

INSPECTION REPORT



78 East Main Street
Salt Lake City, Utah 84101
Prepared For: Jane Doe
Date: 3/10/2020 Time: 9:00 AM

Inspector: Chris Hutchens
NACHI13091717

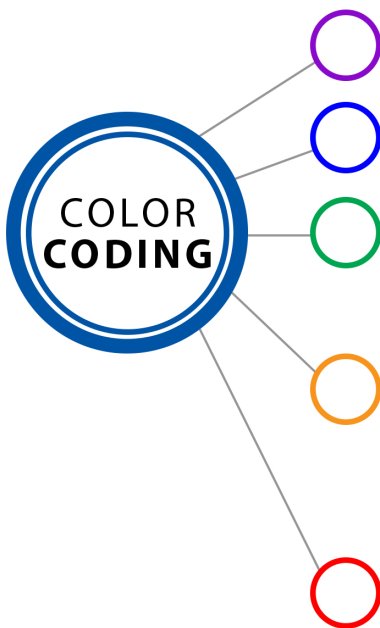
Reading the Inspection Report

USE OF PHOTOS & VIDEO

Your report includes many photographs and may contain videos which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures or videos may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you would not normally see. A picture of an issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that exists in multiple places. Not all instances of a deficiency or condition will be supported with a photo or video.



TEXT COLOR SIGNIFICANCE



- PURPLE** denotes what materials are made of, locations of components or utility shutoffs, percent visibility of certain areas, or inspection limitations.
- BLUE** denotes items that the inspector deemed to be in need of maintenance, minor repair, or that were cosmetic. You may feel these items are significant or important to you so please make sure you read the entire report.
- GREEN** denotes something that may be done to improve the energy efficiency of the house and possibly reduce your monthly utility expenses.
- ORANGE** denotes items that the inspector would like to draw extra attention to for further evaluation by a contractor or to keep a close eye on in the near future. This may be a water stain that was dry during the inspection but may leak under certain conditions or a repair which we cannot determine was done properly and may not hold up over time. Appliances that are past their estimated lifetime are also mentioned since they may need to be replaced in the near future or will need extra care and attention to keep operational.
- RED** denotes items that the inspector deemed a safety hazard, in need of immediate repair, could lead to more serious damage, is expensive to fix, needed further evaluation, or is otherwise significant. These items should generally be addressed during your due diligence period. You should read the entire report to understand all observations and recommendations.

RECOMMENDATIONS

There are recommendations throughout this report. It is understood and implied that the inspector is recommending that any issues be repaired by a properly certified, licensed (if applicable), insured, and qualified contractor who will provide you will a receipt for services performed.

NOTICE TO THIRD PARTIES

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Inspection Details

1. Occupancy

Observations:

- Occupied - Heavy amount of personal items observed. Any and all systems and components not readily visible at the time of the inspection due to furniture and/or personal items are excluded from the inspection and this report.

2. Utilities

- Utilities were on at the time of the inspection.

Exterior Areas

1. Concrete

Condition:

- Concrete was cracked, settled, or damaged.
- Concrete had a void under it. Recommend repair to prevent settling.



Void Under The Rear Concrete

2. Steps/Stairs

Condition:

- Stair fasteners were missing, loose, or improper. Recommend repair.



Missing Fasteners

3. Railing

Condition:

- Railing was inspected.

4. Fence/Wall

Condition:

- Fencing/wall was damaged or missing. Recommend repair.

5. Siding

Type: Stucco Siding, Stone Veneer Siding, Wood Siding

Condition:

- Siding was cracked. Recommend repair.
- Siding was loose, damaged, or had gaps. Recommend repair.
- Stucco siding was cracked. Smaller cracks are typical. If cracks become larger, it is recommended that they are evaluated and repaired by a qualified stucco contractor.



