



A-1 Inspection Services
1266 S. 940 W. St.
Provo, UT 84601
(801) 377-0901
(800) 665-0901

Home Inspection Report



231 West Bubbling Brook Lane
Draper, UT 84020

A-1 Inspection Services

13:32 June 14, 2013

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Sample 01.inspx

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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 123 Main Street
City Anytown State USA Zip 12345
Contact Name Occupant, Client
Phone (123) 456-7890
Fax N/A

Client Information

Client Name John and Jane Homebuyer
Client Address 1234 My Street
City Anytown State USA Zip 12345
Phone (123) 456-7890
Fax N/A
E-Mail myemail@whatever.com

Inspection Company

Inspector Name William Finlay
Company Name A-1 Inspection Services
Address 1266 S. 940 W. St.
City Provo State UT Zip 84601
Phone (801) 377-0901
Fax (801) 356-7833
E-Mail alinspections@hotmail.com, utstateinspector@gmail.com
File Number 2013-06-2378
Amount Received \$325.00, to be billed with signed hardcopy report.

Conditions

Others Present Occupant, Client Property Occupied Occupied
Estimated Age 2001 Entrance Faces North
Inspection Date 06/11/2013
Start Time 9:30 AM End Time 1:00 PM
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 75-85 deg F.
Weather Sunny Soil Conditions Dry

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General Information (Continued)

Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications None
Permits Obtained N/A How Verified N/A

Grounds

A NP NI M D

1. ☐ ☐ ☐ ☒ ☐ Driveway: Concrete Flaking, chipping, slippage, lifting and settling observed.



2. ☐ ☐ ☐ ☒ ☐ Walks: Concrete Stable, cracked. Separation, slippage at landing area.



3. ☒ ☐ ☐ ☐ ☐ Steps: Concrete Some flaking observed.

4. ☐ ☐ ☐ ☒ ☐ Patio: Concrete Cracked, settling.



5. ☒ ☐ ☐ ☐ ☐ Porch: Concrete Some chipping, flaking observed

6. ☒ ☐ ☐ ☐ ☐ Railings: Vinyl Appear stable at front entry. Sug guest installing at rear patio.

7. ☒ ☐ ☐ ☐ ☐ Vegetation: Grass, Shrubs, Trees The yard, grass and trees/shrubs appear manageable. Suggest basic yard care as needed.

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Grounds (Continued)

8. ☒ ☐ ☐ ☒ ☐ Window Wells: Open Suggest cleaning the window well basins as need3d.



9. ☒ ☐ ☐ ☐ ☐ Grading: Flat Suggest creating a minimum 2% slope away from the structure at immediate perimeter.

10. ☒ ☐ ☐ ☐ ☐ Fences: Chain link, Vinyl Show satisfactory and stable conditions as observed.

Exterior

A NP NI M D

Full perimeter Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Vinyl siding, Masonry The vinyl cladding systems show melted conditions at rear. The masonry faxade system shows satisfactory and stable conditions.



2. ☒ ☐ ☐ ☐ ☐ Trim: Wood The exterior brick mold systems show signs of weathering at random.



3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood with aluminum wraps. The aluminum wrapped wood fascia board systems show satisfactory conditions at random.

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Exterior (Continued)

4. ☒ ☐ ☐ ☐ ☐ Soffits: Aluminum Void at upper front ridge.



5. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal The front entry door and the related door seal show satisfactory conditions. The related door hardware appears adequate and operative.

6. ☒ ☐ ☐ ☐ ☐ Patio Door: French door The rear patio door shows satisfactory conditions. The related door seal shows satisfactory conditions. The related door hardware appears adequate and operative.

7. ☒ ☐ ☐ ☐ ☒ Windows: Vinyl double pane The exterior of the main window systems appear sealed. Suggest resealing the exterior of the basement window systems.



8. ☒ ☐ ☐ ☒ ☒ Window Screens: Vinyl mesh Few damaged. Few missing at random.

9. ☒ ☐ ☐ ☒ ☐ Basement Windows: Vinyl double pane Reseal the basement window exteriors as needed.

