

LIBERTY

Home Inspections, LLC



Inspection Report

Daniel Holton

Property Address:
31468 King Valley West
Conifer CO 80433



Liberty Home Inspections, LLC

Troy Donoghue
PO Box 728
Pine, CO 80470
720-515-7688

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roof System / Chimneys and Attic5](#)

[2 Exterior.....15](#)

[3 Garage.....18](#)

[4 Kitchen Components and Appliances.....19](#)

[5 Rooms.....22](#)

[6 Bathroom and Components.....27](#)

[7 Structural Components33](#)

[8 Plumbing System.....37](#)

[9 Electrical System42](#)

[10 Heating / Central Air Conditioning.....47](#)

[Summary.....53](#)

[Invoice.....81](#)

[Attachments83](#)

[Agreement85](#)

Date: 11/18/2019	Time: 09:00 AM	Report ID: 20191118-31468-King-Valley-West
Property: 31468 King Valley West Conifer CO 80433	Customer: Daniel Holton	Real Estate Professional: Lynn Westfall

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) = 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.

Routine Maintenance (RM) = I visually observed the item, component or unit and it appeared to be functioning as intended however with routine maintenance will be needed for this item, component or unit to function properly or prolong it's lifespan.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Style of Home:

Contemporary

Approximate age of building:

Over 25 Years

Home Faces:

East

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roof System / Chimneys and Attic

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.

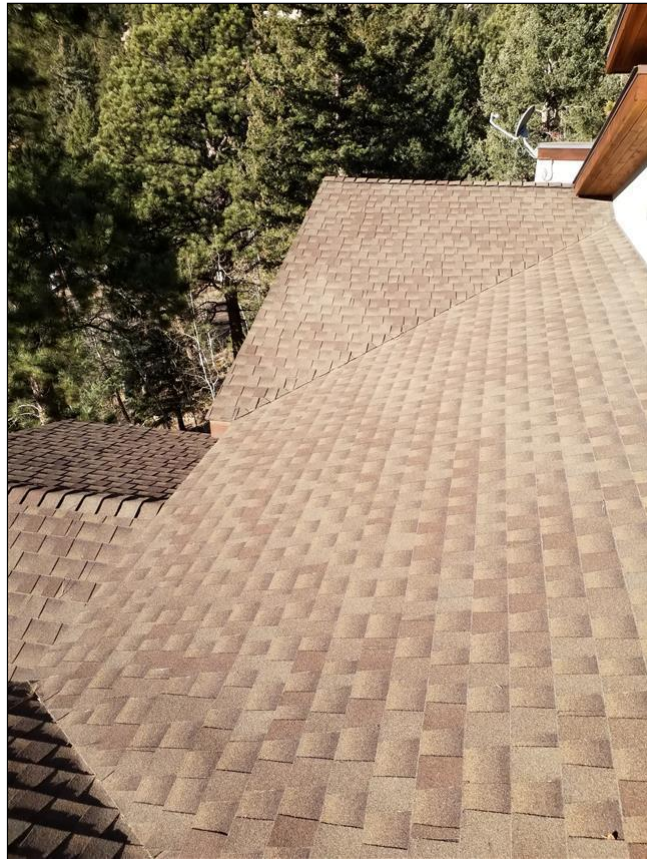
		IN	NI	NP	RR	RM	Styles & Materials
1.0	Roof Coverings	•					Roof Covering: Architectural Asphalt/Fiberglass
1.1	Flashings	•			•		Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•					from: Walked Roof
1.3	Ventilation of Roof/Attic	•					Sky Light(s): None
1.4	Roof Drainage Systems (Gutters/Downspouts)	•			•		Attic Insulation: Batt Fiberglass R-30 or better
1.5	Roof Structure and Attic (report leak signs or condensation)	•					Ventilation: Ridge vents
1.6	Ventilation Fans and Thermostatic Controls in Attic			•			Roof Structure: Engineered wood trusses Common board Sheathing Not visible
1.7	Insulation in Attic	•					Roof-Type: Gable
1.8	Visible Electric Wiring in Attic	•					Attic info: Attic access
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance							Method used to observe attic: From entry

Comments:

1.0 The roofing material is in good condition with no obvious signs of deterioration or defects.



1.0 Item 1(Picture)

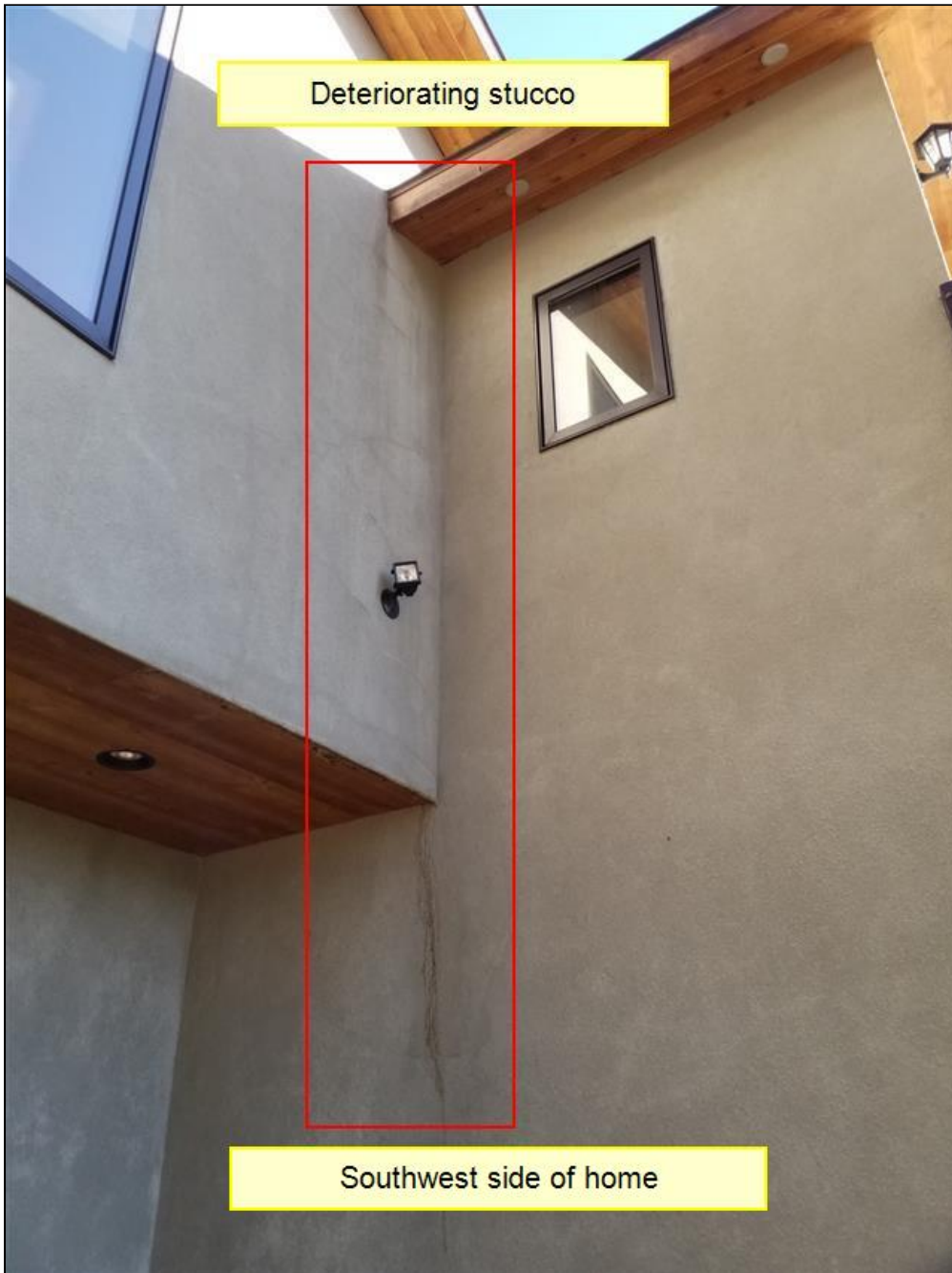


1.0 Item 2(Picture)

1.1 There are two areas that need proper kick out flashing to prevent water from deteriorating the stucco siding any further. If the flashing is not installed, the stucco siding will eventually deteriorate completely causing the stucco to fail. I recommend a licensed roofing or contractor to further evaluate and repair as needed.



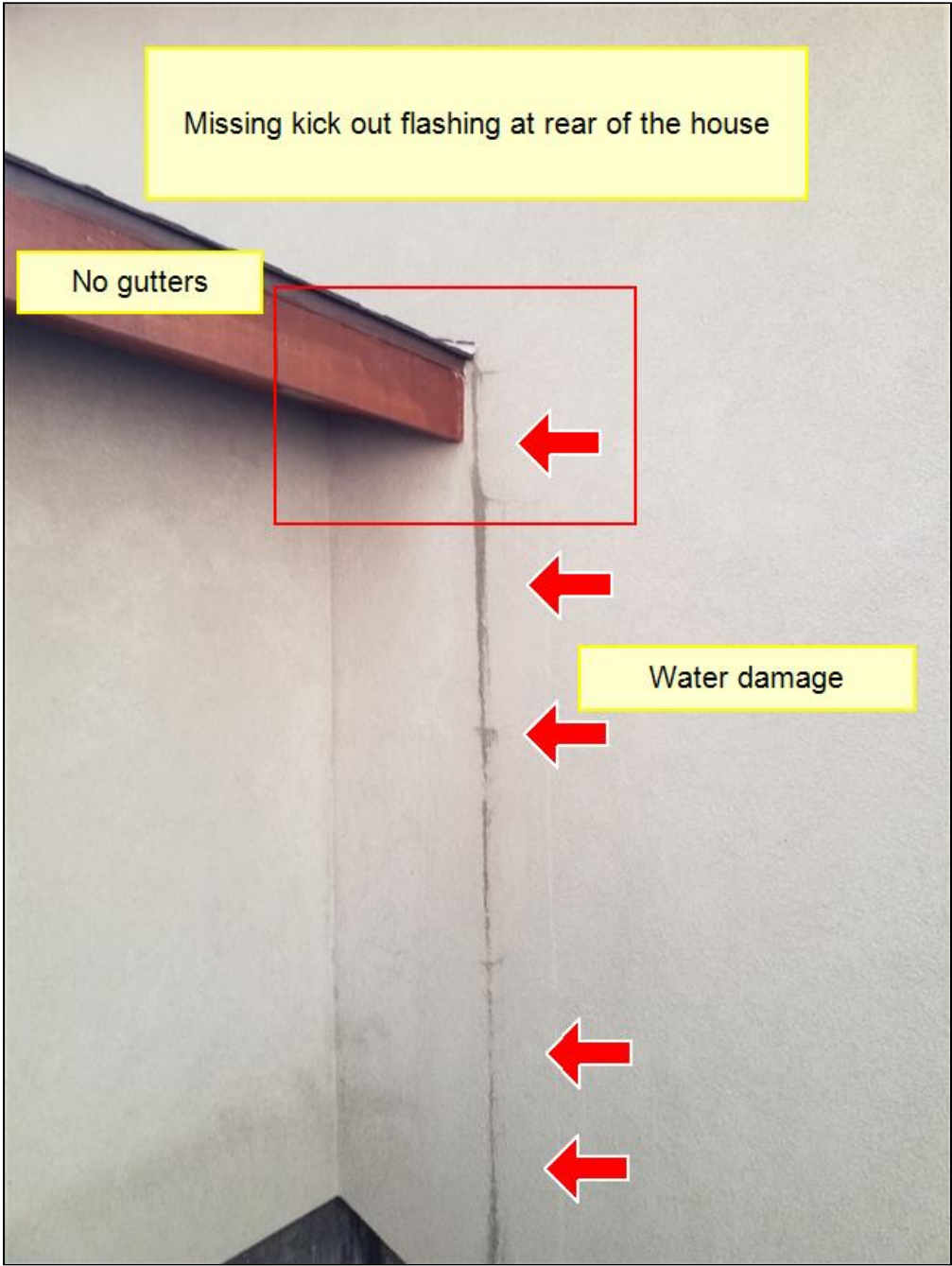
1.1 Item 1(Picture)