Cracked Stucco Siding



Cracked Stucco Siding at the Window

6. Foundation

Type: Basement

Materials: Poured Concrete

Condition:

- Foundation was cracked. Smaller settling cracks are normal. Recommend sealing and monitoring. If cracks are larger it is recommended that they are evaluated and repaired as needed.
-

7. Grading

Condition:

- Grading around the house was low. Recommend filling to prevent erosion, water ponding, and water intrusion.
-

8. Exterior Doors

Condition:

- Exterior door/trim was loose, damaged, or had gaps. Recommend repair.
-

9. Exterior Windows

Condition:

- Exterior window/trim was loose, damaged, or had gaps. Recommend repair.
-

10. Window Wells

Condition:

- Window well had debris and/or leaves. This may cause water to not drain properly and possibly enter the window. Recommend removal of any debris/leaves to improve drainage.
-

11. Exterior Trim

Condition:

- Exterior trim was inspected.
-

12. Downspouts

Condition:

- Downspouts were buried. It could not be determined where they drained or the condition of the drains.
 - Downspout was loose or damaged. Recommend repair.
 - Downspout drained onto the roof. Recommend routing it to a rain gutter or the ground to prevent damage to the roof.
-

13. Vegetation

Condition:

- Plants, bushes, and trees should not be in contact or close to the siding, windows, foundation, roof, fencing, air conditioning unit, gas meter, electric meter, window wells, or attic. Recommend cutting and removing any plants, bushes, or trees/tree branches and roots to prevent damage to the house, eliminate pathways for insects, and create easier access to utility meters and shut-offs.
-

Garage

1. Fire Separation Wall/Ceiling

Observations:

- Garage wall/ceiling had damage/holes or missing/loose drywall mud/tape. Recommend

repair to maintain fire separation between the garage and living space/attic.

2. Fire Door

Observations:

- Garage door fire separation was inspected.

3. Garage Opener

Observations:

- Garage opener was inspected.

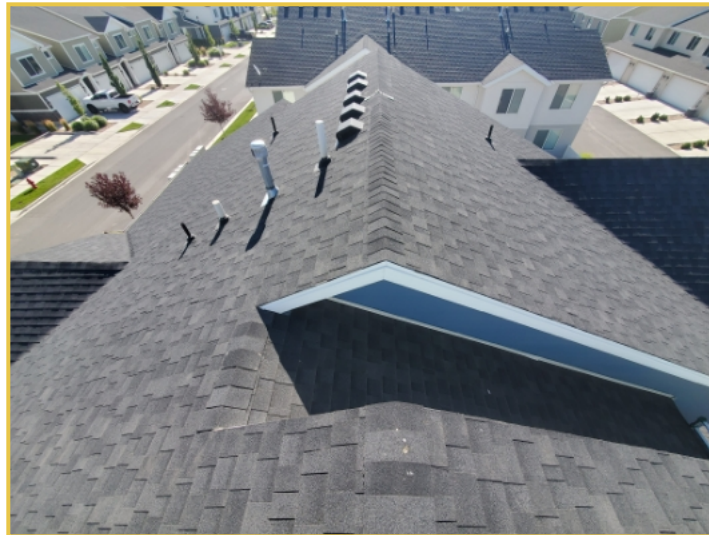
4. Garage Door

Observations:

- Garage door was inspected.

Roof

1. Roof



Architectural Asphalt Shingles

2. Visibility

100%

3. Inspected From

On the Roof

4. Roof Covering

Type: Architectural Asphalt Shingles

Observations:

- Roof covering had wear or cracking. Recommend repair.

5. Vents/Flashings

Observations:

- Vents/flashings had damage or cracked caulking. Recommend repair.
- Kickout flashing was not installed or was too short. These are designed to divert water away from the siding where the siding continues but the roof edge ends. Missing or short kickout flashings may allow moisture to enter the structure and water to streak down the siding. Recommend repair.



Short Kickout Flashing

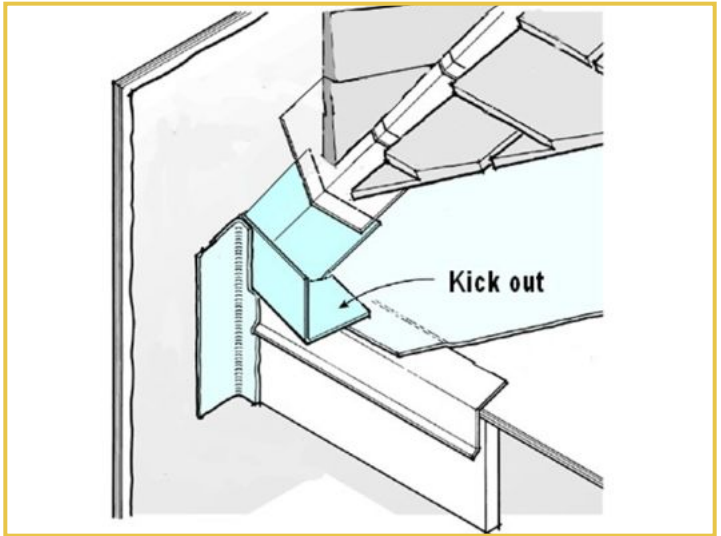


Diagram - Proper Kickout Flashing

6. Gutters

Observations:

- Rain gutters had debris. Recommend cleaning.

