



Mountain Valley Home Inspections
61912 Hwy 90
Montrose, CO 81403
Larry Miller
970-209-9493

Mountain Valley Home Inspections



1010 Carpenter Lane
Montrose, Co 81401

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Mountain Valley Home Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Property Information

Property Address 1010 Carpenter Lane
City Montrose State Co Zip 81401
Contact Name Brad Hammer
Phone
Fax N/A

Client Information

Client Name Same
Client Address
City Montrose State Co Zip 81403
Phone
Fax N/A
E-Mail N/A

Inspection Company

Inspector Name Larry Miller
Company Name Mountain Valley Home Inspections
Address 61912 Hwy 90
City Montrose State CO Zip 81403
Phone 970-209-9493
Fax None
E-Mail lmillervh@gmail.com
File Number 2023
Amount Received 325.00 Dollars

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 1994 Entrance Faces East
Inspection Date 11-13-14
Start Time 8:30 AM End Time 2:30 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 23 degrees

General Information (Continued)

Weather Cloudy Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service
Additions/Modifications None
Permits Obtained N/A How Verified Multiple Listing Service

Lots and Grounds

A NP NI M D

- 1. Driveway: Concrete
- 2. Walks: Concrete
- 3. Steps/Stoops: Concrete, Wood
- 4. Porch:
- 5. Patio: Concrete The patio slab is damaged or displacement has occurred



- 6. Deck:
- 7. Balcony:
- 8. Grading: Flat
- 9. Swale: Adequate slope and depth for drainage
- 10. Vegetation: , Shrubs, Trees, Vines
- 11. Window Wells:
- 12. Retaining Walls:
- 13. Basement Stairwell:
- 14. Basement Stairwell Drain:
- 15. Exterior Surface Drain:
- 16. Fences: Vynal , Chain link
- 17. Lawn Sprinklers: Front and back yard Not tested due to season

Exterior

A NP NI M D

Main Exterior Surface

- 1. Type: Brick veneer, Fibrous
- 2. Trim: Wood
- 3. Fascia: Composite material
- 4. Soffits: Plywood Wood rot needs paint



- 5. Door Bell: Hard wired
- 6. Entry Doors: Metal
- 7. Patio Door: Metal sliding
- 8. Windows: Vinyl double hung, Vinyl slider
- 9. Storm Windows:
- 10. Window Screens: Vinyl mesh Missing on master bed room



- 11. Basement Windows:
- 12. Exterior Lighting: Surface mounted lamps front and rear
- 13. Exterior Electric Outlets: 110 VAC GFCI
- 14. Hose Bibs: Gate
- 15. Gas Meter: Front of house
- 16. Main Gas Valve: Located at gas meter

Outbuilding

A NP NI M D

Southwest corner of lot Outbuilding

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Surface: Masonitr |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof: Asphalt shingle |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Structure: Rafter |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Exposed framing |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: OSB sheathing |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Portable shed sitting on ground |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing: |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gutters: |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Downspouts: |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Leader/Extension: |

Roof

A NP NI M D

Main Roof Surface

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|------------------------------|
| 1. | Method of Inspection: On roof | | | | | |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: Inspected |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material: Asphalt shingle |
| 4. | Type: Gable | | | | | |
| 5. | Approximate Age: 18 years | | | | | |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flashing: Galvanized |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Valleys: Asphalt shingle |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Skylights: |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing Vents: PVC |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical Mast: |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gutters: Aluminum |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Downspouts: Aluminum |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Leader/Extension: Good |

Garage Chimney

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Chimney: Metal surface mount direct vent. Condensation causing stain shingle curling. see garage roof |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue/Flue Cap: Metal |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Chimney Flashing: Galvanized |

Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Raynor
5. Exterior Surface: Fibrous
6. Roof: Asphalt shingle. Shingles stained and beginning to curl below furnace vent



7. Roof Structure: 2x4 Truss
8. Service Doors: Metal
9. Ceiling: Paint
10. Walls: Paint
11. Floor/Foundation: Poured slab. Minor floor cracks noted-seal cracks