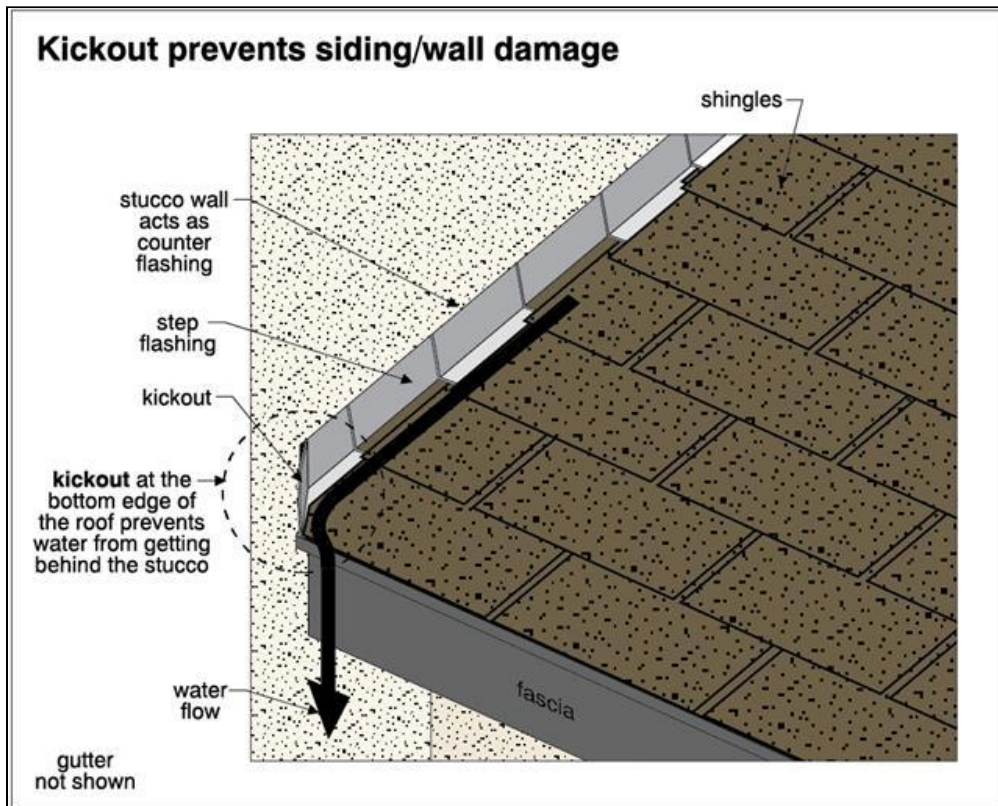
1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

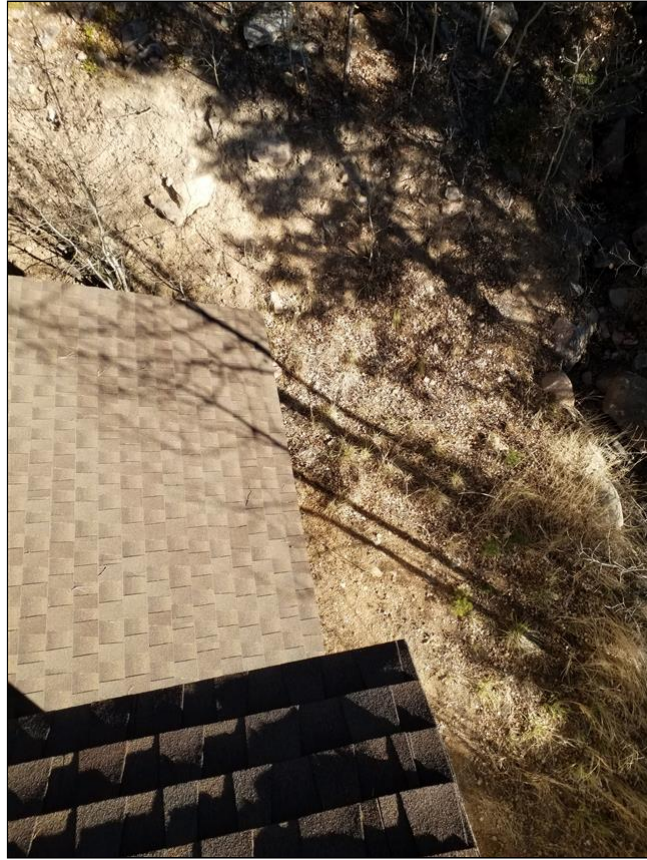


1.1 Item 5(Picture)

1.4 The house does have two gutters and downspouts that drain below grade. Additional gutters and downspouts would be beneficial in the front and rear of the home. Gutters help move water away from sensitive areas of the roof and control erosion around the foundation. I recommend having gutters installed by a qualified person or company.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



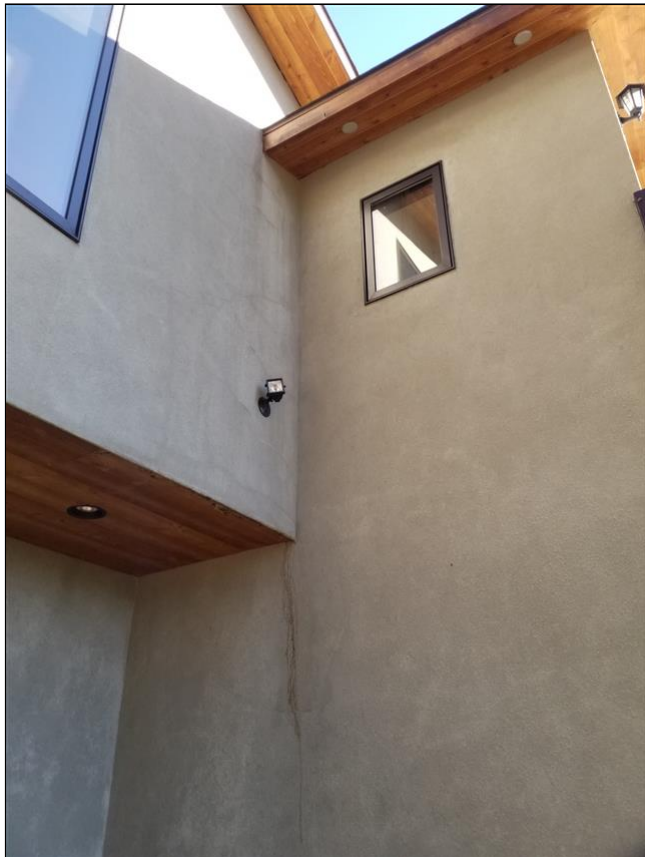
1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



1.4 Item 6(Picture)

1.7 There is a small attic space over the master bathroom. Access for the attic is in the bathroom. Insulation level appears to be adequate.



1.7 Item 1(Picture)

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

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.

		IN	NI	NP	RR	RM	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•					Siding Style: Rock and Mortar Cement stucco
2.1	Doors (Exterior)	•					Siding Material: Stone Masonry
2.2	Windows	•					Exterior Entry Doors: Wood Insulated glass
2.3	Decks, Balconies, Stoeps, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•		Appurtenance: Deck with steps Covered porch Sidewalk
2.4	Defensible Space, Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•					Driveway: Concrete Gravel
2.5	Eaves, Soffits and Fascias	•					
2.6	Water faucets (hose bibs)	•					
2.7	Light fixtures and electrical outlets (exterior)	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

IN NI NP RR RM

Comments:

2.0 See Roof Systems - Flashing 1.1 for more information.

2.3 The guard rail facing the front of the house is unsafe. I do not believe the guard will would support a person leaning against it. I recommend a licensed contractor to further evaluate and repair as needed.



2.3 Item 1(Picture)

2.7 The doorbell did not work when tested. Recommend a qualified person to repair as needed.



2.7 Item 1(Picture)

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

		IN	NI	NP	RR	RM	Styles & Materials
3.0	Garage Ceilings	•					Garage Door Type: One automatic Garage Door Material: Insulated Metal Auto-opener Manufacturer: CHAMBERLAIN
3.1	Garage Walls (including Firewall Separation)	•					
3.2	Garage Floor	•					
3.3	Garage Door (s)	•					
3.4	Garage window (s)	•					
3.5	Occupant Door (from garage to inside of home)	•					
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance		IN	NI	NP	RR	RM	

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	RM	Styles & Materials
4.0	Ceiling	•					Dishwasher Brand: KITCHEN AIDE
4.1	Walls	•					Disposer Brand: BADGER
4.2	Floors	•					Exhaust/Range hood: VENTED UNKNOWN BRAND
4.3	Doors	•					Range/Oven: KITCHEN AIDE
4.4	Windows	•					Trash Compactors: NONE
4.5	Counters and Cabinets (representative number)	•					Built in Microwave: KITCHEN AIDE
4.6	Plumbing Drain, Waste and Vent Systems	•					Cabinetry: Wood
4.7	Plumbing Water Supply, Distribution System and Fixtures	•					Countertop: Granite
4.8	Outlets, Switches and Fixtures	•					Dryer Power Source: 240 Volt
4.9	Dishwasher	•					Dryer Vent: Flexible Metal
4.10	Ranges/Ovens/Cooktops	•					
4.11	Range Hood (s)	•			•		
4.12	Trash Compactor			•			
4.13	Food Waste Disposer	•					
4.14	Microwave Cooking Equipment	•			•		
4.15	Clothes Dryer Vent Piping	•			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

IN NI NP RR RM

Comments:

4.11 The ventilation for the range is not connected. There is also no blower motor for ventilation. Although it's not required to have a ventilation for a non-pilot light cooking top, the install of the gas cooking top is poorly done and incomplete. I recommend speaking to the homeowners to determine if the cooking top is complete or needs additional work.