Attic

1. Attic



Attic With Fiberglass Insulation

2. Access

Observations:

-
- Attic access was inspected.
-

3. Visibility

100%

4. Inspected From

In the Attic

5. Sheathing/Framing

Observations:

- Roof sheathing/framing was inspected.
-

6. Insulation

Material: Loose Fiberglass Insulation

Depth: Insulation Averaged 10-12 Inches in Depth

Observations:

- Attic insulation was inspected.
-

7. Ventilation

Observations:

- Attic ventilation was inspected.
-

8. Roof Penetrations

Observations:

- Roof penetrations were inspected.
-

9. Fire Wall

Observations:

- Attic fire separation was inspected.
-

Appliances

Appliances are tested for operation only and not functionality (ie, how well the dishwasher cleans dishes). There may be comments in the Appliances section that note minor damage or general wear and tear. This is to be expected from buying a used item. These items are not all mentioned individually or at all if they are minor or cosmetic. If the inspector wants to draw attention to it there will be a picture. Examples may be dirty appliances, minor damage, rust, worn controls, mineral buildup, and loose handles. The appliances should be maintained and inspected annually to ensure proper function, especially if the units are older. Although a home inspection cannot determine how long any particular appliance will last, information regarding the Estimated Life Expectancies of several items can be found at <http://www.nachi.org/life-expectancy.htm>

1. Dishwasher

Observations:

- Dishwasher had damage/wear.
-

2. Disposal

Observations:

- Garbage disposal was rusted.
-

3. Cook Top

Type: **Gas**

Observations:

- **Cook top had damage/wear.**
-

4. Oven

Observations:

- **Oven had damage/wear.**
-

5. Microwave

Observations:

- **Microwave had damage/wear.**
-

6. Refrigerator

Observations:

- **Refrigerator had damage/wear.**
-

7. Washer Hookups

Observations:

- **No drain under the washing machine. Recommend adding if possible to drain any water that may result from leakage.**
 - **No drain pan present under the washing machine. Recommend installing to direct any water into the drain from a possible washing machine leak.**
-

8. Dryer Hookups

Type: **Electric**

Plug: **4-Prong**

Observations:

- **Dryer vent had lint buildup. Recommend cleaning.**
 - **Dryer vent exhausted vertically against gravity to the exterior. Recommend checking for lint buildup periodically and cleaning as needed.**
 - **Dryer vent was flexible. Lint can become trapped and clogged with this material. Recommend smooth wall rigid vent piping.**
-

Interior Areas

There are several components in the Interior Areas section that may have minor damage or general wear and tear. This is to be expected from buying a used item that has been lived in. These items are not all mentioned individually or at all if they are minor or cosmetic. If the inspector wants to draw attention to it there will be a picture. Examples may be small holes, worn cabinets, loose cabinet hardware, minor damage to counter tops, walls, and ceilings, stained or worn flooring, missing door stoppers, loose door hardware, cracked window sill tiles, window sill seam cracks, and dirty window tracks.

1. Cabinets

Observations:

- **Cabinet had wear, damage, loose hardware, or missing hardware.**
-

2. Counter Tops

Observations:

-
- Counter top was damaged. Recommend repair.
-

3. Walls

Observations:

- Walls/baseboards had wear, holes, marks, or other damage.
- Walls/baseboards had evidence of past leaking. Tested dry at the time of the inspection. There may be hidden damage that requires a more invasive inspection that cannot be found during a normal home inspection. Recommend monitoring for future leaks, having the item further evaluated, and having any issues repaired by a qualified contractor as needed. You may also refer to the seller's disclosures or ask the seller for more information.



