

Home Inspection Report



2003 Happy Trail Drive, Salt Lake City, UT 84075

Inspection Date:

Saturday, June 6, 2015

Prepared For:

Demo Example

Prepared By:

Monarch Home Inspection

3429 West 2700 South

Syracuse, UT 84075

801-928-1573

Brian@monarchhomeinspections.com

Report Number:

2015-101

Inspector:

Brian Oldfield

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

For the purpose of this inspection the front of the house faces east.

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny and clear

Recent Rain/Snow

None

Ground Cover

Dry

Approximate Age

41

Report Summary

Items Not Operating

The evaporated cooler on roof is not operable, it has no motor.

Major Concerns

All windows need to be repaired /replaced. Recommend proper installation by a qualified contractor.

- The trim and flashings are missing at the windows. Adding a drip edge flashing would help protect the window from moisture damage.

- The caulking is dried and cracked, around windows, doors, corners, utility penetrations, recommend removing and replacing the caulking.

Other Concerns

The chimney chase has been caulked which has dried and cracked. Recommend a licensed roofer to re-caulk and evaluate. On going maintenance will be needed. Contact a licensed roofer as needed.

Potential Safety Hazards - Electrical

- The cover plate is missing at a receptacle under the sink. This is a safety concern. Recommend installing a cover plate.
- There are spliced wire's that are not enclosed in junction boxes in the laundry room. This is a safety hazard. Recommend a licensed electrician repair.
- Double tapping is present. There are two breakers that currently are being double tapped. This is a safety hazard. Recommend a licensed electrician to evaluate.
- Garage cover plates are missing on the receptacles & switches. This is a safety concern. Recommend installing cover plates.
- GFCI receptacles are not installed within 2 feet of water in the bathroom. This is a safety concern, Recommend a licensed electrician to install GFCI receptacles.
- GFCI receptacles are not installed at all outside locations. This is a safety concern, however at the time the home was built installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI outside receptacles to current standards for increased safety.

Potential Safety Hazards - Other

- Handrail missing on basement stairs, potential safety issue. Recommend installing a handrail.
- The dishwasher drain line is not looped beneath the sink. Recommend repair. Lack of a loop drain may cause cross contamination of waist water to drain into the dishwasher.
- The basement bedroom egress is restricted. This is a safety concern. Recommend a licensed contractor repair.
- There is no tip guard installed at the oven. This is a safety concern. Recommend installing a tip guard.

Deferred Cost Items

Master Summary - Items Listed On This Summary Are Not All Inclusive Of The Entire Report. It Is Recommended The Entire Report Be Reviewed.

Receipt/Invoice

Monarch Home Inspection
3429 West 2700 South
Syracuse, UT 84075
801-928-1573

Date: Sat. Jun. 6, 2015 10:00

Inspected By: Brian Oldfield

Property Address

2003 Happy Trail Drive
Salt Lake City, UT 84075

Inspection Number: 2015-101

Payment Method:

Client: Demo Example

Inspection	Fee
Home Inspection	\$320.00

Total	\$320.00
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Grounds

Service Walks

Material Concrete
Condition Trip hazard Typical cracks Settling cracks
Photos



There is spalling on the service walks. Spalling can not be successfully patched. Monitor and replace the slabs as needed.



There is spalling on the service walks. Spalling can not be successfully patched. Monitor and replace the slabs as needed.



There are uneven slabs at the walkways which could be a tripping hazard. Recommend repair and/or replace.



The walkway had some typical cracking/chipping, but is usable. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.

Driveway/Parking

Material Concrete
Condition Satisfactory Settling Cracks Typical cracks Fill cracks and seal

Photos



The driveway has areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed. The driveway has normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage. The driveway has some settlement, but is usable. Recommend a licensed contractor repair as needed.



The RV pad has areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.

Porch

None

Stoops/Steps

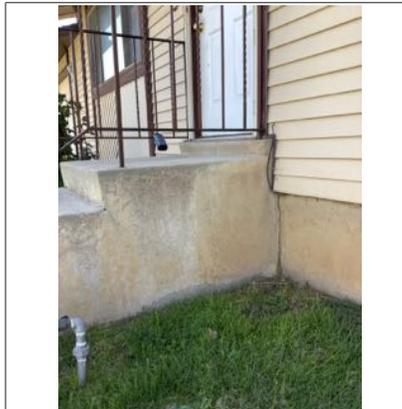
Material Concrete

Condition Satisfactory Cracked

Photos



There is a crack at the steps. Recommend sealing the crack at the steps with a product like Sikaflex to help prevent additional damage to the concrete.



The stoop/steps have areas of spalling. Spalling can not be successfully patched. Monitor and replace the slab as needed.



The stoop/steps have normal cracking. Recommend sealing the cracks with a product like Sikaflex to help prevent additional damage.

Patio

None

Deck/Balcony

Material Wood

Condition Marginal

Grounds

Deck/Balcony cont.

Finish Not Applicable

- Comments**
- The deck is in need of painting or treating. Recommend painting or treating wood on the deck to help protect it from damage.
 - There is dirt in contact with the wood columns at the base. Recommend removal of dirt to help maintain healthy wood columns.
 - The deck handrail doesn't wrap to the wall/post. This is a safety concern. Recommend installing a hand railing that properly wraps to the wall/post.
 - There is damaged wood on the deck. Recommend repair and/or replacement as needed.

Photos



There are areas of rot on the deck. Rot will shorten the life of the deck. Recommend removing/treating the rotted areas. Replace any damaged wood as needed. Tripping hazard!



Rot will shorten the life of the deck. Recommend removing/treating the rotted areas. Replace any damaged wood as needed



Tripping hazard.



Recommend painting or treating wood on the deck to help protect it from continuous damage. There is organic type growth on the wood at the deck. Recommend a professional contractor treat/remove the growth.

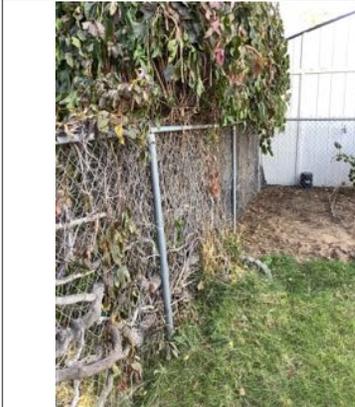
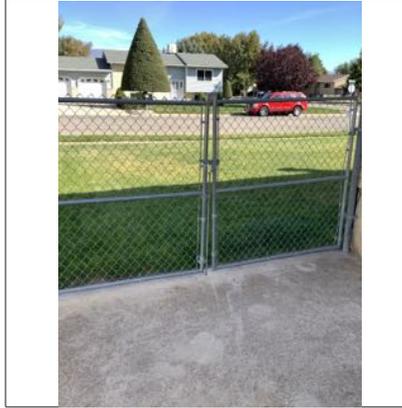
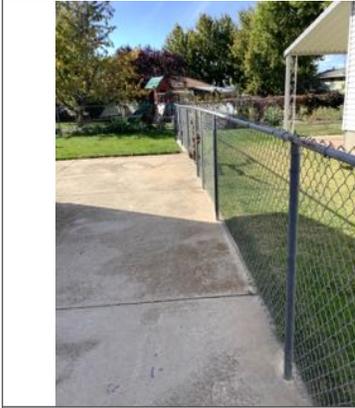
Deck/Patio/Porch Covers

None

Grounds

Fence/Wall

Type Chain Link
 Condition Satisfactory
 Gate Satisfactory Operable: Yes
 Photos



Vegetation growing through Chainlink fence, recommend removal, could cause problem in the future.