Roof

A NP NI M D

Entire roof system Roof Surface

1. Method of Inspection: Ground level, Ladder at eaves, On roof

2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle The exposed asphalt roof covering shows satisfactory conditions at random. No missing/torn shingles observed. Shingle feathering appears minimal and normal.



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Roof (Continued)

Material: (continued)



3. Type: Gable

4. Approximate Age: 2000, less than 15 years.

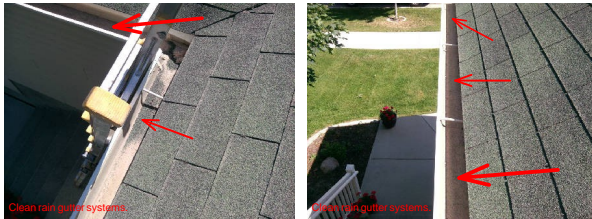
5. ☒ ☐ ☐ ☐ ☐ Flashing: Galvanized The exposed metal roof flashings show satisfactory conditions and appear sealed.

6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle The asphalt roof valleys appear sealed.

7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: ABS The plumbing vents appear adequate. The related plumbing vent roof jacks and the plumbing vent pipe collars appear sealed.

Roof Water Control

8. ☒ ☐ ☐ ☒ ☐ Gutters: Aluminum Clean at random as needed. Extend in rear as needed.



9. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum The downspouts appear adequate.

10. ☒ ☐ ☐ ☒ ☐ Leader/Extension: Suggest installing. Suggest installing downspout extensions as needed as to control roof drainage and control/divert perimeter drainage.

Garage

A NP NI M D

1. Type of Structure: Attached Car Spaces: 2

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock/drywall The garage sheetrock ceiling systems show satisfactory conditions. No water damage observed. No black mold activity observed.

3. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock/drywall The garage wall systems show satisfactory and stable conditions at random. No water damage observed. No black mold activity observed. No signs of shifting and/or settling observed.

4. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete, Poured slab The garage concrete flatwork systems show satisfactory and stable conditions at random. The garage concrete wall systems show satisfactory and stable conditions at random.

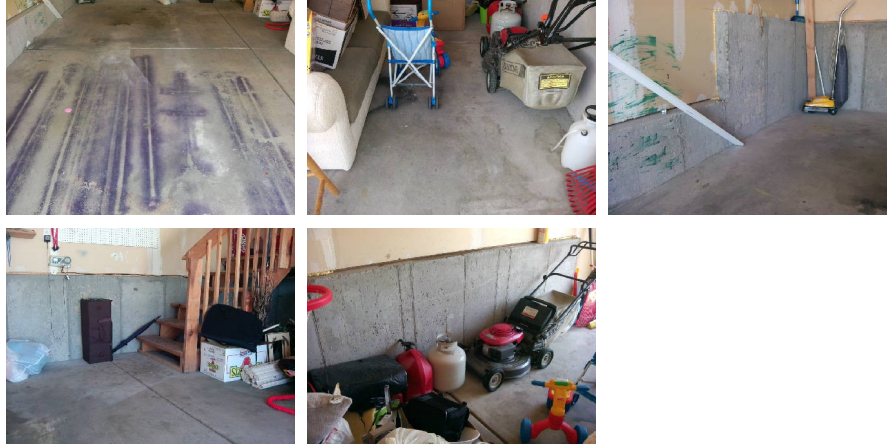
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Garage (Continued)

Floor/Foundation: (continued)



5. ☒ ☐ ☐ ☒ ☐ Garage Doors: Metal Bowed outward. Functional. Safety reverse operative.



6. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized Automatic operation appears adequate. The safety reverse system tested properly.
7. ☒ ☐ ☐ ☐ ☐ Service Doors: Metal The garage service/occupant door shows satisfactory conditions. The related door seals appear adequate. The related door hardware appears adequate and operable.