4.11 Item 1(Picture)

4.14 There microwave door is not properly functioning as intended. I recommend a qualified person to repair as needed.

4.15 The dryer vent pipe in the crawlspace has come apart at the seam. This is allowing hot, moist air into the crawlspace instead to the exterior. I recommend a qualified person to repair as needed.



4.15 Item 1(Picture)

The built-in appliances of the home were 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.

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.

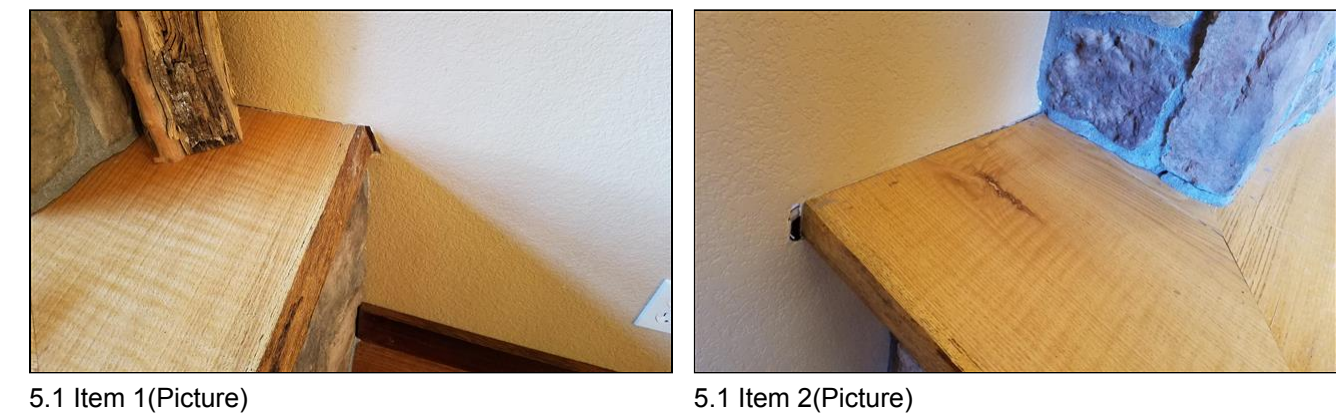
		IN	NI	NP	RR	RM	Styles & Materials
5.0	Ceilings	•					Ceiling Materials: Gypsum Board
5.1	Walls	•			•		Wall Material: Gypsum Board Tile
5.2	Floors	•			•		Floor Covering(s): Carpet Hardwood T&G Tile
5.3	Steps, Stairways, Balconies and Railings	•					Interior Doors: Solid Wood
5.4	Doors (representative number)	•					Window Types: Thermal/Insulated Casement Awning
5.5	Windows (representative number)	•			•		Window Manufacturer: JELD-WEN
5.6	Outlets, Switches and Fixtures	•			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

Comments:

5.1 There is some drywall damage near the wooden hearth around the main floor fireplace. It appears that when the hearth was installed, the drywall needed to be cut for proper fitting. Some minor drywall repair work is needed in these areas. This does not appear to be completed and I recommend speaking to the homeowners for more information.

There is some missing trim from under the hallway cabinetry. I appears the work is not completed.





5.1 Item 3(Picture)

5.2 At the tile and floor transition at the entranceway, the grout is missing and/or cracking. Although this is cosmetic, the cost of repair should be considered.



5.2 Item 1(Picture)

5.5 Master bedroom window missing crank handle.



5.5 Item 1(Picture)

5.6 (1) There was one light out in the a living room ceiling. I assume the lightbulb is burnt out. I recommend having the homeowners replace the lightbulb to verify it works.



5.6 Item 1(Picture)

(2) The ceiling fan in the entryway is unbalanced and difficult to control due to the small pull chain. Also, there is a light switch labeled "Ceiling Fan Light" but neither ceiling fans on the main floor has a light fixture. I recommend speaking to the homeowners for more information regarding the light switch and have the fan properly installed by qualified person.



5.6 Item 2(Picture)

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 and Components

		IN	NI	NP	RR	RM	Styles & Materials
6.0	Ceiling	•					Exhaust Fans: Fan only
6.1	Walls	•					
6.2	Floors	•					
6.3	Doors	•					
6.4	Windows	•					
6.5	Counters and Cabinets (representative number)	•					
6.6	Plumbing Drain, Waste and Vent Systems	•			•		
6.7	Plumbing Water Supply, Distribution System and Fixtures	•					
6.8	Outlets, Switches and Fixtures	•			•		
6.9	Exhaust fan	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

IN NI NP RR RM

Comments:

6.6 A leak was detected in the bathroom sink of the north guest bedroom. The leak appears to be coming from the tailpiece of the sink drain. I recommend a qualified person to repair as needed



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.7 The jet tub in the master bedroom operated with no issues at the time of the inspection.



6.7 Item 1(Picture)

6.8 The GFCI outlet in the guest bathroom had no power going to it. It's possible the GFCI is defective and would not reset. It appears this GFCI outlet also protects the other outlets in the guest bathrooms/powder room. Those outlets did not have power going to them either indicating the GFCI was tripped. I recommend a licensed electrician to further evaluate and repair as needed.



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)



6.8 Item 4(Picture)



6.8 Item 5(Picture)

7. 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.

		IN	NI	NP	RR	RM	Styles & Materials
7.0	Foundations, Basement and Crawlspac (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Foundation: Poured concrete Method used to observe
7.1	Walls (Structural)	•					Crawlspac: Crawled Walked
7.2	Columns or Piers	•					Floor Structure: 2 X 10 Wood joists Engineered floor joists
7.3	Floors (Structural)	•					Wall Structure: Not Visible
7.4	Ceilings (Structural)			•			Columns or Piers: Steel lally columns
7.5	Insulation Under Floor System	•					Ceiling Structure: Not visible
7.6	Vapor Retarders (in Crawlspac or basement)	•			•		Floor System Insulation: Faced Batts Reflective system (foil faced) R-19
7.7	Ventilation of Foundation Areas			•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

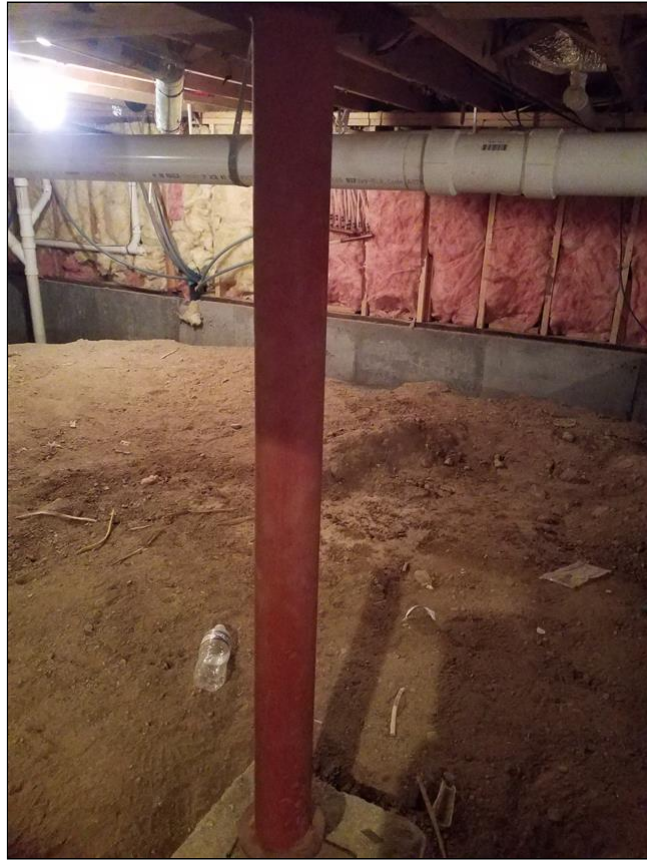
Comments:

7.4 Ceiling structure not visible due to ceiling finishes and limited attic access.

7.6 The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)



7.6 Item 4(Picture)



7.6 Item 5(Picture)

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.

8. 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.

		IN	NI	NP	RR	RM	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems	•					Water Source: Public
8.1	Plumbing Water Supply, Distribution System and Fixtures	•					Water Filters: None
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•					Plumbing Water Supply (into home): Copper
8.3	Main Water Shut-off Device (Describe location)	•					Plumbing Water Distribution (inside home): Copper PEX
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
8.5	Main Fuel Shut-off (Describe Location)	•					
8.6	Sump Pump			•			Washer Drain Size: 2" Diameter
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance		IN	NI	NP	RR	RM	Plumbing Waste: PVC ABS
							Water Heater Power Source: Indirect Fired
							Water Heater Capacity: Unknown
							Water Heater Location: Basement Utility Room
							WH Manufacturer: TRIANGLE

Comments:

8.0 A sewer scope was performed on the property. I was unable to inspect the complete sewer line due to limitations on the camera. What was recorded indicated no issues with the sewer line. If an additional access/cleanout is located, I will perform a follow-up second sewer scope at no additional cost.



8.0 Item 1(Video)



8.0 Item 2(Video)

8.1 Water meter.



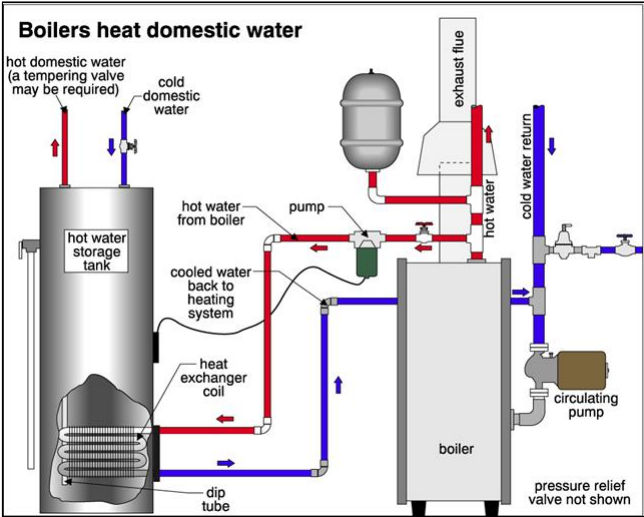
8.1 Item 1(Picture)

8.2 UPDATE 11/20 - The boiler is operating and indirect hot water tank is supplying hot water to the home.

The house is equipped with an indirect hot water storage system. Heat for the water is supplied by the boiler system. I was unable to thoroughly inspect the hot water system due to the boiler system not operating correctly. I recommend a licensed HVAC company to further evaluate the indirect hot water storage system along with the boiler system.