Landscaping affecting foundation

N/A

Retaining wall

None

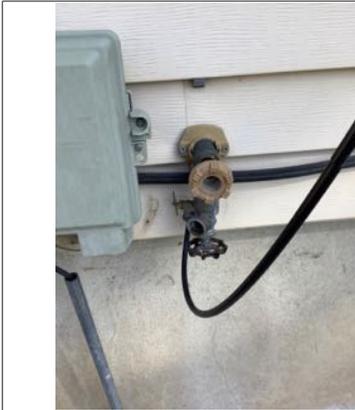
Hose bibs

Condition Marginal No anti-siphon valve Recommend Anti-siphon valve

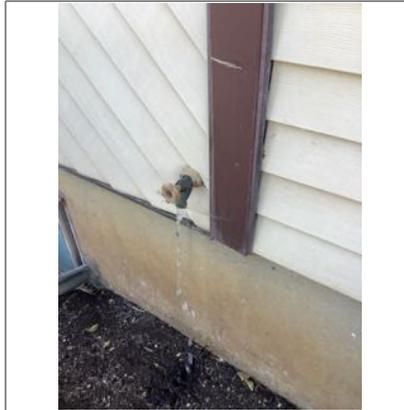
Operable Yes

Comments The sprinkler system is excluded from the home inspection. Recommend an irrigation company evaluate prior to use.

Photos



West side of house hose bib is not equipped with an anti-siphon device, a possible cross contamination can occur without an anti-siphon device. An anti-siphon device should be installed.



East Side of house hose bib is not equipped with an anti-siphon device, a possible cross contamination can occur without an anti-siphon device. An anti-siphon device should be installed.

Roof

General

Visibility All
Inspected From Roof
Photos



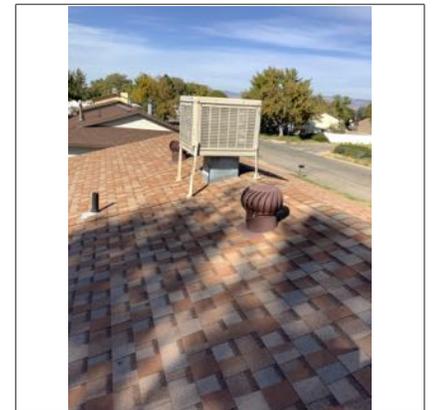
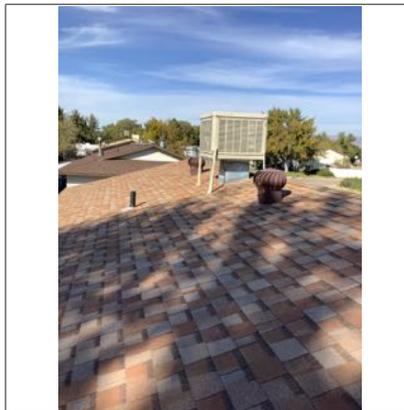
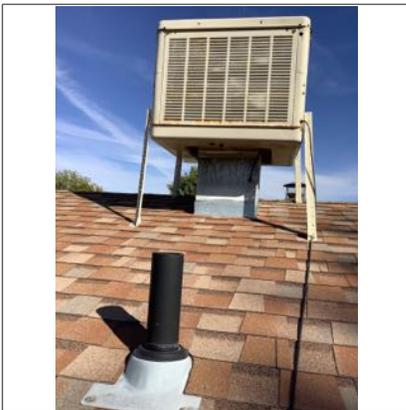
Evaporated cooler is not hooked up, recommend removal of evaporated cooler and evaluate roof by a licensed roof contractor. Evidence of leakage in attic from evaporated cooler.

Style of Roof

Type Gable
Pitch Medium
Roof #1 Type:Composition asphalt
 Layers:1+ Layers
 Age:5-10+
 Location:House and Garage
Roof #2 None
Roof #3 None

Ventilation System

Type Turbine
Photos



Flashing

Material Galv/Alum
Condition Satisfactory Recommend Sealing

Photos



This is the only flashing showing signs of rust, recommend a licensed roofer repair/replace.

Valleys

N/A

Condition of Roof Coverings

Roof #1 Satisfactory

Roof #2 N/A

Roof #3 N/A

Comments The average life for composition asphalt shingles is 15-20 years. Recommend budgeting for replacement.

Skylights

N/A

Plumbing Vents

Condition Satisfactory

Photos



The HVAC vent is rusted. Recommend a licensed contractor repair or replace the vent.



Boot push down causing water to pool and can cause it to deteriorate faster. Continue to monitor and repair as needed.

Exterior

Chimney(s)

Location(s) East side of the roof

Viewed From Roof

Rain Cap/Spark Arrestor Yes

Chase Metal

Evidence of Rust

Flue Metal

Evidence of Have flue(s) cleaned and re-evaluated

Condition Marginal Recommend Repair

Comments The chimney flue is not visible and could not be evaluated. The chimney cap is rusted. The owner stated he has never used the chimney in 11 years, consult a licensed chimney sweep before use.

Photos



The chimney cap is rusted. Monitor and consult a licensed chimney sweep as needed.



The base of chimney is rusted. Monitor and consult a licensed chimney sweep as needed.



Chimney appeared to have been patched or tarred. Ongoing maintenance will be needed. Contact a licensed roofer to evaluate the chimney.

Gutters/Scuppers/Eavestrough

Condition Marginal Downspouts needed

Material Galvanized/Aluminum

Leaking No apparent leaks

Attachment Missing spikes

Extension needed North South East

Photos



Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the house and the foundation.



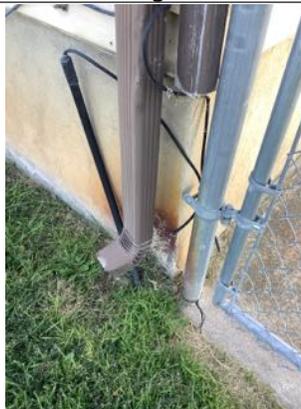
Gutters terminate on roof surfaces. This is a common practice, but will concentrate large amount of water on one location of asphalt shingles. This will allow more wear on one location. Recommend redirecting the water discharge to other gutters or to the ground.



All the downspouts do not direct water far enough away from the house. Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended. Southwest corner, southeast corner, Northeast corner.



The gutter downspouts had some visible damage , recommend repair.



Siding

Material Metal/Vinyl Loose/Missing/Holes
Condition Satisfactory

Photos



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



Grommet needed to keep out the elements, recommend replace

Trim

Material

Aluminum/Steel

Condition

Satisfactory

Photos



Recommend repair of damaged exterior trim by a licensed contractor.



Recommend repair of damaged exterior trim by a licensed contractor.



Seal holes in trim the keep the elements out.

Soffit

Material

Aluminum/Steel

Condition

Marginal

Photos



West side of house The soffit has areas of sagging, recommend a licensed contractor repair/re-secure.