Interior

A NP NI M D

General Interior

1. ☒ ☐ ☐ ☐ ☐ Closets: Standard closet The main floor closets show satisfactory conditions. The basement common area closets show satisfactory conditions. The bedroom closet systems show satisfactory conditions. The closet doors appear operative. The related closet door hardware appears adequate.
2. ☒ ☐ ☐ ☐ ☐ Ceilings: Sheetrock/drywall, Texture paint The common living/family room ceiling systems show satisfactory conditions. The bedroom ceiling systems show satisfactory conditions at random. The kitchen ceiling system shows satisfactory conditions at random. No water damage observed. No black mold activity observed.
3. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock/drywall, Textured paint The common area wall systems show satisfactory conditions at random. The kitchen wall systems show satisfactory conditions at random. The bedroom wall systems show satisfactory conditions at random. No water damage observed. No black mold activity observed. No wall damage observed.

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Interior (Continued)

4. ☒ ☐ ☐ ☐ ☐ Floors: Carpet, Synthetic hardwood The carpeted floor coverings show satisfactory conditions at random, normal as per age. The synthetic hardwood floor coverings show satisfactory conditions at random. The vinyl floor coverings show satisfactory conditions at random.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow six panel masonite The common area door systems show satisfactory conditions. The common basement door systems show satisfactory conditions and appear operative. The bedroom doors appear fully functional. The related door hardware appears operable and adequate.
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register Appears satisfactory and adequate. Suggest register cleaning as needed.

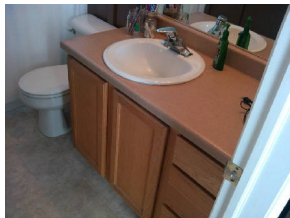
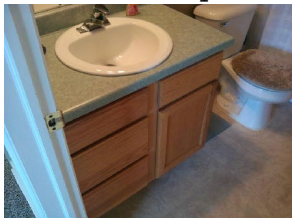
Kitchen

7. ☒ ☐ ☐ ☐ ☐ Kitchen Cabinets: Wood The kitchen cabinets show satisfactory conditions at random.
8. ☒ ☐ ☐ ☐ ☐ Kitchen Counter Tops: Laminate The kitchen countertops show satisfactory conditions at random. Minor edge chipping observed.



Bathroom

9. ☒ ☐ ☐ ☐ ☐ Bathroom Cabinets: Wood The bathroom vanities and the related tops show satisfactory conditions. Recaulk/reseal the vanity top as needed.



10. ☒ ☐ ☐ ☐ ☐ Bathroom Counter Tops: Laminate The bathroom countertops show satisfactory conditions. Recaulk/reseal as needed.
11. ☒ ☐ ☐ ☐ ☐ Ventilation: Ceiling exhaust fan systems. The bathroom ceiling exhaust fans tested properly. Suggest cleaning the exhaust fan registers as to allow for adequate humidity extraction.

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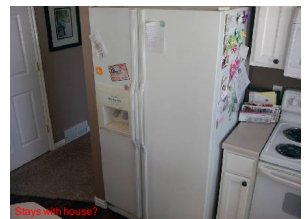
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Appliances

A NP NI M D

Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Spectra The electric stove/oven system tested properly.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: MC The over the range microwave/vent hood system tested properly.
3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator Appears fully operative. No leaks and/or seepage observed at this point in time.
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Frigidaire The installed dishwasher short cycled properly. No leaks and/or seepage was observed.
5. Air Gap Present? ☒ Yes ☐ No The air gap hose shows satisfactory conditions. No leaks and/or seepage observed.
6. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kitchenaid Shows satisfactory conditions. Stays with house?
7. ☒ ☐ ☐ ☐ ☐ Microwave: MC The over the range microwave/vent hood exhaust system tested properly.



Other Appliances

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Appliances (Continued)

8. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex, Rigid metal
9. ☒ ☐ ☐ ☐ ☐ Garage Door Opener: Lift Master The automatic door opener appears fully functional. The safety reverse system appears functional and adequate.



Electrical

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Service Entrance: Under ground utilities Electrical service appears adequate.

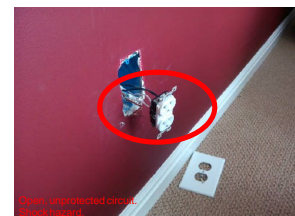


2. Service Size Amps: 100 Volts: 110-240 VAC

3. ☒ ☐ ☐ ☐ ☐ Service: Aluminum Electrical service appears adequate.