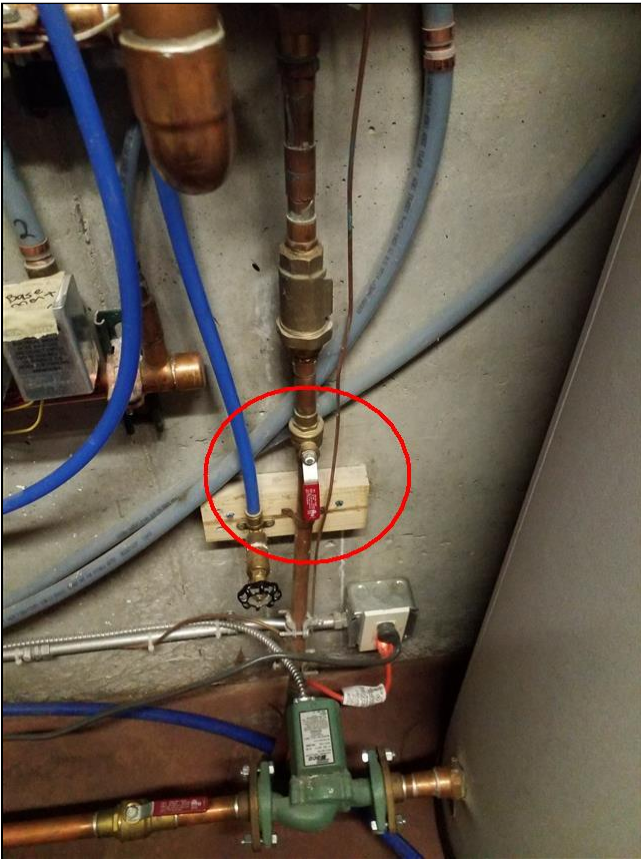


8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 Main water shut off is located in the mechanical room near the hot water storage tank.



8.3 Item 1(Picture)

8.5 Main fuel shutoff is located at the meter.**8.5 Item 1(Picture)**

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.

9. 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.

		IN	NI	NP	RR	RM	Styles & Materials
9.0	Service Entrance Conductors	•					Electrical Service
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•		Conductors: Below ground Aluminum 240 volt
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•					Panel Capacity: 200 AMP 100 AMP
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					Panel Type: Circuit breakers GFCI Breakers
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•					Electric Panel
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					Manufacturer: SQUARE D
9.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•			Branch wire 15 and 20
9.7	Location of Main and Distribution Panels	•					AMP: Copper
9.8	Smoke Detectors	•			•		Wiring Methods: Romex
9.9	Carbon Monoxide Detectors			•	•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance

IN NI NP RR RM

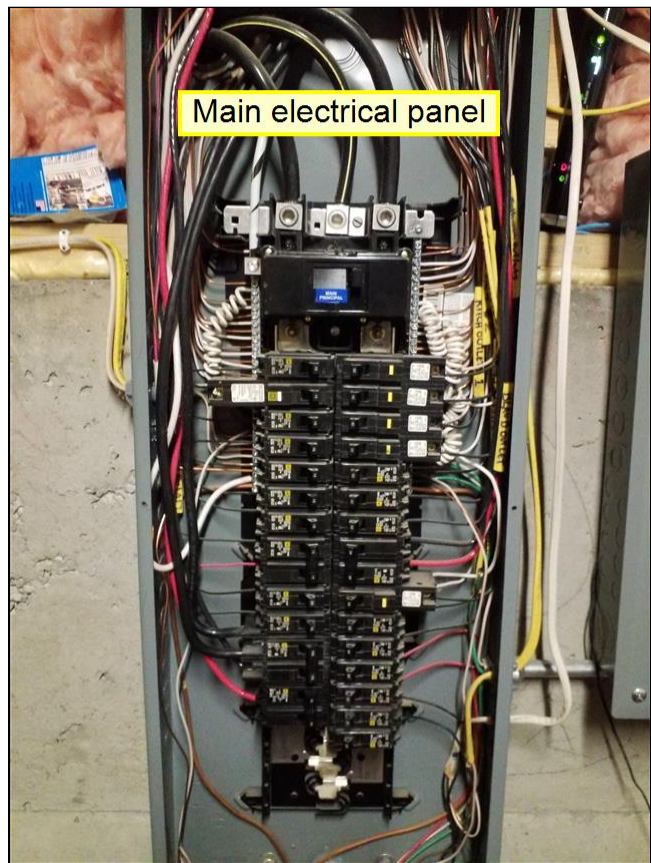
Comments:

9.1 The subpanel in the mechanical room was not labeled. Labeling of the circuit breakers is required in the electrical code. I recommend a licensed electrician to label the subpanel correctly.

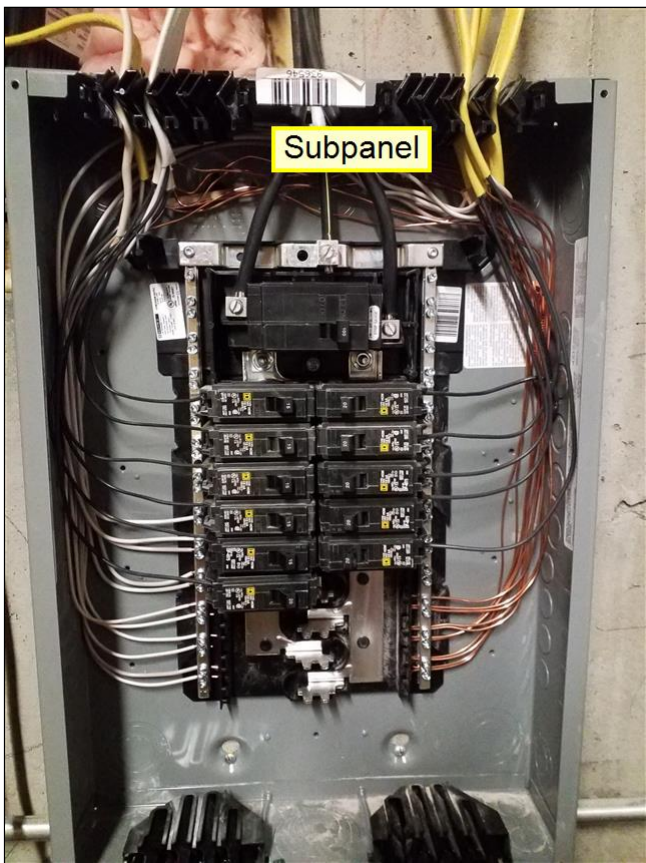


9.1 Item 1(Picture)

9.7 The main electrical panel and subpanel is located in the mechanical room.

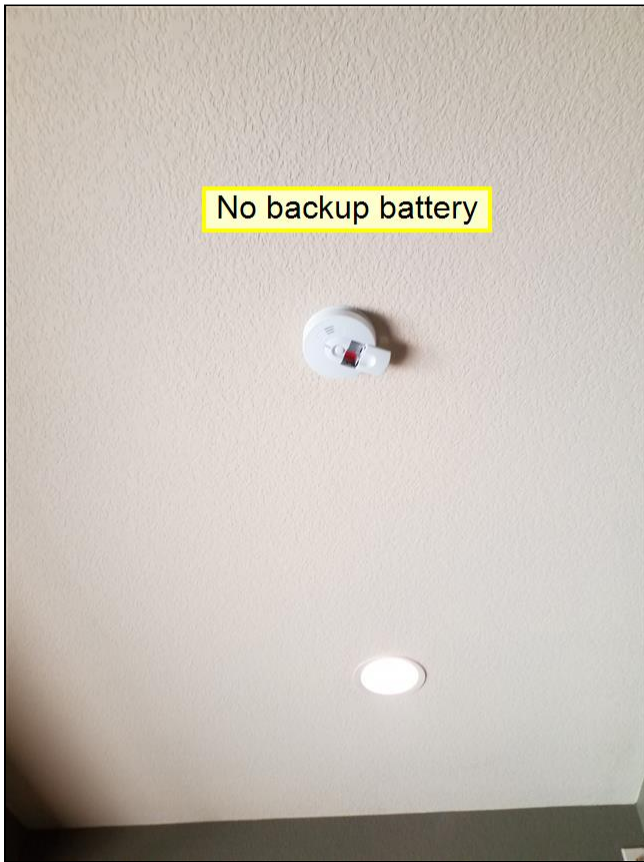


9.7 Item 1(Picture)



9.7 Item 2(Picture)

9.8 In the south guest bedroom, there was no smoke detector. Smoke detectors are required in each sleeping/bedroom. There was no smoke detector in the hallway between the bedrooms which is also required. I recommend having a smoke detector installed prior to taking ownership.



9.8 Item 1(Picture)



9.8 Item 2(Picture)



9.8 Item 3(Picture)

9.9 I did not see any carbon monoxide detectors in the house. They're required within 15ft of bedrooms when the house has solid fuel or combustible gas appliances. I recommend having one installed before taking ownership of property.

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.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.

		IN	NI	NP	RR	RM	Styles & Materials
10.0	Heating Equipment	•			•		Heat Type: Hydronic Radiant Floors Circulating boiler
10.1	Normal Operating Controls	•					Energy Source: Gas
10.2	Automatic Safety Controls	•					Number of Heat Systems (excluding wood): Three
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					Heat System Brand: TRIANGLE CUBE
10.4	Presence of Installed Heat Source in Each Room	•			•		Ductwork: N/A
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					Filter Type: N/A
10.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•			Filter Size: N/A
10.7	Gas/LP Firelogs and Fireplaces	•					Types of Fireplaces: Vented gas logs
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, RM= Routine Maintenance							Operable Fireplaces: Two
							Number of Woodstoves: None

Comments:

10.0 UPDATE 11/20 - The boiler is operating and supplying heat to the house. All but 1 zone is working. The Master Bath Zone is not functioning. I recommend a licensed HVAC company to repair as needed.

The house is equipped with radiant floor heating provided by the boiler system. The boiler system would not operate consistently during the inspection. Because of that, I was not able to inspect the system for adequate heat in the home. Typical boiler systems have a lifespan between 30 and 40 years. I recommend a licensed HVAC company to further evaluate and repair the boiler if needed.