Fascia

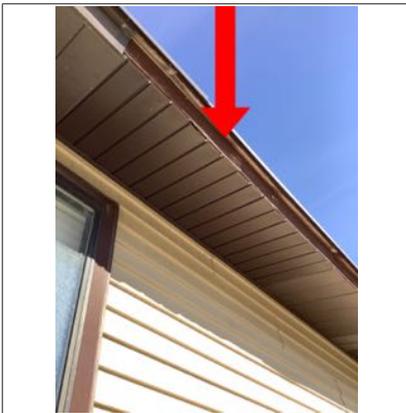
Material

Aluminum/Steel

Condition

Marginal

Photos



The fascia is missing recommend repair by a licensed contractor.

Flashing

Material

Vinyl

Condition

Poor

Photos

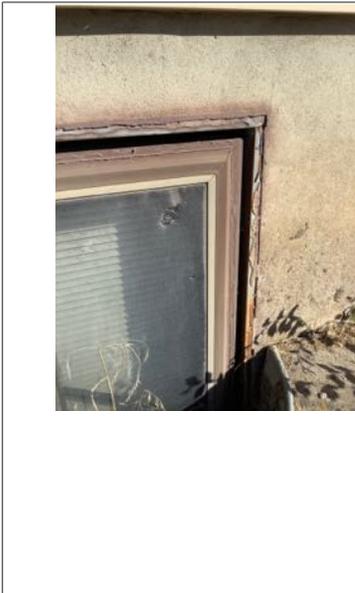


The flashing on all windows is missing/damaged, recommend proper installation by a qualified contractor.

Caulking

Condition
Photos

Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations



All caulking is dried and cracked, recommend removing and replacing the caulking. Recommend caulking around windows, doors, corners, utility penetrations.

Windows/Screens

Condition **Poor** Recommend repair/painting Recommend repair/replace damaged screens

Material Vinyl

Screens Torn

Comments

All windows need to be repaired /replaced. Recommend proper installation by a qualified contractor.
 • The trim and flashings are missing at the windows. Adding a drip edge flashing would help protect the window from moisture damage.

•The caulking is dried and cracked, around windows, doors, corners, utility penetrations, recommend removing and replacing the caulking.

Photos

Some window screens are torn or damaged. Repair as needed.

Storms Windows

None

Slab-On-Grade/Foundation

Foundation Wall Poured concrete

Condition Satisfactory

Concrete Slab Not Visible

Comments There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

Service Entry

Location Underground

Condition Satisfactory

Exterior receptacles Yes Operable: No Condition: Poor

GFCI present No Recommend GFCI Receptacles

Comments GFCI receptacles are not installed at all outside locations. This is a safety concern, however at the time the home was built installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Photos



Receptacle not working .
Recommend a licensed electrician to evaluate.



Building(s) Exterior Wall Construction

Type Not Visible
Condition Not Visible

Exterior Doors

Main Entrance Weatherstripping: Marginal Missing Door condition: Satisfactory

Patio N/A

Rear door Weatherstripping: Satisfactory Door condition: Marginal

Other door N/A

Photos



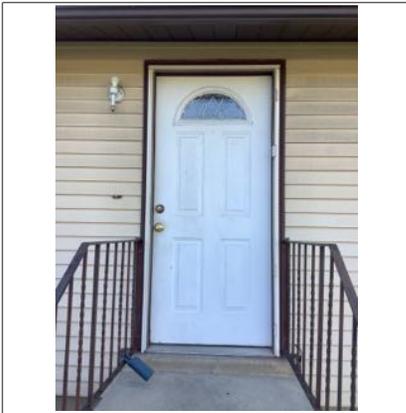
Rust present recommend monitoring and repair/replacing as needed.



Rear door damaged, recommend repair/replacing.



Cracked window trim back French doors



The entry door is door is weathered, recommend paint/stain to protect from further damage.

Exterior A/C - Heat pump #1

Unit #1 Location: West side of the house.
 Brand: Bryant
 Model #: 113ANA030-E
 Serial #: 3915E16085
 Approximate Age: 1-5+

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes Maximum fuse/breaker rating (amps): 25 Fuses/Breakers installed (amps): 20

Level Yes

Condenser Fins Need cleaning

Insulation Replace

Improper Clearance (air flow) Yes

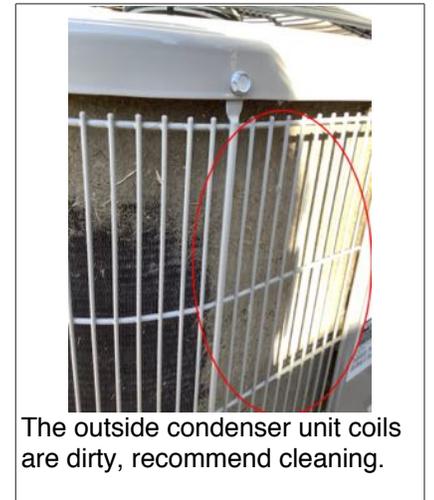
Comments

- The air conditioner could not be operated because off the outside temperature.
- Recommend improving air flow around the condensing unit to help improve the air conditioner performance.

Photos



There is missing insulation on the air conditioner refrigerant line, recommend replacing insulation.



The outside condenser unit coils are dirty, recommend cleaning.



Dryer vent recommended to not be closer than 6 feet to the AC unit. Can cause hot air and lint to affect the AC's effectiveness.

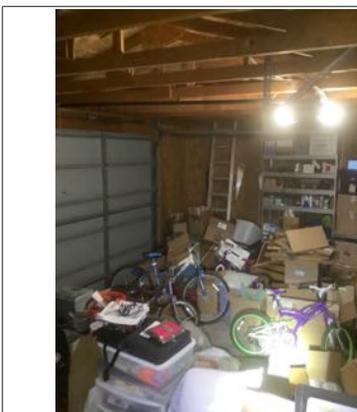
Exterior A/C - Heat pump #2

Unit #2 N/A

Garage/Carport

Type

Type Attached 2-Car
 Photos



Obstruction of view, due to the home owners belongings in the garage.



There is no cover plate. Electrical wire is exposed. Add cover plate.



The sprinkler system control unit is located on the south wall in the garage.



Obstruction of view, due to the home owners belongings in the garage.



All cover plates are missing on the receptacles & switch plates in the garage , needs plates.



All cover plates are missing on the receptacles & switch plates in the garage , needs plates.

Automatic Opener

Operation Operable

Safety Reverse

Operation Not Tested

Comments Due to the home owners belongings in the garage, was not able to test the safety reverse system and there was not a remote opener.

Roofing

Material Same as house
 Type:Composition asphalt
 Approx. age: 5-10+ Approx. layers: 1+

Gutters/Eavestrough

Condition Same as house
 Comments Recommend downspout extensions to move water at least six feet away from the garage.

Siding

Material Same as house
 Condition Satisfactory

Garage/Carport

Trim

Material Same as house
 Condition Satisfactory Recommend repair/replace

Floor

Material Concrete
 Condition Typical cracks
 Source of Ignition within 18" of the floor Yes
 Photos



The garage floor has typical cracks. Recommend sealing with a product like Sikaflex. Could not inspect entire floor due to obstructions.

Sill Plates

Not Visible

Overhead Door(s)

Material Masonite Metal
 Condition Satisfactory
 Recommend Priming/Painting Inside & Edges No
 Photos



The garage door was rusted and had minor wear but was operable. Repair the damage door as needed.

