



# INSPECTION REPORT

**Report Issued:** Jan 22, 2026

**Inspection Result:** **FAILED**

**Permit Number:** SPRRN241653

**Issuance Date:** Feb 27, 2025

**Property Address:** 1920 BRIDGE LN, UNIT:10B; 1920 BRIDGE LN, UNIT:10A;

**Applicant:** Timothy Ross

**Contractor:** ERE Squared LLC 22984 Co Rd 54 Steamboat Springs, CO 80487 (970) 846-4516

**To construct:** "Interior tenant finish unit 10 Riverfront Park, project will create a new residential dwelling unit on level 2 that was originally constructed without a permit in the past, and re-configuration of space on level 1 as well."

On this day we have inspected your construction for **Building Final Inspection** and we find the following result of the inspection. If there are any questions, please call the inspector at the address below.

**Comments:** TCO Not approved due to fire assemblies: Handrail has been installed, Building Department has received photos from Tim Ross on the handrail installed, see final correction related to mill thickness reports on intumescent products installed.

**Corrections:**

Sincerely,

Todd Carr  
Building Official  
tcarr@co.routt.co.us