Boiler Info:

Manufacture: Triangle Tube

Model: T10

Serial: 0031500



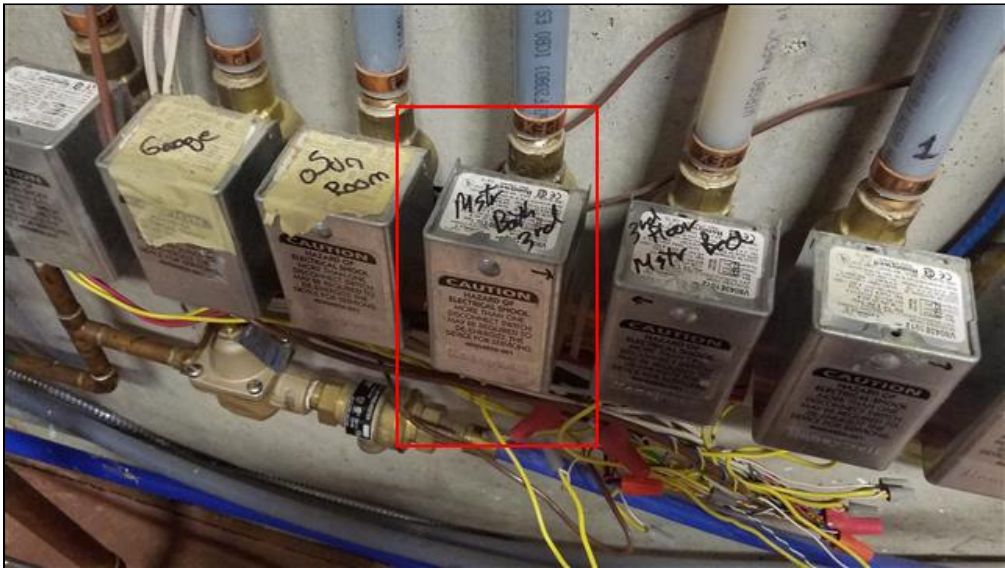
10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



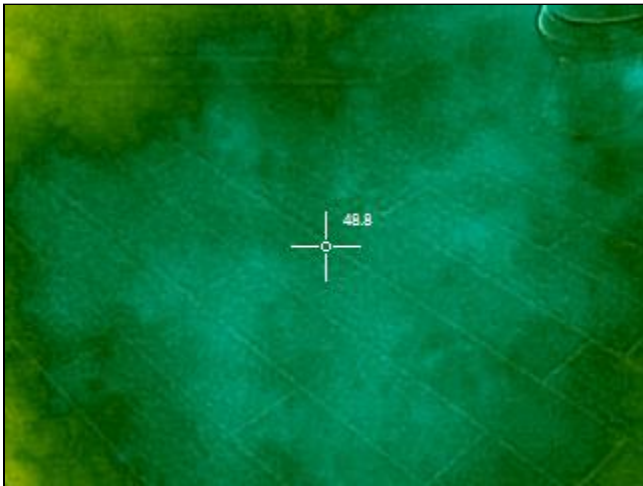
10.0 Item 4(Picture)

10.1 Could not get the boiler to operate.

10.4 All zone functioning except Master Bath. I suspect the zone valve that controls the master bath is not functional. See 10.0 Heating Equipment for more info.



10.4 Item 1(Picture)

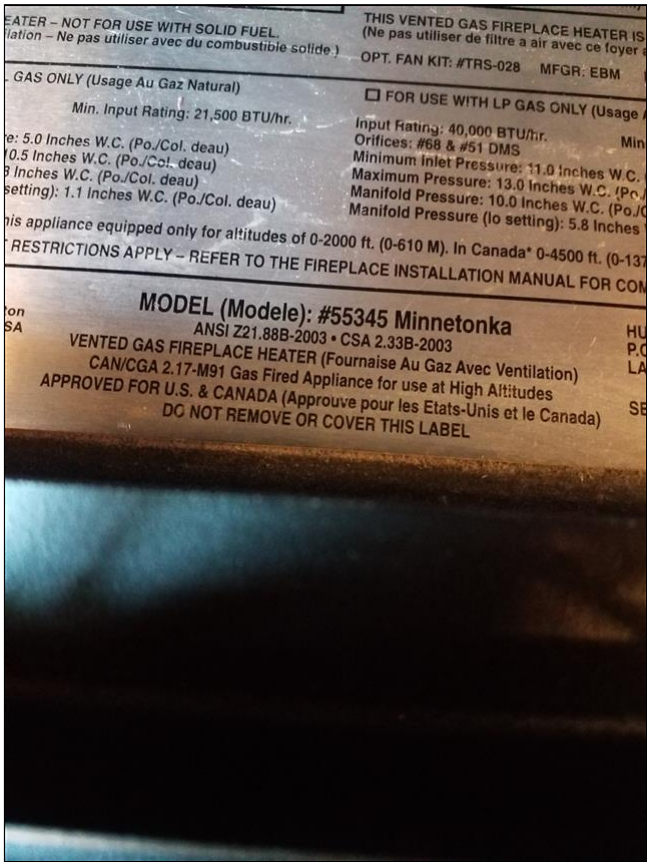


10.4 Item 2(Picture)

10.7 The house is equipped with two gas fireplaces. Both operated with no issues at the time of the inspection. Both units are UL approved.



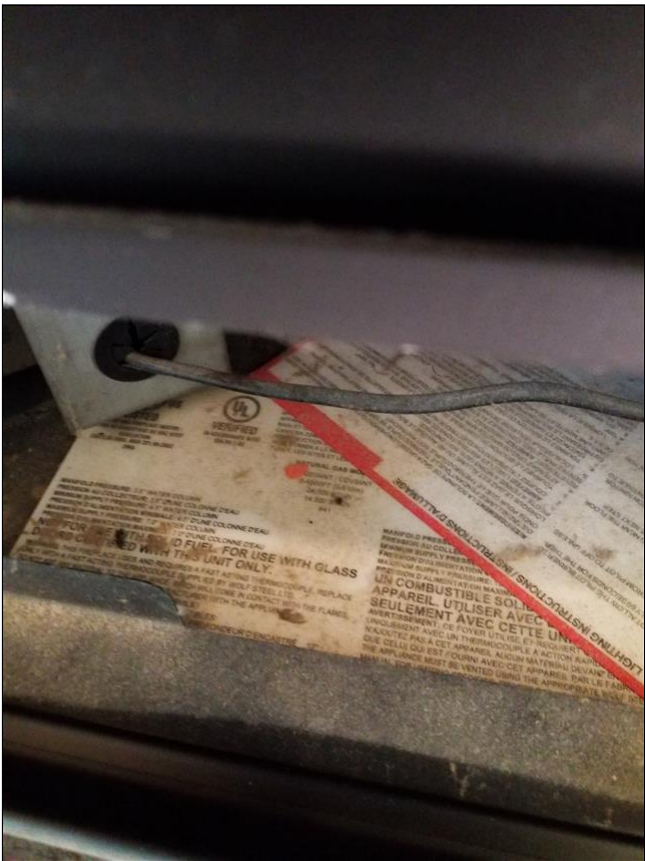
10.7 Item 1(Picture)



10.7 Item 2(Picture)



10.7 Item 3(Picture)



10.7 Item 4(Picture)

The heating and cooling 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.

Summary



PO Box 728
Pine, CO 80470
720-515-7688

Customer
Daniel Holton

Address
31468 King Valley West
Conifer CO 80433

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 **warrants 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 or efficiency 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 / Chimneys and Attic