Exterior Service Door

Condition Poor Damaged/Rusted

Photos



Door needs replacing, the door is delaminating and doorknob is broken and cannot secure premises

Electrical Receptacles

Yes Operable: Yes

Reverse polarity No

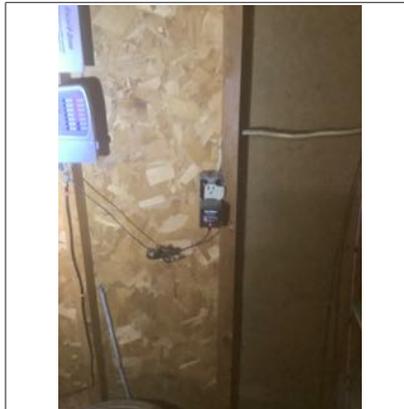
Open ground No

GFCI Present No Recommend GFCI Receptacles

Comments

- There are multiple cover plate missing at receptacle and light switches. This is a safety concern. Recommend a licensed electrician install a cover plate.
- There are no GFCI's installed in the garage. This is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Photos



Fire Separation Walls & Ceiling

Recommend repair

Condition Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes

Typical Cracks Yes

Fire door Satisfactory

Self closure Missing

Comments Firewall protection recommended on access to attic in the garage. This is a safety concern.

Photos



Improper firewall, between garage and house, safety hazard. The webbing on the truss has been damaged, Recommend licensed Roofer to evaluate.

Kitchen

Countertops

Condition Recommend repair/caulking

Comments

Photos



Damage countertops above dishwasher.



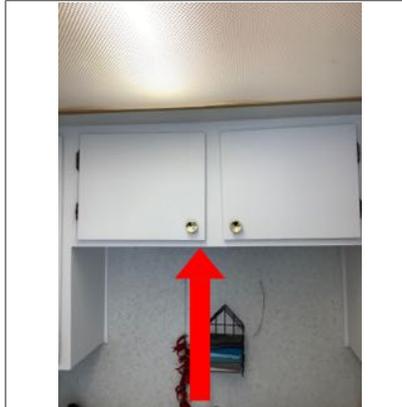
Countertops delaminating

Cabinets

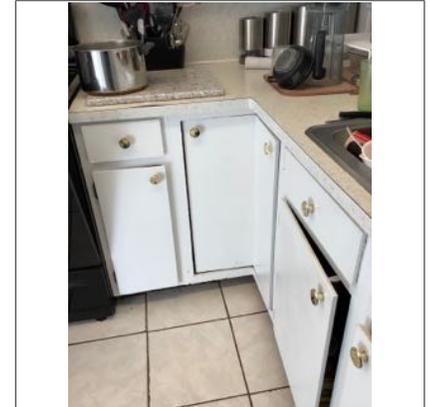
Condition Marginal Recommend repair/adjustment

Comments The kitchen cabinet hinges are loose. Recommend hinges be tightened.

Photos



Cabinet door hinges needs adjustment/replace



Plumbing

Faucet Leaks No

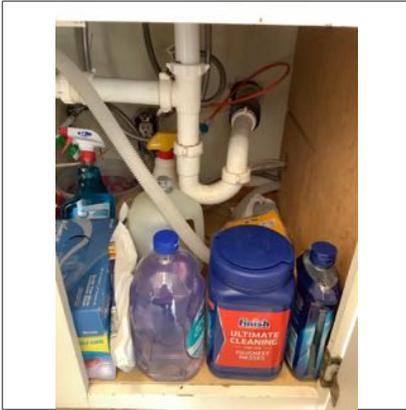
Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Photos



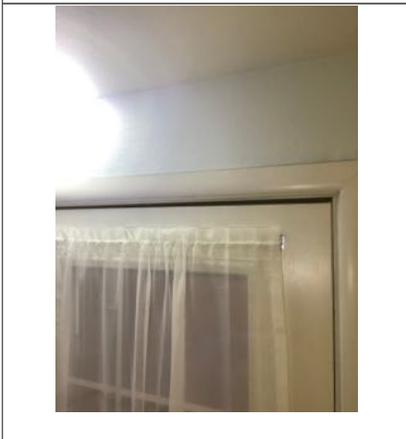
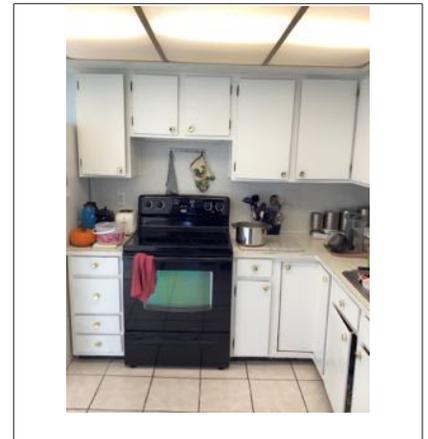
Walls & Ceiling

Condition Satisfactory

Photos



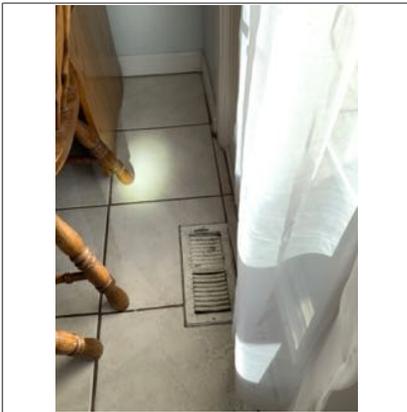
Cracks in lighting covers



Heating/Cooling Source

Yes

Photos



Both of the kitchen floor registers are rusted, stuck closed, not operable. Recommend replacement.

Floor

Condition Poor

Comments The tile floor had some cracked tiles. Replace the tiles as needed. The floor covering in the kitchen is damaged, this is a trip hazard. Recommend repair/replace.

Photos



Appliances

- Disposal** Not tested
- Oven** Operable: Yes
- Range** Operable: Yes
- Dishwasher** Operable: Yes
- Trash Compactor** N/A
- Exhaust fan** N/A

Kitchen

Appliances cont.

Refrigerator Operable: Yes

Microwave Operable: Yes

Other NA

Dishwasher airgap No

Dishwasher drain line looped No

Receptacles present Yes Operable: Yes

GFCI No Recommend GFCI Receptacles: Yes Potential Safety Hazard(s)

Open ground/Reverse polarity: No

Comments **There is no tip guard installed at the oven. This is a safety concern. Recommend installing a tip guard.**

Photos



Stove was working during time of inspection.



There is no tip guard installed at the oven. This is a safety concern. Recommend installing a tip guard



Could not test garbage disposal due to dishes in the sink.



Damage to electrical wiring covered up with tape. Recommend license electrician repair/replace.



At least one cover plate is missing at a receptacle under the sink. This is a safety concern. Recommend installing cover plate. There are no GFCI receptacles installed in the kitchen. This is a safety concern. Recommend a licensed electrician install GFCI receptacles.



The dishwasher drain line is not looped beneath sink, recommend repair. Dishwasher was ran during inspection and with no findings.

Laundry Room

Laundry

Laundry sink N/A
Faucet leaks No
Pipes leak No
Cross connections No
Heat source present No
Room vented Yes
Dryer vented Wall Plastic dryer vent not recommended
Electrical Open ground/reverse polarity: No
GFCI present No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory
Gas shut-off valve Yes

Comments

- There are no GFCI receptacles installed in the laundry room. This is a safety concern. Recommend a licensed electrician, install GFCI receptacles.
- The door stop is missing. Recommend installing a door stop. Door stops help prevent damage to the wall from the door knob.