Evidence of Past Leaking at the 2nd Floor Full Bathroom Baseboards That Was Dry



Evidence of Past Leaking at the Basement Bathroom Baseboards That Was Dry

4. Ceilings

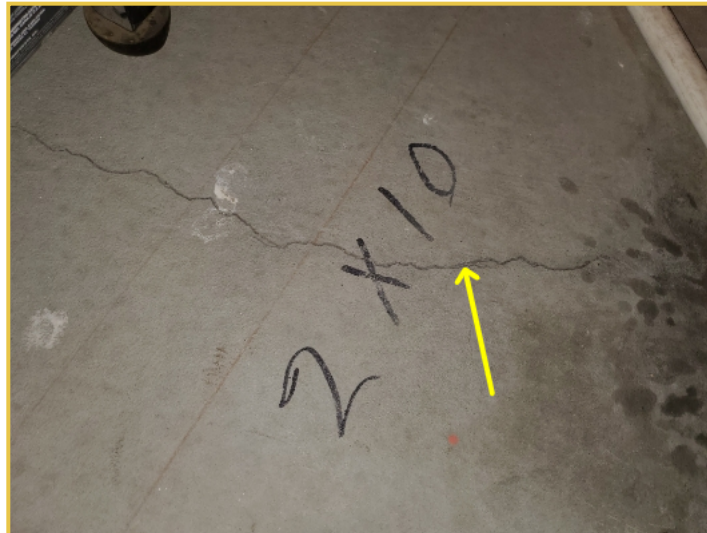
Observations:

- Ceilings had wear, holes, marks, or other damage.

5. Flooring

Observations:

- Flooring had damage, wear, stains, gaps, cracks, no finish flooring, were squeaky, etc.
- Concrete flooring was cracked. Smaller settling cracks are normal. Recommend sealing and monitoring. If cracks are larger it is recommended that they are evaluated and repaired as needed.



Cracked Basement Concrete Floor

6. Interior Doors

Observations:

- Interior door had wear, holes, marks, or other damage.

7. Interior Windows

Type: Vinyl

Observations:

- Interior windows had damage, seam cracks, dirty tracks, cracked sill tiles, broken/loose blinds or curtain rods, were difficult to operate, etc.

8. Stairs

Observations:

- Stairs were inspected.

9. Railing

Observations:

- Railing was inspected.

10. Foundation

Observations:

- Interior foundation was cracked. Smaller settling cracks are normal. Recommend sealing and monitoring. If cracks are larger it is recommended that they are evaluated and repaired as needed.

11. Structure

Observations:

- Structure/framing was inspected.

12. Insulation

Observations:

- Insulation was inspected.

Heating/Cooling

1. Heater Details

****Type****
Gas Furnace
****Brand****
Carrier
****Dated****
March 2016



Furnace Dated March 2016

2. Heater

Observations:
• Heater was inspected.



Heater Ran at 112 Degrees

3. Enclosure

Observations:
• Heater enclosure and components were dirty. Recommend a clean and check.

4. Manual Shutoff

Observations:

- Manual air handler shutoff switch was inspected.

5. Cover Shutoff

Observations:

- Cover shutoff was inspected.

6. Exhaust

Observations:

- Heater exhaust piping was inspected.

7. Return Air

Observations:

- Return air grill had accumulated dust. Recommend cleaning.



Return Air Was at 75 Degrees

8. Combustion Air

Observations:

- Combustion air supply was inspected.

9. Vents

Observations:

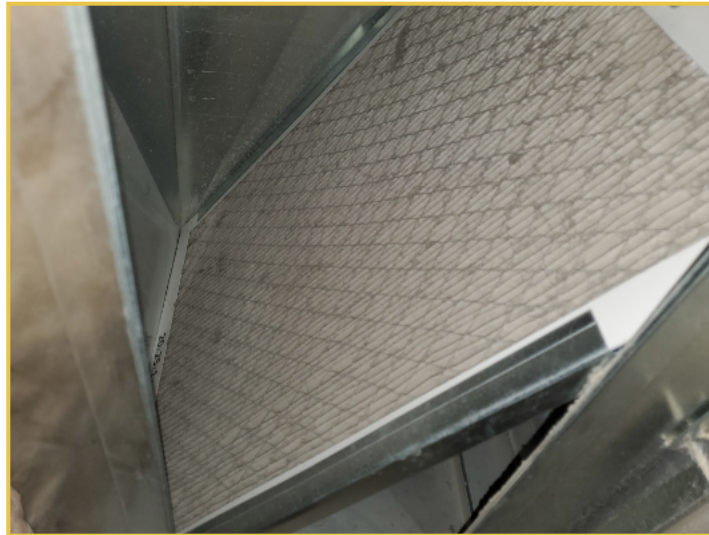
- Vent had debris in it. Recommend cleaning to improve air flow.