4. ☒ ☐ ☐ ☐ ☐ Ground: UFER Service panel grounding and main panel grounding appears adequate.

5. ☒ ☐ ☐ ☒ ☐ 120 VAC Branch Circuits: Copper All interior 110vac plugs tested properly. Open unprotected circuit observed at basement bedroom #1. No open grounds. No reversed polarities.



6. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum The interior 220vac circuits tested properly as needed. No open grounds. No reversed polarities. No open unprotected circuits observed.

7. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: Main service only Appears satisfactory and adequate.

8. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex All exposed romex wiring appears satisfactory and adequate.

9. ☒ ☐ ☐ ☐ ☐ Interior Lighting: 110 VAC The interior light/fan circuits tested properly.

10. ☒ ☐ ☐ ☐ ☐ 120 VAC Outlets: Grounded All tested properly. No open grounds. No reversed polarities. No open unprotected circuits (exposed live wires).

11. ☒ ☐ ☐ ☐ ☐ 240 VAC Outlets: 3-pole 4-wire grounded The 220vac circuits tested properly.

Exterior, side of house. Electric Panel

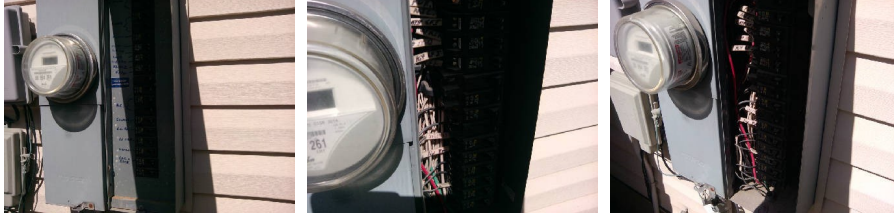
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Electrical (Continued)

12. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D Shows satisfactory conditions and appears adequate.



13. Maximum Capacity: 125 Amps

14. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps The installed main breakers appear satisfactory and adequate.

15. ☒ ☐ ☐ ☐ ☐ Breakers: Copper All installed breakers tested properly.

16. ☒ ☐ ☐ ☐ ☐ GFCI: Basement, garage, kitchen, bathrooms, exterior. All installed GFCI plugs tested properly.

17. Is the panel bonded? ☒ Yes ☐ No Appears adequate and stable.

18. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired The installed doorbell tested properly. Button appears to be damaged.

19. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Hard wired with battery back up All installed smoke alarms tested properly.

20. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount Most exterior lighting tested properly. The exterior garage lights were not operative, bulbs?

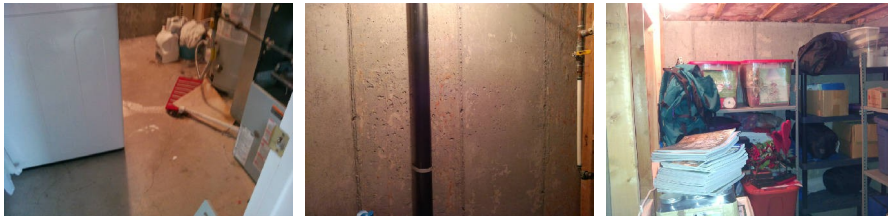
21. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI All exterior plugs and the related GFCI's tested properly. No open grounds. No reversed polarities. No open unprotected circuits.

Structure

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Concrete basement, Wood frame All exposed structural members show satisfactory conditions at random. No signs of abnormal shifting and/or settling observed.

2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured walls, Poured slab The exposed concrete foundation wall systems show satisfactory and stable conditions. The exposed concrete foundation flatwork systems show satisfactory and stable conditions at random. No signs of abnormal shifting and/or settling observed.