Photos



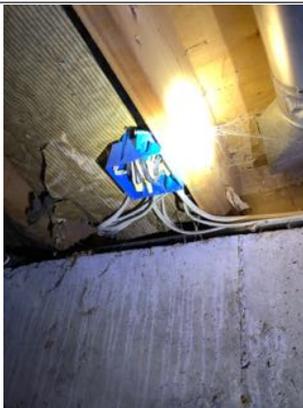
Evidence of water damage
moister not present



Washer machine hook up.



Evidence of leaking moisture not present recommend a licensed contractor



There are spliced wire's that are not enclosed in junction boxes in the laundry room. This is a safety hazard. Recommend a licensed electrician repair.

Bathroom

Bath

Location First floor full bath
Sinks Faucet leaks: No Pipes leak: No
Tubs Faucet leaks: Yes Pipes leak: Not Visible
Showers Faucet leaks: No Pipes leak: Not Visible
Toilet Bowl loose: No Operable: Yes
Whirlpool No
Shower/Tub area Ceramic/Plastic Condition: Marginal Caulk/Grouting needed: Yes
 Where: Recommend caulking where the bath tub meets the floor.
 Recommend caulking at the shower.
 N/A
Drainage Satisfactory
Water flow Satisfactory
Moisture stains present Yes
Doors Satisfactory
Window None
Receptacles present Yes Operable: No
GFCI Yes Operable: No Recommend GFCI
Open ground/Reverse polarity No
Heat source present Yes
Exhaust fan No
Comments GFCI outlet was not operating properly in the bathroom, won't trip recommend a licensed electrician replace.
 Recommend replacing the caulk/grout where needed. Recommend installing a door stop to help prevent damage to the wall from the door handle.

Photos



Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration. The caulk/grout has dried and cracked. Recommend replacing the caulk/grout where needed.



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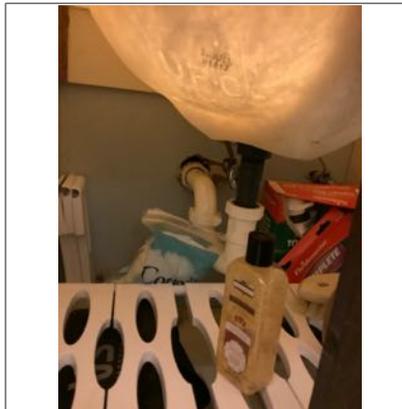
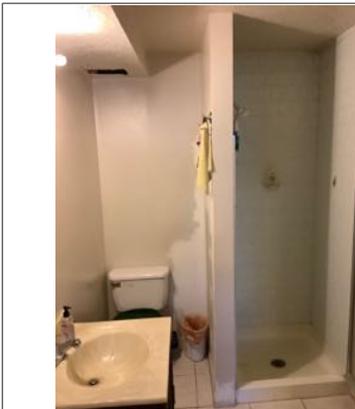
The caulk/grout has dried and cracked. Recommend replacing the caulk/grout where needed.

Bathroom (1)

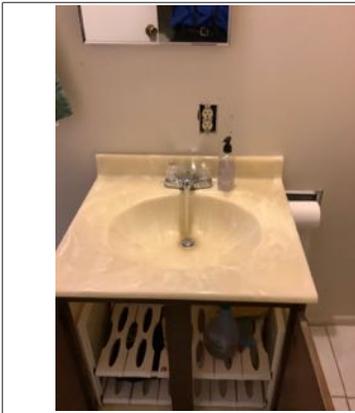
Bath

- Location** Basement 3/4 bath
- Sinks** Faucet leaks: No Pipes leak: No
- Tubs** N/A
- Showers** Faucet leaks: No Pipes leak: Not Visible
- Toilet** Bowl loose: No Operable: Yes
- Whirlpool** No
- Shower/Tub area** Ceramic/Plastic Condition: Marginal Caulk/Grouting needed: Yes
Where: Recommend caulking at the shower area
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** Yes Ceilings
- Doors** Marginal
- Window** None
- Receptacles present** Yes Operable: Yes
- GFCI** No Recommend GFCI
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** No
- Comments**
- The bathroom is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within 2 feet of water. Recommend a licensed electrician install GFCI receptacles.
 - The receptacle cover in the bathroom is missing. This is a safety concern. Recommend a licensed electrician install a receptacle cover.
 - Recommend installing a door stop. Door stops help prevent damage to the wall from the door knob.

Photos



Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration



The receptacle cover in the bathroom is missing. This is a safety concern. Recommend a licensed electrician install a receptacle cover. The bathroom is missing a GFCI. This is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.



Recommend caulking/grouting in shower/tub area to help prevent damage from water penetration.



Moisture stains present, Moisture is not present. Recommend licensed contractor repair roof area



Moisture stains present, Moisture is not present. Recommend licensed contractor repair roof area

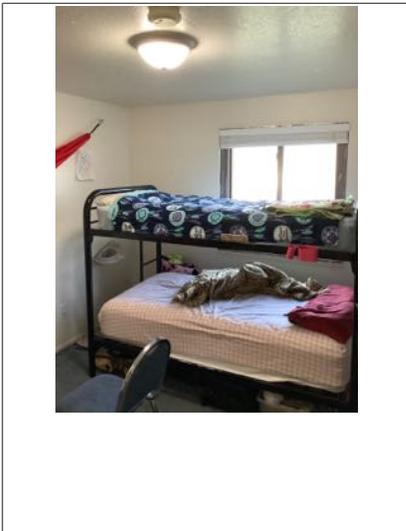
Room

Room

Location First floor
Type BEDROOM
Walls & Ceiling Satisfactory
Moisture stains No
Floor Satisfactory
Ceiling fan None
Electrical Switches: Yes Receptacles: Yes Open ground/Reverse polarity: No
Heating source present Yes
Bedroom Egress restricted No
Doors Satisfactory
Windows Poor Broken/Missing hardware
Comments

- Recommend installing closet door guides. Closet door guides will help prevent damage to the closet doors.
- There are damaged screens. Repair/replace the screens as needed.

Photos



Windows not properly installed missing insulation and flashing recommend a contractor evaluate all windows in the house



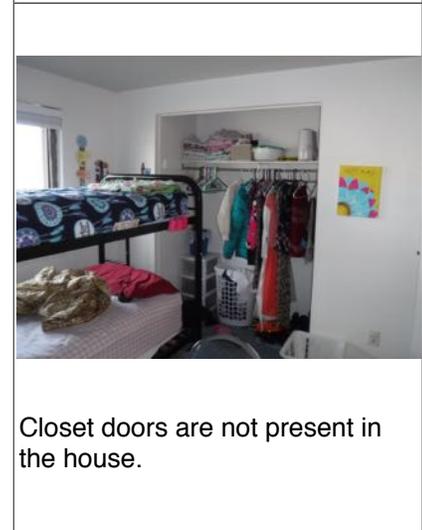
Nail pops were present in ceiling recommend repair



There are holes in the wall/ceiling in the bedroom, recommend repair



Windows not properly secured to building recommend licensed contractor evaluate all windows.