12. Hose Bibs:
13. Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI Non-GFCI circuit



14. Smoke Detector: Missing. Needed
15. Heating: Radiant heat. Garage is heated by boiler in garage
16. Windows: Wood double hung
17. Gutters: Aluminum
18. Downspouts: Aluminum. Should be channeled down and out



19. Leader/Extensions:

Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 200
 2. Service: Aluminum
 3. 120 VAC Branch Circuits: Copper, Aluminum
 4. 240 VAC Branch Circuits: Copper
 5. Aluminum Wiring: Localized circuits 1st Floor
 6. Conductor Type: Romex
 7. Ground: Plumbing and rod in ground
 8. Smoke Detectors:
- Garage,note panel door does not open properly Electric Panel
9. Manufacturer: Square D
 10. Maximum Capacity: 200 Amps
 11. Main Breaker Size: 200 Amps
 12. Breakers: Copper
 13. Fuses:
 14. AFCI:
 15. GFCI:
 16. Is the panel bonded? Yes No

Structure

A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Poured
3. Differential Movement: No movement or displacement noted on. main foundation Some noted in garage
4. Beams: Bonded wood
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10
7. Piers/Posts:
8. Floor/Slab: Composite wood or plywood
9. Stairs/Handrails:
10. Subfloor: Plywood

Attic

A NP NI M D

Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 40% Unable to access
3. Roof Framing: 2x4 Truss
4. Sheathing: Plywood
5. Ventilation: Roof and soffit vents
6. Insulation: Blown in Insufficient insulation present
7. Insulation Depth: 8". 10-12" required. R38
8. Vapor Barrier: Between sheathing and shingles
9. Attic Fan:
10. House Fan:
11. Wiring/Lighting: 110 VAC Exposed wiring



12. Moisture Penetration:
13. Bathroom Fan Venting: Electric fan Directly into attic. Minor moisture present



Crawl Space

Inspection of interior foundation walls was not done due to plastic covering of foundation walls and crawl space floor.

A NP NI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 25% Air Condition duct work blocking total access.
3. Access: Open
4. Moisture Penetration: No moisture present at time of inspection
5. Moisture Location: None noted
6. Moisture Barrier:
7. Ventilation: Vents
8. Insulation: Fiberglass
9. Vapor Barrier:

Crawl Space (Continued)

- 10. Sump Pump:
- 11. Electrical: 110 VAC
- 12. HVAC Source: Air exchange ventilation, Radiant heat

Air Conditioning

A NP NI M D

Main AC System

- 1. A/C System Operation: Not inspected. Winterized
- 2. Condensate Removal:
- 3. Exterior Unit: Pad mounted
- 4. Manufacturer: Lennox
- 5. Model Number: HS29-461-1P Serial Number: 5895E45418
- 6. Area Served: Whole building Approximate Age: Unknown
- 7. Fuel Type: 220 VAC Temperature Differential: Unknown
- 8. Type: Central A/C Capacity: 1.5 Ton
- 9. Visible Coil:
- 10. Refrigerant Lines: Serviceable condition, High pressure
- 11. Electrical Disconnect: Fused
- 12. Exposed Ductwork:
- 13. Blower Fan/Filters:
- 14. Thermostats: Individual

Heating System

A NP NI M D

Garage Heating System

- 1. Heating System Operation: Adequate
- 2. Manufacturer: Teledyne LAARS
- 3. Model Number: JVT100ND Serial Number: V94A00514
- 4. Type: Boiler system Capacity: 100,000 BTUHR
- 5. Area Served: Whole building Approximate Age: Unknown
- 6. Fuel Type: Natural gas
- 7. Heat Exchanger: 4 Burner
- 8. Unable to Inspect: Inspected
- 9. Distribution: Hot water
- 10. Circulator: Pump
- 11. Flue Pipe: Single wall, Double wall
- 12. Controls: Relief valve
- 13. Devices: Expansion tank, Temp gauge, Pressure gauge
- 14. Thermostats: Individual, Multi-zone
- 15. Tank Location: N/A
- 16. Suspected Asbestos: No

Plumbing

A NP NI M D

- 1. Service Line: Copper, PVC
- 2. Main Water Shutoff: At meter
- 3. Water Lines: PVC
- 4. Drain Pipes: PVC
- 5. Service Caps: Not visible
- 6. Vent Pipes: ABS, PVC. Venting of garage sink broke , A licensed plumber is recommended to evaluate and estimate repairs. This can cause methane gas problems.



