to direct water . Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



8.0 Picture 1

#### **8.1 COLUMNS OR PIERS**

**Comments:** Inspected

#### **8.2 WALLS (Structural)**

**Comments:** Inspected

#### **8.3 FLOORS (Structural)**

**Comments:** Inspected

#### **8.4 CEILINGS (structural)**

**Comments:** Inspected

#### **8.5 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**

**Comments:** Repair or Replace

Insulation is loose/fallen and installed wrong side up in crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced

with new insulation .. Recommend repair or replace as needed using a qualified person.

Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair or replace as needed using a qualified person.



8.5 Picture 1



8.5 Picture 2

## 8.6 VENTILATION OF FOUNDATION

**Comments:** Inspected

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**WATER SOURCE:**

PUBLIC

**WASHER DRAIN SIZE:**

1 1/2" DIAMETER (undersized)

**CAPACITY:**

30 GAL (SMALL)

50 GAL (2-3 PEOPLE)

**PLUMBING SUPPLY:**

COPPER

**PLUMBING WASTE:**

PVC

**MANUFACTURER:**

A.O. SMITH

GE

**PLUMBING DISTRIBUTION:**

COPPER

**WATER HEATER POWER SOURCE:**

ELECTRIC

**APPROX. AGE OF WATER HEATER:**

1 to 3 years old

4 TO 6 Years old

### Inspection Items

#### 9.0 SEWER LINE (from house to street)

**Comments:** Not Inspected

Because sewer line damage is a costly repair it is highly recommended to have the drain line scoped to determine if such damage exists. Recommend a reputable company such as Hydro Physics to examine your drain line.

#### 9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Repair or Replace

Waste line is leaking at sprayer connection and the garbage disposal. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to mold growth. Recommend repairs by a qualified person.



9.1 Picture 1

#### 9.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

Toilet runs continually at Upstairs Bath. Repairs are needed. Recommend repairs by a qualified person.



9.2 Picture 1

### 9.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

### 9.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is the blue knob located underneath in crawlspace. This is for your information.



9.4 Picture 1

### 9.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

### 9.6 SUMP PUMP

**Comments:** Not Present

### 9.7 POSSIBLE MOLD CONDITION EXIST

**Comments:** Inspected

This inspection does not include taking of mold samples. A mold inspection is recommended. This is an additional fee. HomeFront Inspection can perform these mold samples. Call 303-777-8025

Moisture conditions did or do exist that could be favorable to mold growth in the crawlspace.

## 9.8 SPRINKLER SYSTEM

**Comments:** Not Present

NOTE: Due to the variable complexity of sprinkler systems, The inspection of sprinkler systems are not part of a home inspection. It is recommended to contact the seller of it's operations.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**HEAT TYPE:**  
ELECTRIC BASE

**ENERGY SOURCE:**  
ELECTRIC

**HEAT SYSTEM BRAND:**  
SINGER

**TYPES OF FIREPLACES:**  
SOLID FUEL

**OPERABLE FIREPLACES:**  
ONE

### Inspection Items

#### 10.0 HEATING EQUIPMENT

**Comments:** Repair or Replace

Several electric base board heaters do not operate. Recommend a licensed HVAC or electrician to repair.



10.0 Picture 1

#### 10.1 NORMAL OPERATING CONTROLS

**Comments:** Repair or Replace

Thermostats are not functioning for some heaters. Recommend repair or replace as needed.

#### 10.2 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

#### 10.3 SOLID FUEL HEATING DEVICES

**Comments:** Repair or Replace

Recommend cleaning by a chimney sweep before using.

#### 10.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 10.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not



involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Attic and Roof Structure

### Styles & Materials

**ATTIC INFO:**  
SCUTTLE HOLE

**CEILING STRUCTURE:**  
2X4

**METHOD USED TO OBSERVE ATTIC:**  
FROM ENTRY

**ATTIC INSULATION:**  
BLOWN  
CELLULOSE

**ROOF STRUCTURE:**  
ENGINEERED WOOD TRUSS

**R- VALUE:**  
R-30 OR BETTER

### Inspection Items

#### 11.0 ATTIC ACCESS

**Comments:** Inspected

#### 11.1 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

#### 11.2 INSULATION

**Comments:** Inspected

#### 11.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Inspected

#### 11.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view)

**Comments:** Inspected

## 12. Non Original Construction

### Inspection Items

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## General Summary



**HomeFront Inspection, LLC**

**11387 Birch Dr.  
Thornton, CO 80233  
303-777-8025**

**CERTIFIED NACHI MEMBER  
PRESIDENT OF COLORADO NACHI**

**Customer  
MOUNTAIN HOME**

**Property Address  
475 LUMBER JACK LANE  
ESTES PARK, CO 80517**

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### **1 Roof System, Drainage, Roof Penetrations**

#### **1.4 VENTILATION OF ATTIC**

##### **Repair or Replace**

Roof covering has recently been replaced and more ventilation should be added to promote life expectancy.

#### **1.5 ROOFING DRAINAGE SYSTEMS**

##### **Repair or Replace**

Gutter needs cleaning of debris at virtually all areas where gutters are installed. Roofs with gutters that drain poorly can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause possible water intrusion at the foundation.. Recommend repair or replace as needed using a qualified person.