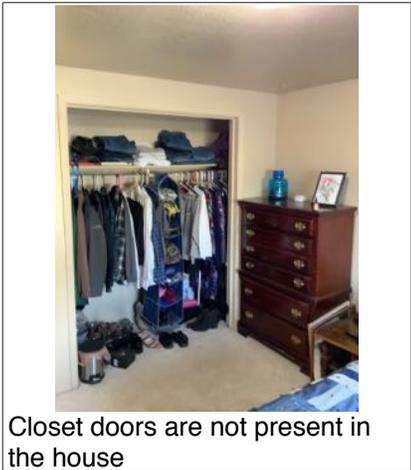
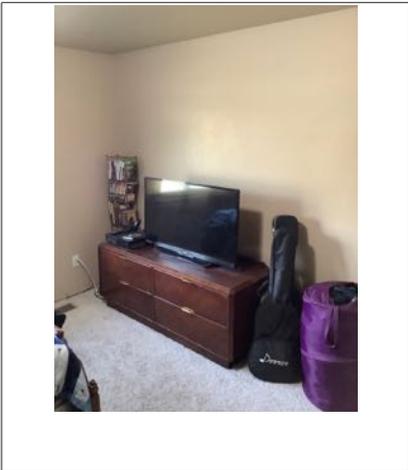
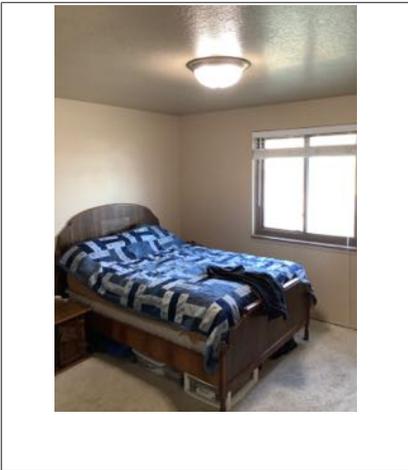


Closet doors are not present in the house.

Room (1)

Room

Location First floor
Type BEDROOM
Walls & Ceiling Satisfactory
Moisture stains No
Floor Satisfactory
Ceiling fan None
Electrical Switches: Yes Receptacles: Yes Open ground/Reverse polarity: No
Heating source present Yes
Bedroom Egress restricted No
Doors Satisfactory
Windows Poor
Comments There are damaged screens. Repair/replace the screens as needed.
Photos



Closet doors are not present in the house



Recommend caulking on all windows in the house

Room (2)

Room

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes

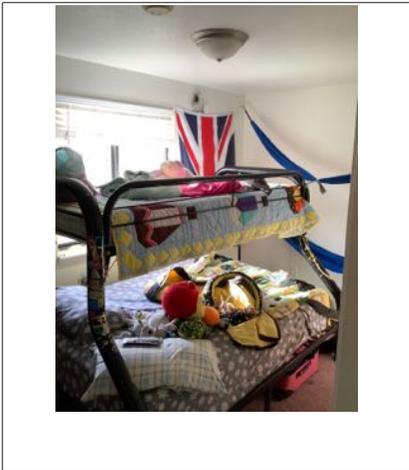
Bedroom Egress restricted Yes

Doors Poor Broken/Missing hardware

Windows Poor Broken/Missing hardware

Comments Recommend installing a door stop. Door stops help prevent damage to the wall from the door knob.

Photos



Room (3)

Room

Location Basement

Type BEDROOM

Walls & Ceiling Marginal Damage

Moisture stains Yes
Where: Moisture stains on the ceiling

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

Heating source present Yes Holes: Walls Ceilings

Bedroom Egress restricted Yes

Doors Satisfactory

Windows Poor

Comments The bedroom egress is restricted. This is a safety concern. Recommend a licensed contractor repair.

Photos



The outside hose bib line ruptured sometime in the past there is moisture stains present no moisture



There are holes in in the wall/ceiling in the bedroom, recommend repair.



There are holes in in the wall/ceiling in the bedroom, recommend repair.



Caulk is dried out and missing recommend repair.

There are damaged screens. Repair/replace the screens as

Interior

Fireplace

- Location(s)** Basement
- Type** Wood
- Material** Cast Iron
- Miscellaneous** Operable: No
- Damper modified for gas operation** No
- Hearth extension adequate** No
- Mantel** N/A
- Physical condition** Marginal

Comments Home owner has stated that he has not used the chimney in 11 years, recommend evaluation by a licensed chimney sweep before use.

Photos



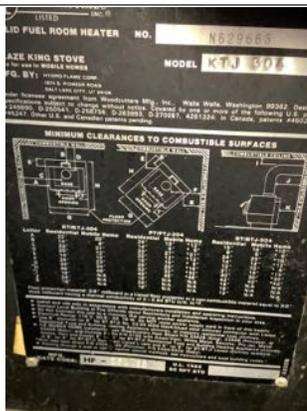
Evidence of rust recommend a Licensed roofer to examine the chimney.



Fire brick has visible cracks recommend replace.



Note that the flue inspection is limited to only the visual portion of the flue. Recommend full flue inspection by a licensed chimney sweep prior to using the fireplace.



Information tag for fire place.



Stairs/Steps/Balconies

- None

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector Not Present **Safety Hazard**

Comments Basement missing smoke detector or CO detectors present.

CO Detector Not Present **Safety Hazard**

Attic/Structure/Framing/Insulation

Access Scuttlehole/Hatch

Inspected from In the attic

Location Hallway

Flooring Partial

Insulation Cellulose

Installed in Between ceiling joists

Vapor barriers Not Visible

Ventilation Ventilation appears adequate

Fans exhausted to Attic: No Outside: No

HVAC Duct **Satisfactory**

Chimney chase Not Visible

Structural problems observed No

Roof structure Wood

Ceiling joists Wood

Sheathing Plywood OSB

Evidence of condensation No

Evidence of moisture No

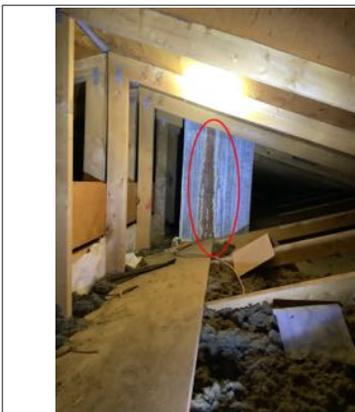
Evidence of leaking Yes

Firewall between units Yes Needs repair/sealing

Electrical No apparent defects

Comments In the attic looking south.

Photos



Water damage on duct work connected to the evaporated cooler. Contact a licensed roofer to evaluate.

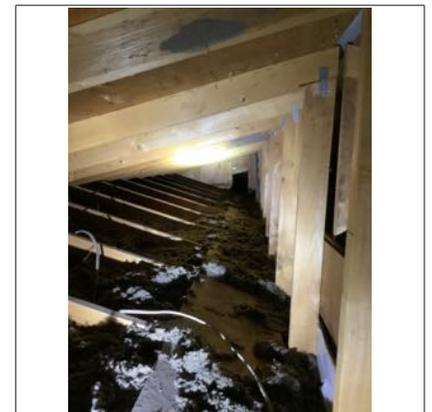
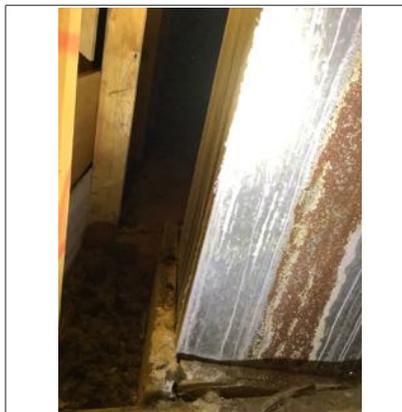


Photo of attic.