- 7. Gas Service Lines: Copper, Cast iron

Garage Water Heater

- 8. Water Heater Operation: Adequate, Functional at time of inspection
- 9. Manufacturer: Bradford-White
- 10. Model Number: MI5036FBN Serial Number: HC14619743
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: Unknown Area Served: Whole building
- 13. Flue Pipe: Single wall, Double wall
- 14. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

Master Bathroom

- 1. Closet: Walk In
- 2. Ceiling: Texture paint
- 3. Walls: Paint
- 4. Floor: Ceramic tile, Carpet
- 5. Doors: Hollow wood
- 6. Windows: Vinyl slider
- 7. Electrical: 110 VAC GFCI
- 8. Counter/Cabinet: Laminate and wood
- 9. Sink/Basin: Porcelain coated
- 10. Faucets/Traps: Delta fixtures with a PVC trap
- 11. Tub/Surround:
- 12. Shower/Surround: Tile
- 13. Spa Tub/Surround:
- 14. Toilets: 1 1/2 Gallon Tank

Bathroom (Continued)

- 15. HVAC Source: Heating system register
 - 16. Ventilation: Electric ventilation fan
- 1st floor main Bathroom
-
- 17. Closet:
 - 18. Ceiling: Paint
 - 19. Walls: Paint
 - 20. Floor: Tile
 - 21. Doors: Hollow wood
 - 22. Windows: Vinyl slider
 - 23. Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
 - 24. Counter/Cabinet: Laminate and wood
 - 25. Sink/Basin: Porcelain coated Cracked



- 26. Faucets/Traps: Delta fixtures with a PVC trap
- 27. Tub/Surround: Tile
- 28. Shower/Surround: Tile
- 29. Spa Tub/Surround:
- 30. Toilets: 1 1/2 Gallon Tank
- 31. HVAC Source:
- 32. Ventilation: Electric ventilation fan and window

Kitchen

A NP NI M D

1st Floor Kitchen

- 1. Cooking Appliances: General Electric
- 2. Ventilator: Nutone
- 3. Disposal: In-Sinkerator Buzzing, not working
- 4. Dishwasher: Kitchenaid
- 5. Air Gap Present? Yes No
- 6. Trash Compactor:
- 7. Refrigerator: Whirlpool
- 8. Microwave:
- 9. Sink: Stainless Steel. Sprayer does not work.
- 10. Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits
- 11. Plumbing/Fixtures: Chrome
- 12. Counter Tops: Laminate and wood
- 13. Cabinets: Laminate and wood
- 14. Pantry: Walk In
- 15. Ceiling: Paint

Kitchen (Continued)

- 16. Walls: Paint
- 17. Floor: Laminate Floor pops, laminate improperly installed
- 18. Doors:
- 19. Windows: Wood double hung
- 20. HVAC Source: Heating system register

Bedroom

A NP NI M D

Master Bedroom

- 1. Closet:
- 2. Ceiling: Paint
- 3. Walls: Paint Cracks present



- 4. Floor: Carpet This inspection does not cover any damage concealed by carpeting, rugs or furniture
- 5. Doors: Hollow wood
- 6. Windows: Wood double hung
- 7. Electrical: 110 VAC outlets and lighting circuits
- 8. HVAC Source: Heating system register
- 9. Smoke Detector: Battery operated with light

North, East Bedroom

- 10. Closet: Large
- 11. Ceiling: Paint
- 12. Walls: Paint
- 13. Floor: Carpet This inspection does not cover any damage concealed by carpeting, rugs or furniture
- 14. Doors: Hollow wood
- 15. Windows: Wood double hung
- 16. Electrical: 110 VAC outlets and lighting circuits
- 17. HVAC Source: Heating system register
- 18. Smoke Detector: Hard wired with battery back up

North, West Bedroom

- 19. Closet: Large
- 20. Ceiling: Paint

Bedroom (Continued)