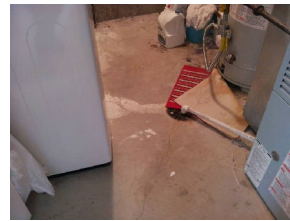
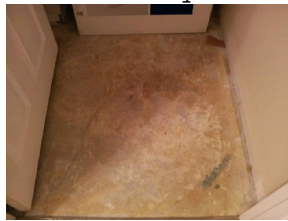
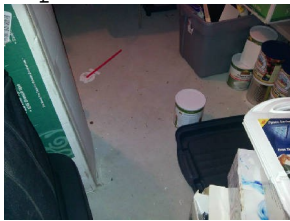


Structure (Continued)

Foundation: (continued)



- 3. ☒ ☐ ☐ ☐ ☐ Beams: Bonded wood The exposed beam structures show stable conditions at random.
- 4. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame The interior bearing wall systems show satisfactory and stable conditions at random. No signs of bearing wall shifting and/or settling observed.
- 5. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2xTJI, Engineered The exposed TJI floor joist systems show satisfactory and stable conditions at random. The engineered truss systems show satisfactory and stable conditions at random.
- 6. ☒ ☐ ☐ ☐ ☐ Floor/Slab: OSB (Oriented Strand Board), Poured slab The exposed OSB floor sheeting systems show satisfactory conditions at random. The exposed concrete flatwork systems show stable conditions at random.



- 7. ☒ ☐ ☐ ☐ ☐ Stairs (Interior): Wood stairs with wood handrails The stairway structures appear satisfactory and stable at random. The installed hand railing systems appear adequate and stable.
- 8. ☒ ☐ ☐ ☐ ☐ Railings: Wood, wall The installed hand railing systems appear adequate and stable.
- 9. ☒ ☐ ☐ ☐ ☐ Subfloor: Particle board The exposed particle board subfloor systems (vinyl) show satisfactory conditions at random.

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Air Conditioning

A NP NI M D

Main, Basement AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable, Functional The central air conditioning system appears fully operative.
 2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: PVC The central air conditioning condensation drain appears adequate.
 3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted The exterior central air conditioning condensing unit base pad appears stable. The central air conditioning condensing unit shows satisfactory conditions.
- 
4. Manufacturer: Bryant
 5. Model Number: 561CJ036-E Serial Number: 1201E17072
 6. Area Served: Whole building Approximate Age: 2001, Within 15 years
 7. Fuel Type: 220 VAC Temperature Differential: N/A
 8. Type: Central A/C Capacity: 3 Ton
 9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins The central air conditioning condensing unit interiors show satisfactory conditions at random. Suggest cleaning away any vegetation and/or other debris within the exterior condensing unit.
 10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Copper, High pressure The exposed exterior and interior refrigeration lines appear satisfactory and adequate. Suggest replacing the exterior refrigeration line insulation as to prevent energy loss.
- 
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Service breaker disconnect The service breaker disconnect appears satisfactory and adequate.
 12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal All exposed ductwork shows satisfactory conditions and appears adequate.
 13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter The furnace blower/fan system appears fully functional. The installed filter system appears adequate. Clean and/or change the furnace filter monthly.

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Heating System

A NP NI M D

Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate, Appears functional The gas fired furnace system tested properly.

2. Manufacturer: Bryant



3. Model Number: 383KAV042091AGJA Serial Number: 4599A05779

4. Type: Forced air Capacity: 88,000 BTUHR

5. Area Served: Whole building Approximate Age: 1999, Within 15 years

6. Fuel Type: Natural gas

7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 4 Burner Minimal observation. Appears to show satisfactory conditions. No interior heat exchanger observation.



8. Unable to Inspect: 20%

9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter The furnace blower/fan system appears fully functional. The installed filter system appears adequate. Clean and/or change the furnace filter monthly.

10. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct Minimally exposed. Shows satisfactory conditions and appears adequate as observed.

11. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Double wall, Metal Furnace combustible gas ventilation appears adequate.

12. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable The installed thermostat(s) appear fully functional.