10. Filter

Location: Left of the Air Handler

Observations:

- MAINTENANCE: The air filter should be inspected at least monthly and replaced as needed when dirty. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. Recommend replacing the filter the day you move in and keeping a schedule for replacement.
- Air filter was dirty. Recommend replacement.



Dirty Air Handler Filter

11. Ductwork

Observations:

- Ductwork was inspected.

12. Thermostat

Location: Living Room

Observations:

- Thermostat was inspected.

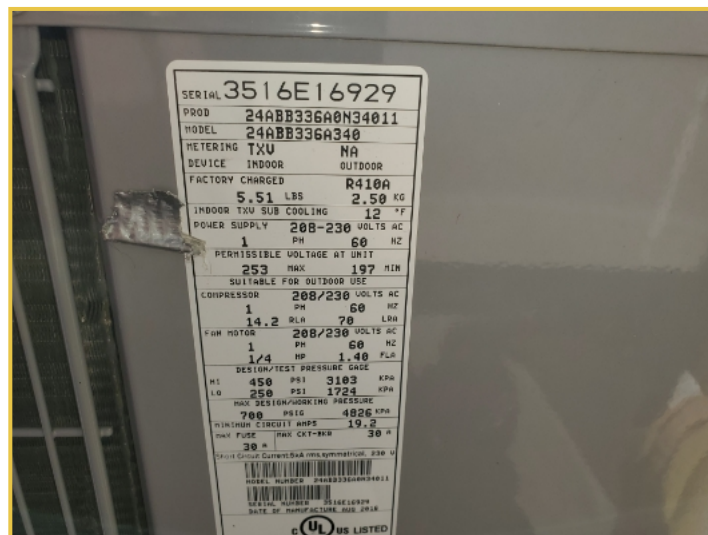
13. Air Conditioning Details

****Brand****

Carrier

****Dated****

August 2016



Air Conditioning Condenser Dated August 2016

14. Air Conditioning

Observations:

- Air conditioning was inspected.



Air Conditioning Ran at 58 Degrees

15. Air Conditioning Disconnect

Type: **Switch**

Observations:

- Air conditioning disconnect was inspected.

16. Refrigerant Lines

Observations:

- Air conditioning refrigerant line insulation was missing/damaged. Recommend repair.

Plumbing

1. Water Service

Type: **Public**

Observations:

- Water service was inspected.

2. Main Water Line

Type: **Cross Linked Polyethylene Plastic (PEX)**

Location: **Basement Bathroom Wall**

3. Water Supply Line

Type: **Cross Linked Polyethylene Plastic (PEX)**

Observations:

- Water supply piping was inspected.

4. Drain Piping

Type: **Acrylonitrile Butadiene Styrene Plastic (ABS)**

Observations:

- Drain piping was inspected.

5. Hose Bibs

Observations:

-
- Hose bib was inspected.
-

6. Main Gas Valve

Location: Exterior East

Observations:

- Gas meter was not labeled to the unit. Recommend labeling your gas meter to tell which one goes to your unit in case you need to shut off the gas in the event of an emergency.
-

7. Gas Piping

Type: Black Iron, Appliance Connectors

Observations:

- Gas piping was inspected.
-

8. Faucets

Observations:

- Sink faucet was inspected.
-

9. Sinks

Observations:

- Sink had minor damage, a worn finish, surface cracking, etc. Recommend repair.
-

10. Toilets

Observations:

- Toilet had damage or wear. Recommend repair.
 - Toilet had a loose seat/lid. Recommend securing.
-

11. Showers

Observations:

- Shower had damage or wear. Recommend repair.
-

12. Bathtubs

Observations:

- Bathtub was damaged or worn. Recommend repair.
-

13. Water Softener

Observations:

- Water softener was not tested. Recommend having the water softener evaluated to ensure proper function.
-

Water Heater

1. Water Heater Details

****Type****

Gas

****Capacity****

40 gallons

****Brand****

AO Smith

****Dated**
July 2016**



Water Heater Dated July 2016

2. Water Heater

Observations:

- **Water heater was inspected.**

3. Combustion Air

Observations:

- **Combustion air supply was inspected.**

4. Exhaust

Observations:

- **Water heater exhaust piping was inspected.**

5. Expansion Tank/Valve

Observations:

- **Expansion tank/valve was inspected.**

6. Cold Water Shutoff Valve

Observations:

- **Water heater cold water shutoff was inspected.**

7. Water Lines

Observations:

- **Water heater water lines were inspected.**

8. Temperature Pressure Relief (TPR) Valve

Observations:

- **Water heater temperature pressure relief (TPR) valve was inspected.**

9. Earthquake Straps

Observations:

-
- Water heater earthquake straps were inspected.
-

10. Drain Valve

Observations:

- Water heater drain valve was inspected. It is recommended that excess minerals and sediment be cleared out often via this valve.
-

11. Enclosure

Observations:

- Water heater enclosure was inspected.
-

12. Drip Pan

Observations:

- Water heater did not have a drip pan installed. Recommend installing.

Electrical

1. Electric Service

Size: 100 Amps

Observations:

- Electrical service was inspected.
-

2. Outlets

Observations:

- Outlets were inspected.
-

3. GFCIs

Observations:

- GFCI outlets were inspected.
-

4. Electrical Wiring

Observations:

- Electrical junction box had exposed wiring. Recommend installing a cover for safety.



Garage Junction Boxes Without Covers

5. Switches

Observations:

- Switches were inspected.

6. Light Fixtures

Observations:

- Light fixture was damaged, had a missing/broken cover, had bulbs out, was loose, etc. Recommend repair.

7. Exhaust Fans

Observations:

- Exhaust fan was dirty. Recommend cleaning to prolong the life of the motor.

8. Safety Detectors

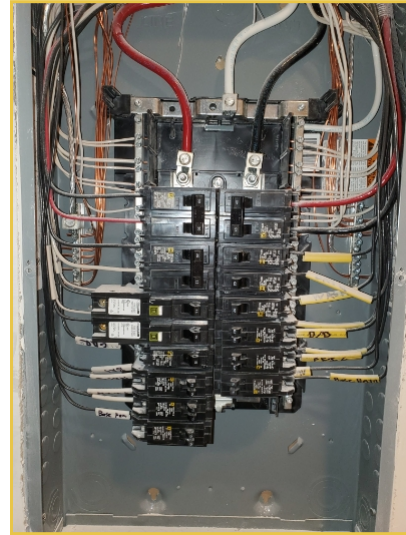
Observations:

- It is recommended that the smoke/carbon monoxide detectors are tested often to ensure proper function.

9. Panel



Exterior of Main Electrical Panel



Interior of Main Electrical Panel

10. Electrical Panel

Location: **Basement**

Observations:

- **Electrical panel breakers were not labeled. Recommend labeling to be able to determine which breakers control which outlets/fixtures.**

11. Panel Wiring

Observations:

- **Panel wiring was inspected.**

12. Breakers

Observations:

- **Breakers were inspected.**

Add-On Inspections

1. Radon Mitigation System

Observations:

- **Radon mitigation system was not inspected. Recommend having it evaluated to ensure proper function. The fan may be running but that doesn't mean that the system is working. You should get a radon test every 2 years to ensure that the radon gas is being removed from the house.**

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, improperly installed item, defective product, an item of significant expense (\$500+), or an item that, if not repaired, could lead to a significant expense (these are in **RED**). The summary may also contain items that the inspector would like to draw extra attention to for further monitoring or evaluation by a qualified person (these are in **ORANGE**). The summary is not a complete listing of all the findings in the report. Please read your entire report as the summary alone does not explain all of the issues. All repairs should be done by a qualified person. It is recommended that you obtain a copy of all receipts, warranties, and permits for the work which is done.

Exterior Areas		
Page 2 Item: 2	Steps/Stairs	• Stair fasteners were missing, loose, or improper. Recommend repair.
Roof		
Page 6 Item: 5	Vents/Flashings	• Kickout flashing was not installed or was too short. These are designed to divert water away from the siding where the siding continues but the roof edge ends. Missing or short kickout flashings may allow moisture to enter the structure and water to streak down the siding. Recommend repair.
Electrical		
Page 17 Item: 4	Electrical Wiring	• Electrical junction box had exposed wiring. Recommend installing a cover for safety.