There are no vents in the bathroom and this is a vent for the bathroom that they sheet rocked over.



In the attic looking North.



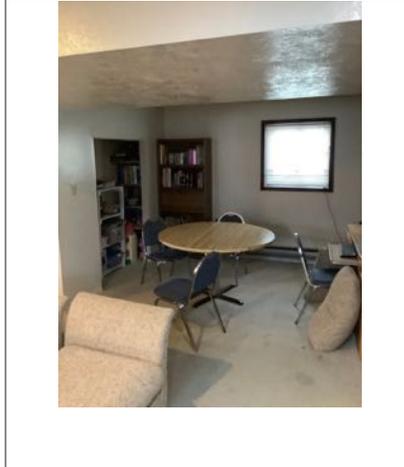
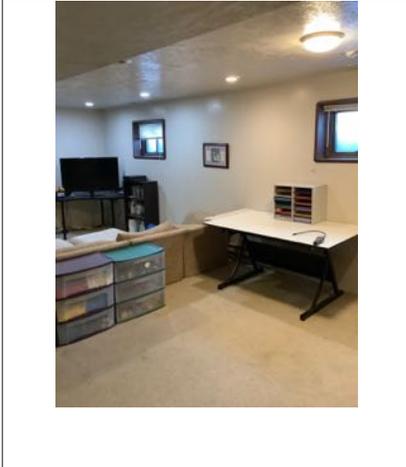
This is under the evaporated cooler. Moisture not present during time of inspections. There is evidence of staining. Recommend license roofer to evaluate.

Basement

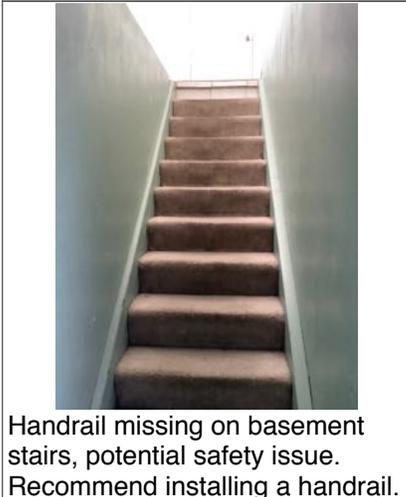
Stairs

Condition Satisfactory Typical wear and tear
Handrail No Handrail/Railing/Balusters recommended
Headway over stairs Satisfactory

Photos



Top riser on stairs taller than the rest tripping hazard.

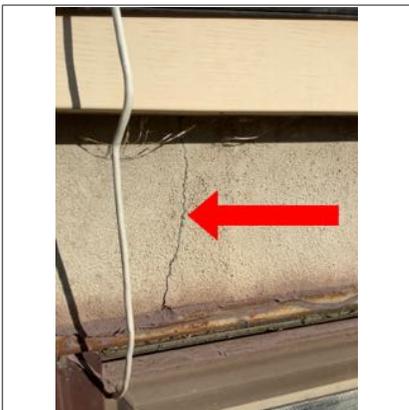


Handrail missing on basement stairs, potential safety issue. Recommend installing a handrail.

Foundation

Condition Satisfactory
Material Poured concrete
Horizontal cracks None
Step cracks None
Vertical cracks North South East West
Covered walls North South East West
Movement apparent None
Indication of moisture No
Comments Foundation walls were covered with paneling/drywall/insulation and were not visible. It is always possible that hidden damage may exist in non visible areas. Consult a licensed contractor as needed.

Photos



There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

Floor

Material Concrete

Condition Satisfactory

Comments The basement floor has typical cracks. Monitor and consult a licensed contractor of the cracks become active. The only floor in basement visible was laundry room.

Seismic bolts

N/A

Drainage

Sump pump No

Floor drains Yes Drains not tested

Comments

- The floor drain as seen in the basement was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.
- Some old moisture stains are present, recommend maintaining proper slope away from the house and make sure the gutters drain properly..

Girders/Beams

Material Not Visible

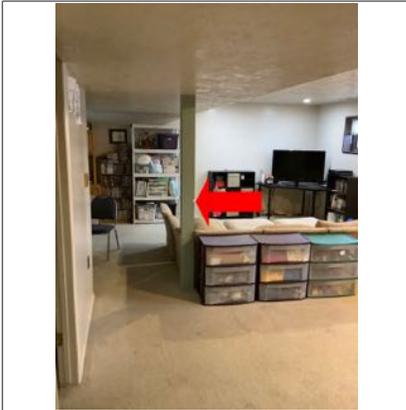
Wood

Columns

Condition Satisfactory

Material Wood

Photos



Columns are broken and/or cut in the basement, recommend qualified contractor repair/replace.

Joists

Not Visible

Material

Wood

Subfloor

Not Visible

Plumbing

Water service

Main shut-off location Your main water shut off valve is in the laundry room

Water entry piping Copper/Galv.

Lead other than solder joints No

Visible water distribution piping Copper Galvanized

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: No

Drain/Waste/Vent pipe ABS

Condition Satisfactory

Support/Insulation N/A

Type:No support

Traps proper P-Type Yes

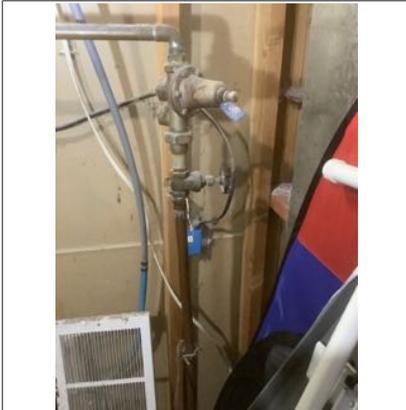
Drainage Satisfactory

Interior fuel storage system N/A

Fuel line CSST

Condition N/A

Photos



The main water shutoff located in laundry room.

Main fuel shut-off location

Location On the front exterior wall

Photos



The main gas shutoff is on front exterior of home.

Well pump

N/A

Plumbing

Sanitary/Grinder pump

N/A

Water heater #1

General

Brand Name: Rheem
 Serial #: M181608058
 Capacity: 50
 Approx. age: 3+

Type

Gas

Combustion air venting present Yes

Seismic restraints needed Yes

Relief valve Yes Extension proper: Yes

Vent pipe Satisfactory

Condition Satisfactory

Comments The water heater data panel.

Photos



Seismic straps required in Utah, One not present



The water heater data panel.