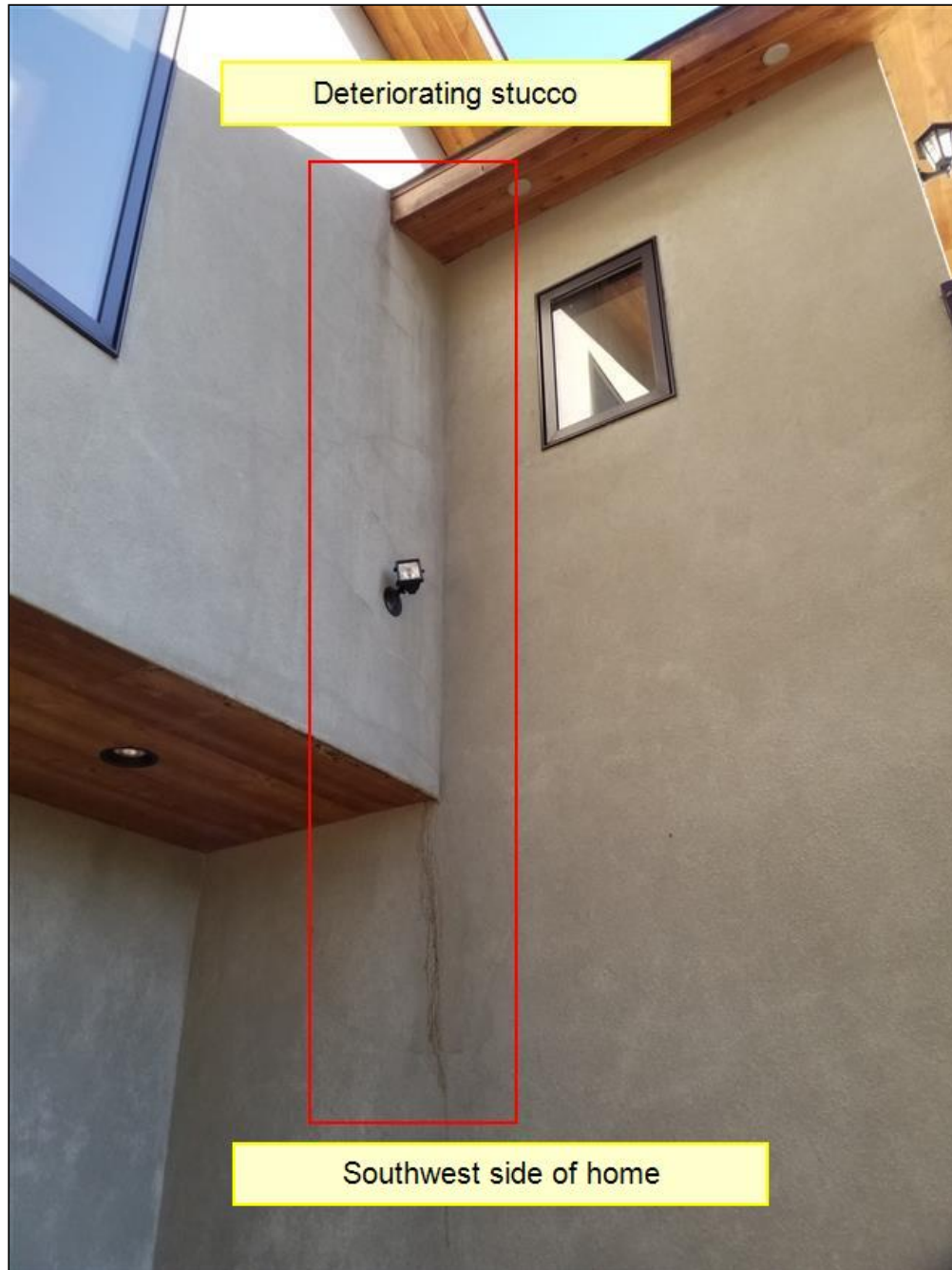
1.1 Flashings

Inspected, Repair or Replace

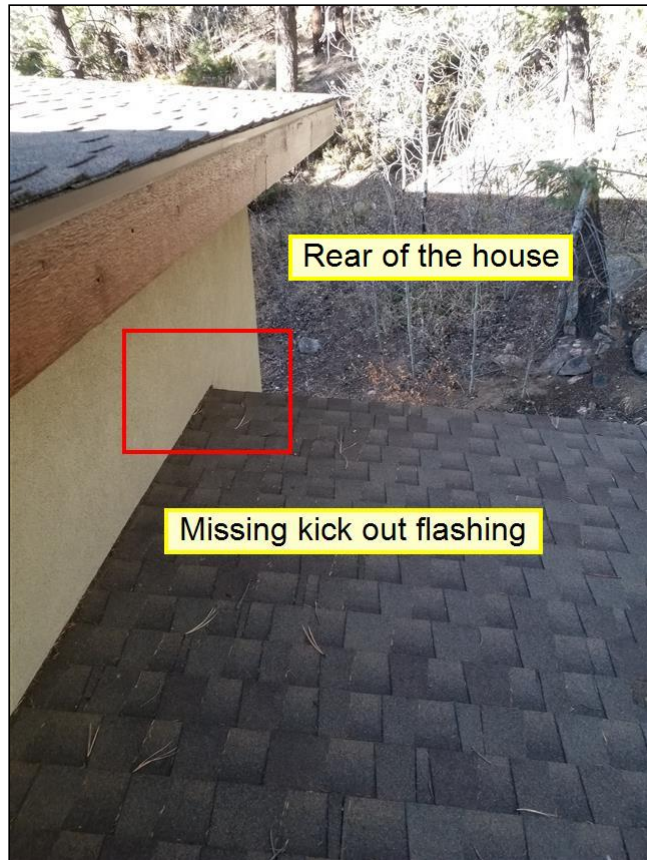
There are two areas that need proper kick out flashing to prevent water from deteriorating the stucco siding any further. If the flashing is not installed, the stucco siding will eventually deteriorate completely causing the stucco to fail. I recommend a licensed roofing or contractor to further evaluate and repair as needed.



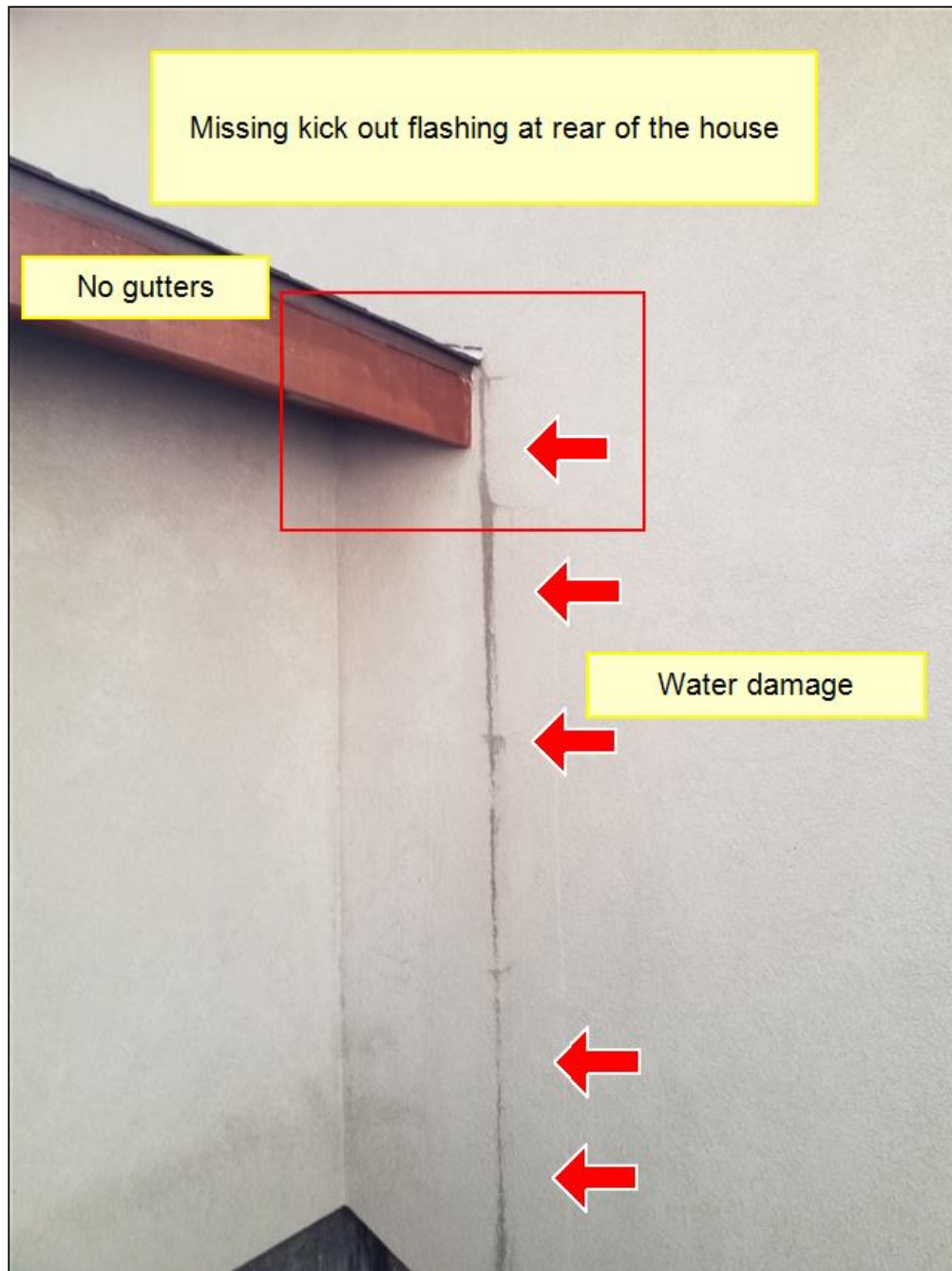
1.1 Item 1(Picture)



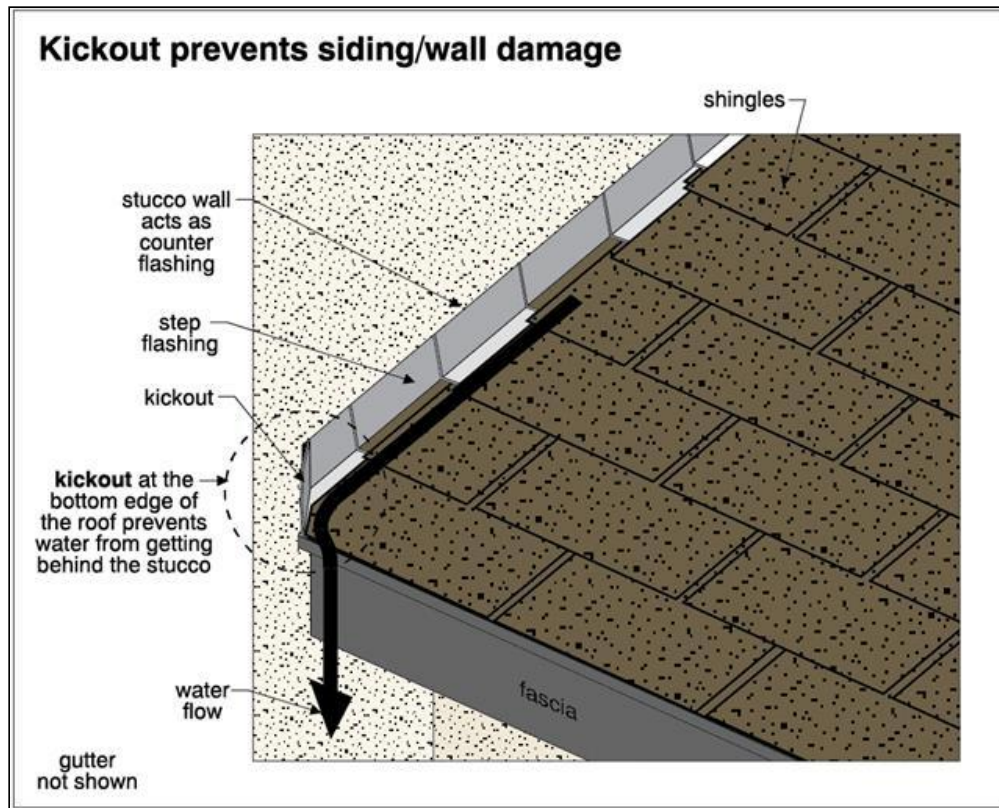
1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