Downspout needs extension(s) at virtually all areas where down spouts are installed. Water needs to drain away at least 5 feet from the foundation to keep water from infiltrating. Recommend repair or replace as needed using a qualified person.

(Picture 1) Downspout is deteriorated at front right corner of home. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to

possible water intrusion. Please follow through to make sure the work is completed.

## 2 Exterior Components

### 2.1 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

(Picture 1) Siding in contact with ground at "All of exterior in areas. Recommend a ground clearance of six to eight inches where possible.

(Picture 2) The butt joints of the siding need caulk and paint to prevent further damage.

### 2.2 WINDOWS

#### Repair or Replace

Window frame peeling paint at all or most windows. Further deterioration may occur if not repaired. Please follow through to make sure the work is completed.

### 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

#### Repair or Replace

2x6 decking on Deck at front of home has deteriorated at end cut. Further deterioration can occur if not repaired. Recommend repair as needed.(Picture 2) Deck Band is not attached properly to the wall or band of home. It should have 5/8 galvanized"Lag Screws" or"Carriage Bolts" approximately every 36 inches.

### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

(1) (Picture 1) Hose bibs should have a splash block under them to divert water at least 5 feet away from the foundation.

Corrective drainage is necessary to prevent water from entering the rear patio at the steps(Picture 4) and the rear wall(Picture 3). Water is infiltrating into the crawlspace. Recommend installing a drainage system to keep water from causing further damage.

## 3 Garage

### 3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

Sensors are not installed. This is a safety issue and should be repaired.

Garage Door will reverse when met with resistance.

### 3.2 WALLS

#### Repair or Replace

Sheetrock on wall has hole(s) at garage. This is a fire safety defect. A one hour fire wall is required.. Recommend repair or replace as needed using a qualified person.

### 3.3 FLOORS

#### Repair or Replace

Water drains into the garage at the garage door.

### 3.4 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

Door to outside needs doorknob and hardware repaired or replace to work properly at garage. This is a maintenance issue and is for your information. Recommend repair or replace as needed using a qualified person.

## 4 Kitchen and Components

### 4.3 ELECTRIC

#### Repair or Replace

Outlet(s) at kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician correct as needed. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

### 4.6 FOOD WASTE DISPOSER

#### Repair or Replace

Disposer Did not work when tested..

## 5 Rooms

### 5.4 WINDOWS (REPRESENTATIVE NUMBER)

#### Repair or Replace

(Picture 1) Some windows stuck or painted shut at all or most rooms throughout house. This is a maintenance issue. Recommend repair or replace as needed using a qualified person.

(Picture 2) One window is cloudy (lost seal) at Living Room. Other windows of this age could also have this defect and go unnoticed when or if moisture builds up. The major temperature changes here in Colorado contributes greatly to the failure of the seals. Other window may fail in the near future. Recommend having all the window checked by a qualified professional.. Recommend repair or replace as needed using a qualified person.

## 7 Electrical System

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Repair or Replace

Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

### 7.8 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

#### Repair or Replace

(1) Exhaust fan vents into attic. at Upstairs Bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. Recommend repair or replace as needed using a qualified person.

## 8 Structural Components

## **8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

### **Repair or Replace**

Visible signs of water intrusion in crawlspace are present from dampness at ground. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. Sloping the ground or trenching may be needed to direct water . Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

## **8.5 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**

### **Repair or Replace**

Insulation is loose/fallen and installed wrong side up in crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation .. Recommend repair or replace as needed using a qualified person.

Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair or replace as needed using a qualified person.

## **9 Plumbing System**

### **9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

#### **Repair or Replace**

Waste line is leaking at sprayer connection and the garbage disposal. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to mold growth. Recommend repairs by a qualified person.

### **9.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Repair or Replace**

Toilet runs continually at Upstairs Bath. Repairs are needed. Recommend repairs by a qualified person.

## **10 Heating**

### **10.0 HEATING EQUIPMENT**

#### **Repair or Replace**

Several electric base board heaters do not operate. Recommend a licensed HVAC or electrician to repair.

### **10.1 NORMAL OPERATING CONTROLS**

#### **Repair or Replace**

Thermostats are not functioning for some heaters. Recommend repair or replace as needed.

### **10.3 SOLID FUEL HEATING DEVICES**

#### **Repair or Replace**

Recommend cleaning by a chimney sweep before using.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its

marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

HomeFront Inspection, LLC  
 11387 Birch Dr.  
 Thornton, CO 80233  
 303-777-8025

Inspection Date: 9/11/2006  
 Report ID: 060911

**CERTIFIED NACHI MEMBER**  
**PRESIDENT OF COLORADO NACHI**  
 Inspected By: Philip Gage - Certified #  
 04082092

Customer Info:	Inspection Property:
MOUNTAIN HOME	475 LUMBER JACK LANE ESTES PARK, CO 80517
<b>Customer's Real Estate Professional:</b> LISA BON VARGAR PRUDENTIAL	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Feet 2,001 - 2,500	275.00	1	275.00
Radon test	125.00	1	125.00
			<b>Tax \$0.00</b>
			<b>Total Price \$400.00</b>

**Payment Method:** MASTER CARD  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Many House Blessings



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303-777-8025**

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PRESIDENT OF COLORADO NACHI**

## **Report Attachments**

[Pre-Inspection Agreement](#)

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.