21. Walls: Paint



22. Floor: Carpet This inspection does not cover any damage concealed by carpeting, rugs or furniture

23. Doors: Hollow wood

24. Windows: Wood double hung

25. Electrical: 110 VAC outlets and lighting circuits GFCI outlets do not work, Suggest evaluation by licensed electrician

26. HVAC Source: Heating system register

27. Smoke Detector: Hard wired with battery back up

Living Space

A NP NI M D

Living Room, Dining Room Living Space

1. Closet: Single small

2. Ceiling: Paint. Evidence of repaired cracks. New paint and caulking through out house can conceal previous cracking.

3. Walls: Paint

4. Floor: Laminate, Carpet Laminate floor improperly installed, pops when walking

5. Doors: Hollow wood Closet door sticks at top of jamb

6. Windows: Wood double hung

7. Electrical: 110 VAC outlets and lighting circuits

8. HVAC Source: Heating system register

9. Smoke Detector:

Laundry Room/Area

A NP NI M D

Off hallway. Laundry Room/Area

1. Closet: Small & Walk-in
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Tile This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Doors: Hollow wood
6. Windows:
7. Electrical: 110 VAC/220 VAC, 110 VAC outlets and lighting circuits
8. Smoke Detector: In hallway.
9. HVAC Source: Heating system register
10. Laundry Tub:
11. Laundry Tub Drain:
12. Washer Hose Bib:
13. Washer and Dryer Electrical: 110-240 VAC
14. Dryer Vent: Metal flex Disconnected from dryer
15. Dryer Gas Line: Insulflex
16. Washer Drain: Wall mounted drain
17. Floor Drain:

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Patio: Concrete The patio slab is damaged or displacement has occurred



Exterior

2. Soffits: Plywood Wood rot needs paint



3. Window Screens: Vinyl mesh Missing on master bed room



Roof

4. Garage Chimney Chimney: Metal surface mount direct vent. Condensation causing stain shingle curling. see garage roof

Garage/Carport

5. Attached Garage Roof: Asphalt shingle. Shingles stained and beginning to curl below furnace vent



6. Attached Garage Floor/Foundation: Poured slab. Minor floor cracks noted-seal cracks



Marginal Summary (Continued)

7. Attached Garage Downspouts: Aluminum. Should be channeled down and out



Structure

8. Differential Movement: No movement or displacement noted on main foundation. Some noted in garage

Kitchen

9. 1st Floor Kitchen Sink: Stainless Steel. Sprayer does not work.
10. 1st Floor Kitchen Floor: Laminate. Floor pops, laminate improperly installed

Bedroom

11. Master Bedroom Walls: Paint. Cracks present



12. North, West Bedroom Walls: Paint



Living Space

13. Living Room, Dining Room Living Space Ceiling: Paint. Evidence of repaired cracks. New paint and caulking throughout house can conceal previous cracking.
14. Living Room, Dining Room Living Space Floor: Laminate, Carpet. Laminate floor improperly installed, pops when walking.
15. Living Room, Dining Room Living Space Doors: Hollow wood. Closet door sticks at top of jamb

Laundry Room/Area

16. Off hallway. Laundry Room/Area Dryer Vent: Metal flex disconnected from dryer

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. Attached Garage Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI Non-GFCI circuit



2. Attached Garage Smoke Detector: Missing. Needed

Attic

3. Main Attic Insulation: Blown in Insufficient insulation present
4. Main Attic Insulation Depth: 8". 10-12" required. R38
5. Main Attic Wiring/Lighting: 110 VAC Exposed wiring



6. Main Attic Bathroom Fan Venting: Electric fan Directly into attic. Minor moisture present



Plumbing

7. Vent Pipes: ABS, PVC. Venting of garage sink broke , A licensed plumber is recommended to evaluate and estimate repairs. This can cause methane gas problems.



Bathroom

8. 1st floor main Bathroom Sink/Basin: Porcelain coated Cracked



Defective Summary (Continued)

Kitchen

9. 1st Floor Kitchen Disposal: In-Sinkerator Buzzing, not working

Bedroom

10. North, West Bedroom Electrical: 110 VAC outlets and lighting circuits GFCI outlets do not work, Suggest evaluation by licensed electrician