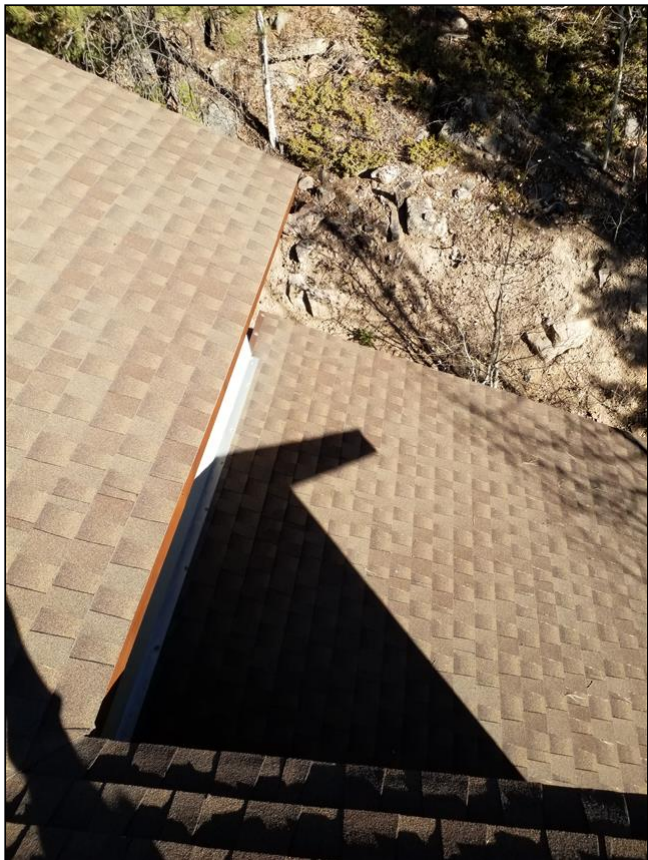


1.1 Item 5(Picture)

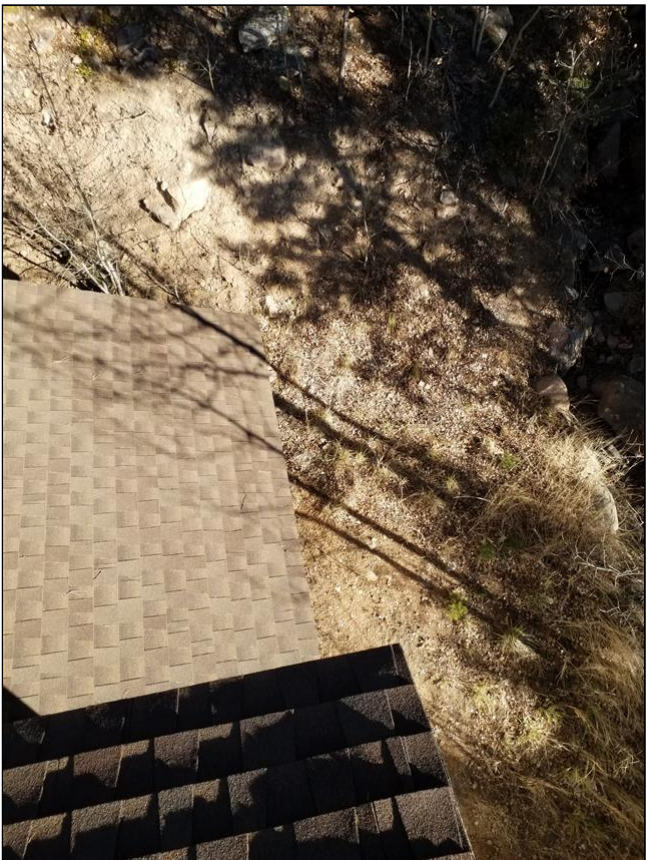
1.4 Roof Drainage Systems (Gutters/Downspouts)

Inspected, Repair or Replace

The house does have two gutters and downspouts that drain below grade. Additional gutters and downspouts would be beneficial in the front and rear of the home. Gutters help move water away from sensitive areas of the roof and control erosion around the foundation. I recommend having gutters installed by a qualified person or company.



1.4 Item 1(Picture)



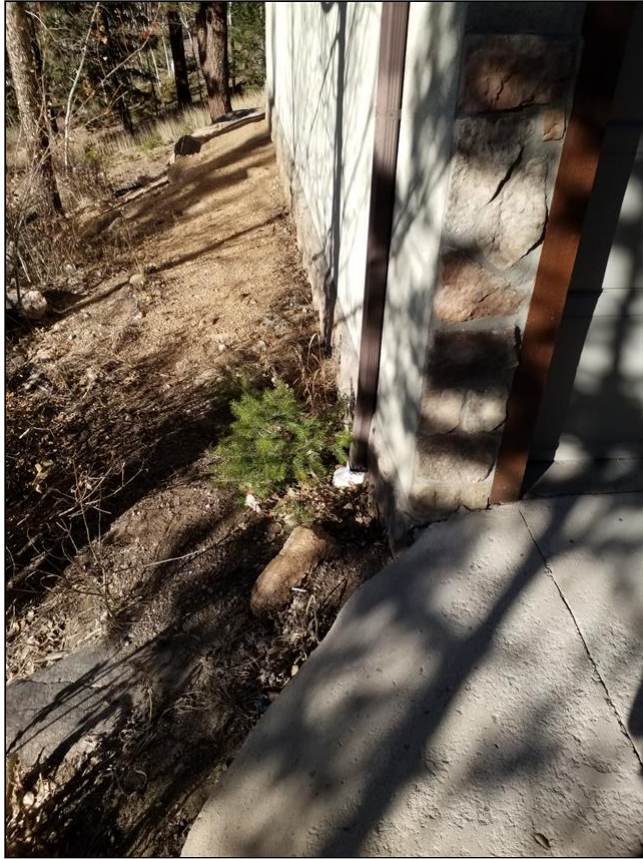
1.4 Item 2(Picture)



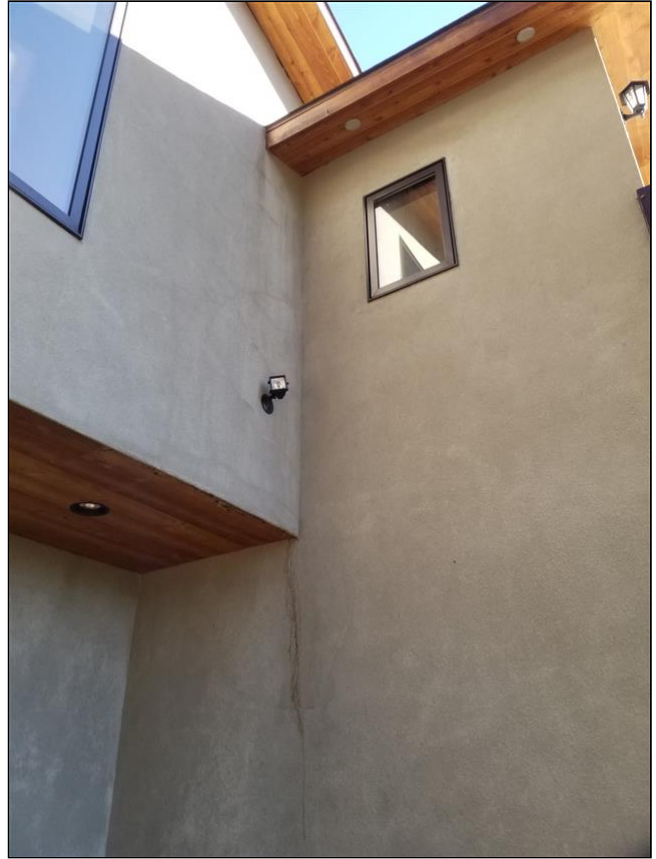
1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



1.4 Item 6(Picture)

2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

The guard rail facing the front of the house is unsafe. I do not believe the guard will support a person leaning against it. I recommend a licensed contractor to further evaluate and repair as needed.



2.3 Item 1(Picture)

4. Kitchen Components and Appliances

4.11 Range Hood (s)

Inspected, Repair or Replace

The ventilation for the range is not connected. There is also no blower motor for ventilation. Although it's not required to have a ventilation for a non-pilot light cooking top, the install of the gas cooking top is poorly done and incomplete. I recommend speaking to the homeowners to determine if the cooking top is complete or needs additional work.



4.11 Item 1(Picture)

4.14 Microwave Cooking Equipment

Inspected, Repair or Replace

There microwave door is not properly functioning as intended. I recommend a qualified person to repair as needed.

4.15 Clothes Dryer Vent Piping

Inspected, Repair or Replace

The dryer vent pipe in the crawlspace has come apart at the seam. This is allowing hot, moist air into the crawlspace instead to the exterior. I recommend a qualified person to repair as needed.



4.15 Item 1(Picture)

5. Rooms

5.1 Walls

Inspected, Repair or Replace

There is some drywall damage near the wooden hearth around the main floor fireplace. It appears that when the hearth was installed, the drywall needed to be cut for proper fitting. Some minor drywall repair work is needed in these areas. This does not appear to be completed and I recommend speaking to the homeowners for more information.

There is some missing trim from under the hallway cabinetry. It appears the work is not completed.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

5.2 Floors**Inspected, Repair or Replace**

At the tile and floor transition at the entranceway, the grout is missing and/or cracking. Although this is cosmetic, the cost of repair should be considered.



5.2 Item 1(Picture)

5.5 Windows (representative number)**Inspected, Repair or Replace**

Master bedroom window missing crank handle.



5.5 Item 1(Picture)

5.6 Outlets, Switches and Fixtures

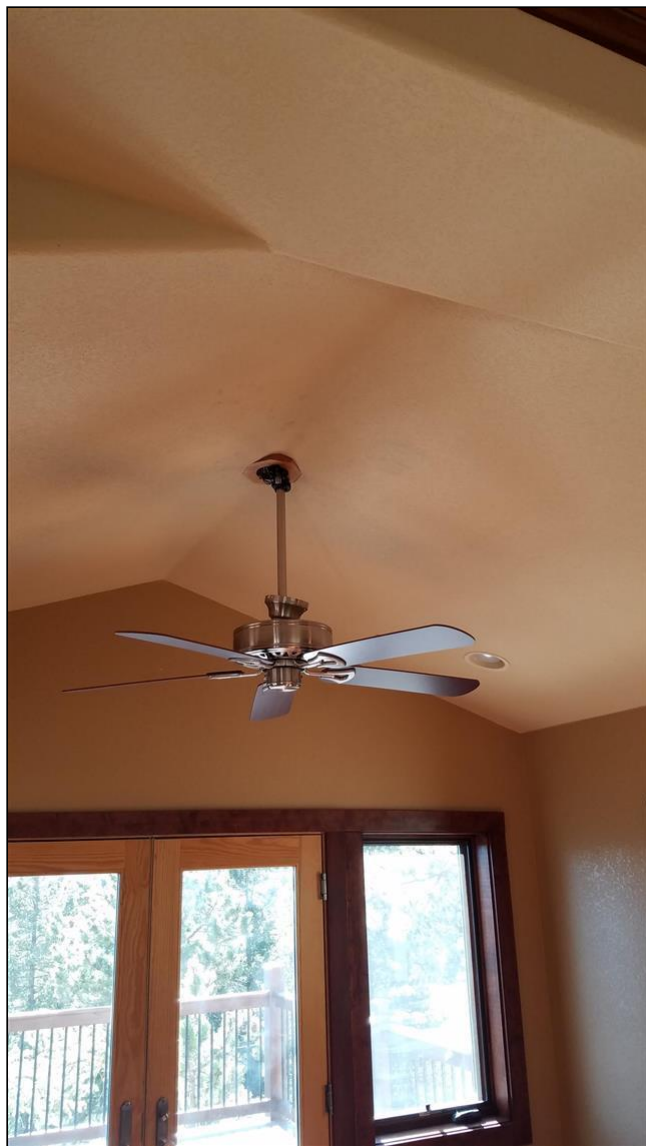
Inspected, Repair or Replace

(1) There was one light out in the a living room ceiling. I assume the lightbulb is burnt out. I recommend having the homeowners replace the lightbulb to verify it works.