Water heater #2

N/A

Water softener

None

Comments Water softener not plugged into power

Heating System

Heating system

Unit #1 Brand name: Bryant
 Approx. age: 1-5+
 Model #: CNPVP3014ALAAAAA Serial #: 1116X36842 Satisfactory

Unit #2 None

Energy source Gas

Warm air system Central system

Heat exchanger Not Visible

Carbon monoxide N/A
 Tester: KWJ Engineering

Combustion air venting present N/A

Controls Disconnect: Yes Normal operating and safety controls observed Gas shut off valve: Yes

Distribution Metal duct

Flue piping Satisfactory

Filter Needs cleaning/replacement

When turned on by thermostat Fired Proper operation: Yes

Heat pump N/A

Sub-slab ducts N/A

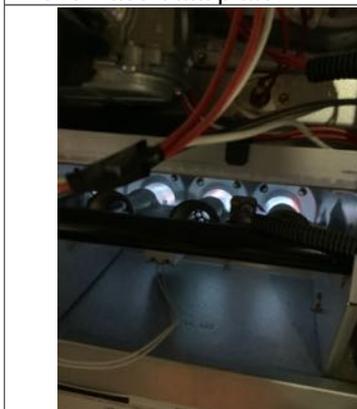
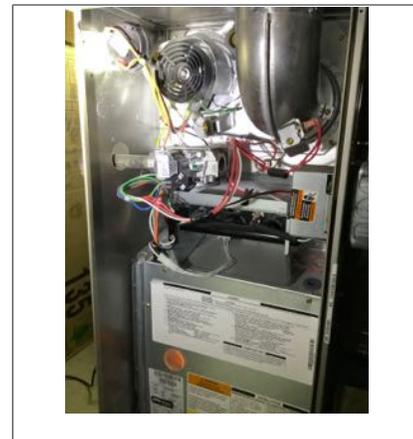
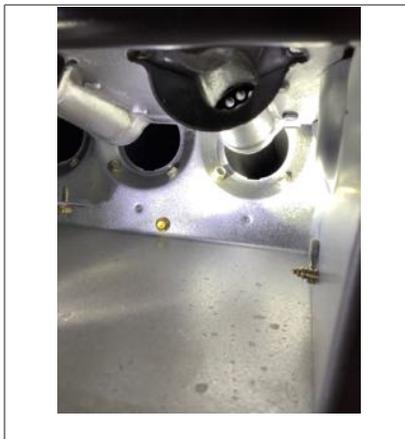
System not operated due to N/A

Comments The furnace filter is dirty. Recommend changing the filter per manufacturer's recommendations.

Photos



The furnace data plate.



Boiler system

N/A

Other systems

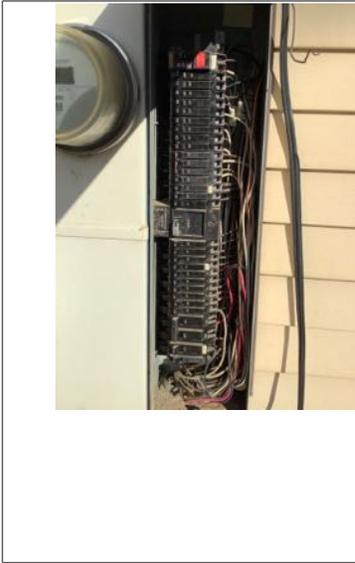
N/A

Electric/Cooling System

Main panel

Location Exterior West wall
Condition Satisfactory
Amperage/Voltage 200a
Adequate Clearance to Panel Yes
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Aluminum Condition: Satisfactory
Branch wire condition Satisfactory Romex
Branch wire Copper Aluminum

Photos



Double tapping is present. There are two breakers that currently are being double tapped. This is a safety hazard. Recommend a licensed electrician to evaluate.



Sub panel(s)

None apparent

Evaporator Coil Section Unit #1

N/A

General Location: Basement Utility Room
 Age: 1-5+

Evaporator coil Not Visible

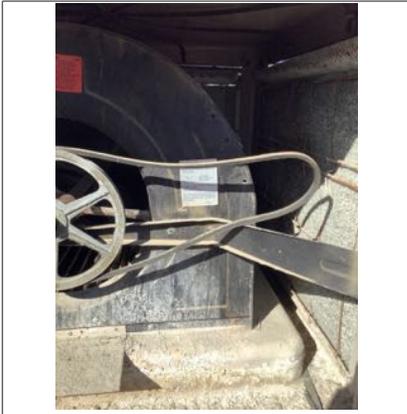
Condensate line/drain To pump

Secondary condensate line/drain Needed: Yes

Condition Satisfactory

Comments A/C was not operated due to outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees.

Photos



Evaporated cooler with no motor present.

Evaporator Coil Section Unit #2

N/A

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Typical cracks

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Operable Open ground/Reverse polarity: No

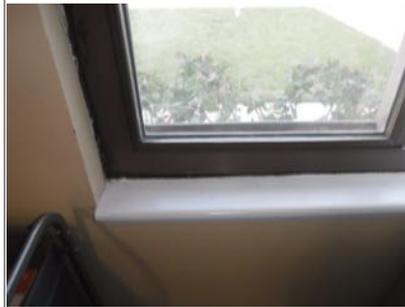
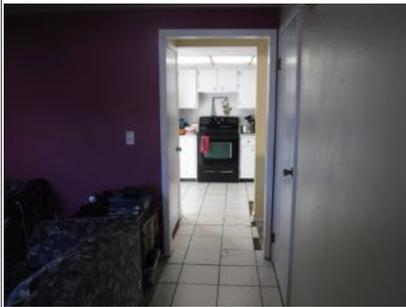
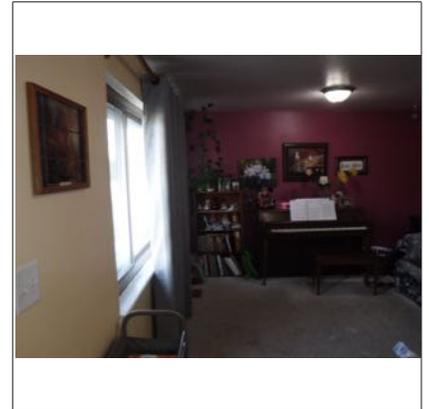
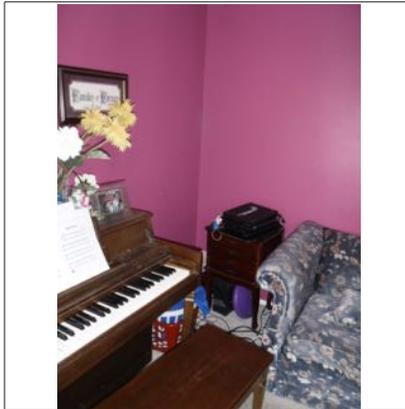
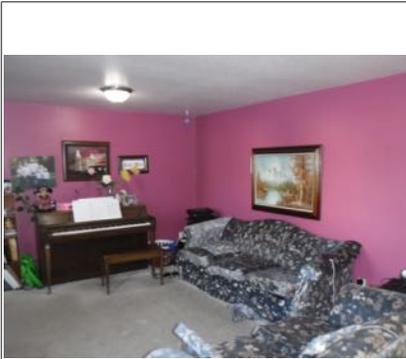
Heating source present Yes

Doors Satisfactory

Windows Poor Broken/Missing hardware

Comments There are damaged screens. Repair/replace the screens as needed. There are typical cracks on the walls/ceiling's. Monitor and repair as needed. Obstruction of view, due to the home owners belongings in the living room.

Photos



Dining Room

Dining Room

Location In kitchen.

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Open ground/Reverse polarity: No

Heating source present Yes

Doors Marginal

Windows None

Photos