5.6 Item 1(Picture)

(2) The ceiling fan in the entryway is unbalanced and difficult to control due to the small pull chain. Also, there is a light switch labeled "Ceiling Fan Light" but neither ceiling fans on the main floor has a light fixture. I recommend speaking to the homeowners for more information regarding the light switch and have the fan properly installed by qualified person.



5.6 Item 2(Picture)

6. Bathroom and Components

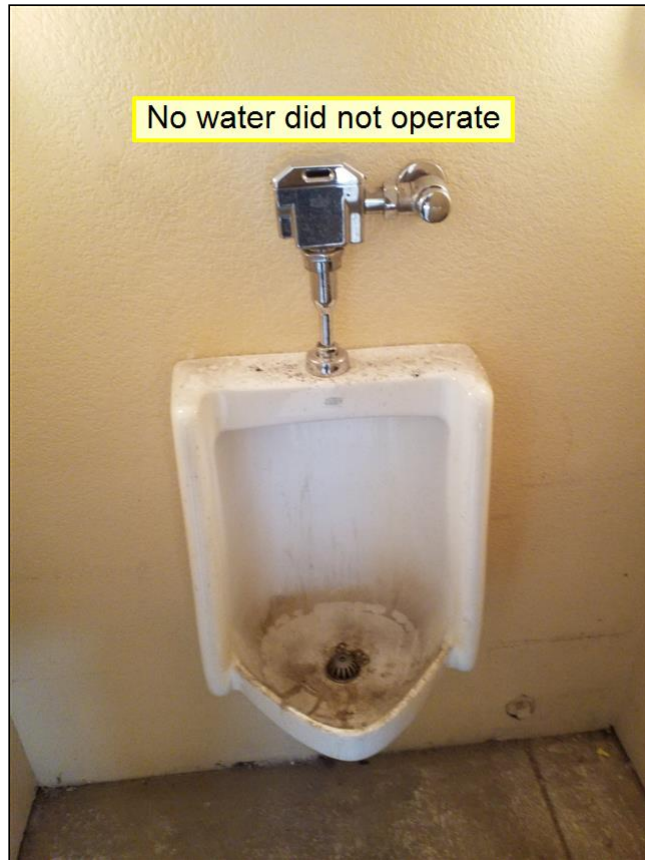
6.6 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

A leak was detected in the bathroom sink of the north guest bedroom. The leak appears to be coming from the tailpiece of the sink drain. I recommend a qualified person to repair as needed



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.8 Outlets, Switches and Fixtures

Inspected, Repair or Replace

The GFCI outlet in the guest bathroom had no power going to it. It's possible the GFCI is defective and would not reset. It appears this GFCI outlet also protects the other outlets in the guest bathrooms/powder room. Those outlets did not have power going to them either indicating the GFCI was tripped. I recommend a licensed electrician to further evaluate and repair as needed.



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)



6.8 Item 4(Picture)



6.8 Item 5(Picture)

7. Structural Components

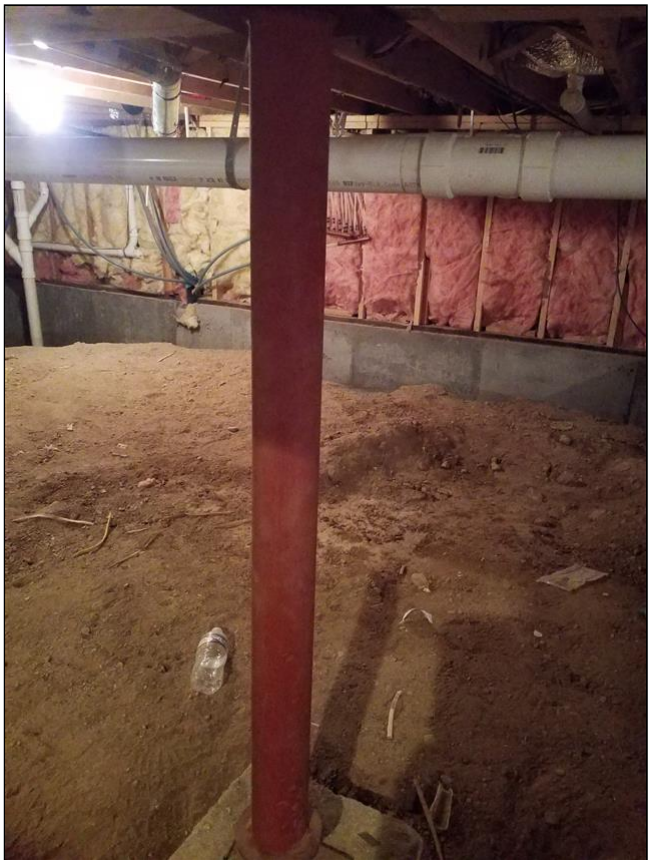
7.6 Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)



7.6 Item 4(Picture)



7.6 Item 5(Picture)

9. Electrical System

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

The subpanel in the mechanical room was not labeled. Labeling of the circuit breakers is required in the electrical code. I recommend a licensed electrician to label the subpanel correctly.

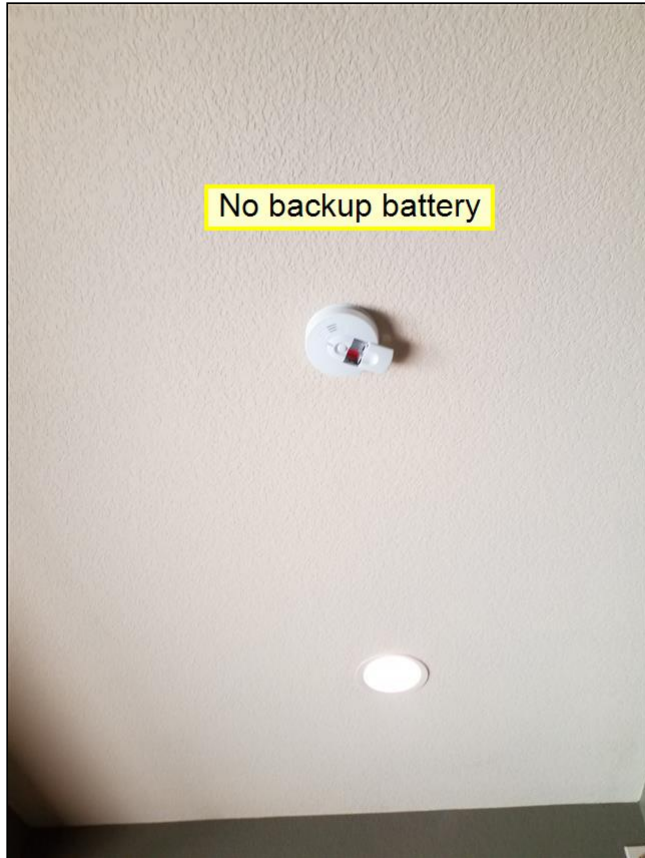


9.1 Item 1(Picture)

9.8 Smoke Detectors

Inspected, Repair or Replace

In the south guest bedroom, there was no smoke detector. Smoke detectors are required in each sleeping/bedroom. There was no smoke detector in the hallway between the bedrooms which is also required. I recommend having a smoke detector installed prior to taking ownership.



9.8 Item 1(Picture)



9.8 Item 2(Picture)



9.8 Item 3(Picture)

9.9 Carbon Monoxide Detectors

Not Present, Repair or Replace

I did not see any carbon monoxide detectors in the house. They're required within 15ft of bedrooms when the house has solid fuel or combustible gas appliances. I recommend having one installed before taking ownership of property.

10. Heating / Central Air Conditioning

10.0 Heating Equipment

Inspected, Repair or Replace

UPDATE 11/20 - The boiler is operating and supplying heat to the house. All but 1 zone is working. The Master Bath Zone is not functioning. I recommend a licensed HVAC company to repair as needed.

The house is equipped with radiant floor heating provided by the boiler system. The boiler system would not operate consistently during the inspection. Because of that, I was not able to inspect the system for adequate heat in the home. Typical boiler systems have a lifespan between 30 and 40 years. I recommend a licensed HVAC company to further evaluate and repair the boiler if needed.

Boiler Info:

Manufacture: Triangle Tube

Model: T10

Serial: 0031500



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)

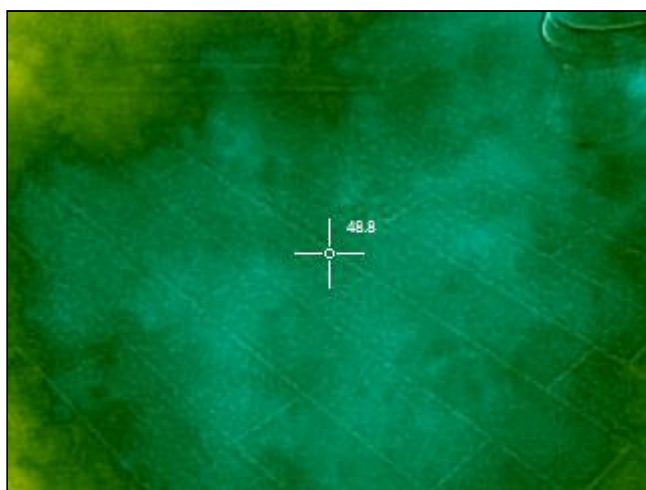
10.4 Presence of Installed Heat Source in Each Room

Inspected, Repair or Replace

All zone functioning except Master Bath. I suspect the zone valve that controls the master bath is not functional. See 10.0 Heating Equipment for more info.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Troy Donoghue



Liberty Home Inspections, LLC
PO Box 728
Pine, CO 80470
720-515-7688
Inspected By: Troy Donoghue

Inspection Date: 11/18/2019
Report ID: 20191118-31468-King-Valley-West

Customer Info:	Inspection Property:
Daniel Holton	31468 King Valley West Conifer CO 80433
Customer's Real Estate Professional: Lynn Westfall	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Home Inspection: 4 Bedroom, 3 Bath	450.00	1	450.00
Radon Test	140.00	1	140.00
Sewer/Septic Line Video Inspection	125.00	1	125.00
Additional Bathroom(s)	25.00	1	25.00
			Tax \$0.00
			Total Price \$740.00

Payment Method: Credit Card
Payment Status: Paid
Note:



PO Box 728
Pine, CO 80470
720-515-7688

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Radon Test Report](#)

The customer has received a hard copy of the agreement either by email or at the time of the inspection. Liberty Home Inspections, LLC received a signed agreement from the customer.