13. Tank Location: N/A

14. Suspected Asbestos: No

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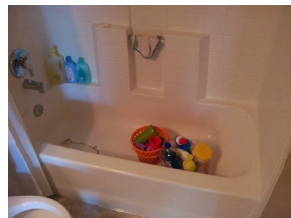
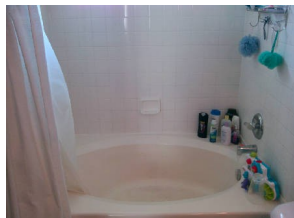
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Plumbing

A NP NI M D

Interior

1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper The copper water main line service appears adequate.
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement, Front of house The main shut off valve appears satisfactory and adequate. No leaks and/or seepage observed. The related water pressure reducing valve appears satisfactory and adequate. No leaks and/or seepage observed.
3. ☒ ☐ ☐ ☐ ☐ Water Lines: Polybutelene All exposed water service lines appear satisfactory and adequate. No signs of leaks and/or seepage observed.
4. ☒ ☐ ☐ ☐ ☐ Vent Pipes: ABS Plumbing ventilation appears satisfactory and adequate.
5. ☒ ☐ ☐ ☐ ☐ Basement Floor Drain: Covered Shows satisfactory conditions as observed.
6. ☒ ☐ ☐ ☐ ☐ Drain Pipes: ABS All exposed cast ABS drain systems appear satisfactory and adequate.
7. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible The exposed cleanout/service plugs appear satisfactory and adequate.
8. ☒ ☐ ☐ ☐ ☐ Kitchen Sink: Dual bowl The kitchen sink system shows satisfactory conditions. No leaks and/or seepage observed.
9. ☒ ☐ ☐ ☐ ☐ Bathroom Sink/Basin: Molded single bowl The bathroom lavatory and the lavatory basin show satisfactory conditions. No leaks and or seepage observed.
10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Single mixing valve system, Single mixing valve system The bathroom lavatory faucets tested properly. The ABS/PVC trap systems appear adequate. The ABS/PVC trap systems appear adequate. No leaks and/or seepage was observed.
11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Single mixing valve The bath/shower valve systems show satisfactory conditions.
12. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and ceramic tile surround Shows satisfactory conditions. Suggest cleaning mildew from master bath tile system.



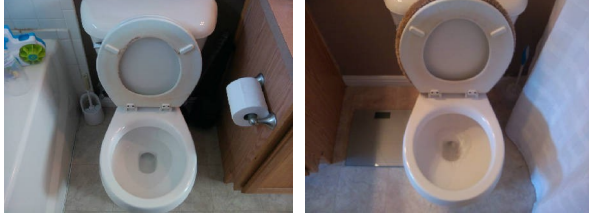
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Plumbing (Continued)

13. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank The installed toilets appear fully functional. No leaks and/or seepage was observed.



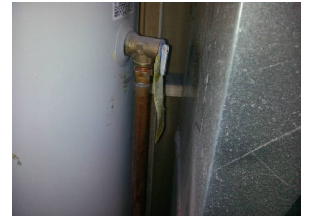
14. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Same as bathtub Shows satisfactory conditions. Clean as needed.

Basement Water Heater

15. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate, Functional at time of inspection The installed gas fired water heater shows satisfactory conditions. No water leaks and/or seepage was observed. No gas leaks and/or seepage was observed.
16. Manufacturer: Bradford-White



17. Model Number: MI40T6EN12 Serial Number: XB3340861-337-355
18. Type: Natural gas Capacity: 40 Gal.
19. Approximate Age: 2000, Within 15 years Area Served: Whole building
20. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall, Metal Water heater combustible gas ventilation appears adequate.
21. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper The water heater P&T (Pressure/Temperature) valve appears adequate. The related P&T valve extension appears adequate.



Exterior

22. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary The exterior spigots tested properly as needed. No leaks and/or seepage observed.
23. ☒ ☐ ☐ ☐ ☐ Lawn Sprinklers: Not tested The lawn sprinklers were not tested. These are not part of the inspection. Suggest consulting with the seller on sprinkler settings, maintenance and/or adequate winterization. All appear to be functioning properly.

Gas Service

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Plumbing (Continued)

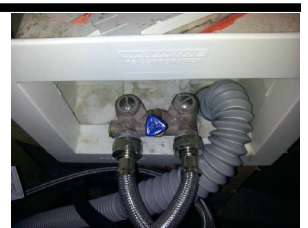
24. ☒ ☐ ☐ ☐ ☐ Gas Meter: Side of house. The installed gas meter shows satisfactory conditions. No gas leaks detected.



25. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter Appears adequate and operative.
26. ☒ ☐ ☐ ☐ ☐ Gas Service Line: Iron pipe, Insulflex All exposed gas service lines show satisfactory conditions. No gas leaks and/or seepage was detected.

Laundry Area

27. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Multi-port The washer hot/cold service appears adequate. No signs of leaks and/or seepage was observed.



28. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain Appears satisfactory and adequate. No signs of leaks and/or seepage. No signs of black mold activity.
29. ☒ ☐ ☐ ☐ ☐ Floor Drain: Covered Shows satisfactory conditions as observed.



Attic

A NP NI M D

Over main structure, Upstairs hallway Attic

1. Method of Inspection: From the attic access, In the attic
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 20% Unable to inspect the perimeter eve areas as per tight/restricted access.
3. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss



Attic (Continued)

Roof Framing: (continued)



4. ☒ ☐ ☐ ☐ ☐ Sheathing: OSB (Oriented Strand Board)



5. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents Attic crossflow ventilation appears adequate. The rooftop "turtle" vents appear satisfactory and adequate. The ridge vents appear adequate.
6. ☒ ☐ ☐ ☐ ☐ Insulation: Loose, Cellulose The loose fill cellulose insulation appears adequate.
7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12" R-38 at random. The loose fill attic insulation depth appears adequate at random.
8. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric exhaust fan systems The bathroom exhaust fan systems tested properly. Suggest cleaning the bathroom and/or laundry exhaust fans and/or registers as needed as to allow for adequate ventilation.

Final Comments

As per the inspection of the property located at: 123 Main Street, Anytown, USA 12345; we find the following items to be in need of service, maintenance, remediation and/or replacement followed by any suggested upgrades. ** Designates further consultation by a licensed professional. These items are as follows:

01) Exterior concrete sidewalk conditions. Observation shows random signs of cracking and sinkage of the front concrete sidewalk system. This deficiency appears to extend beyond the noted residence continuing west and east. Adequate remediation would require removal and replacement of the affected areas. Suggest consulting with Draper City on correcting these issues as needed.

02) Exterior concrete flatwork conditions. Observation shows signs of float deterioration, cracking, settling and/or lifting of the front concrete driveway system. Additionally, observation shows signs of some slippage of the front concrete pathway system. Lastly, observation shows signs of cracking and settling of the rear concrete patio system. As per the concrete driveway system, suggest sealing all cracks, grinding all elevation deficiencies and refloating the driveway system as needed. As per the front concrete pathway systems, suggest sealing the transition slippage voids at the east concrete pathway/wall

Final Comments (Continued)

transition and at the lower concrete porch step/landing transition as to avoid moisture penetration resulting in further slippage. As per the concrete patio system, these concrete deficiencies appear to be related to inadequate and/or too few strike joints. Suggest sealing the cracks and grinding the elevation deficiencies as to reduce possible trip hazards. Suggest consulting with a licensed concrete remediation specialist on correcting these issues as needed. Note: adequate/proper remediation of the concrete flatwork systems would require removal and replacement.

03) Window well basin conditions. Observation shows a bit of vegetation debris within the west window well basin. Suggest cleaning all window well vegetation debris as it retains moisture and promotes possible window well basin seepage. Additionally, vegetation debris is an invitation for insect activity. Suggest consulting with a qualified handyman on these issues as needed. Note: suggest and/or consider installing at least one window well basin egress (a way out) ladder.

04) Broken main floor bedroom #1 window. Observation shows an inner broken window glass on the main floor bedroom #1 stationary window system. At minimum, the glass in this window system will need to be replaced. Suggest consulting with a licensed window remediation specialist on correcting this issue as needed.

05) Missing/damaged window screens. Observation shows random damaged window screens and/or window screen frames. Additionally, random window screens appear to be missing. Suggest consulting with a qualified handyman and/or window rescreener on correcting/replacing the window screens as needed.

06) Exterior weathering issues. Observation shows signs of weathering at the front entry door and rear patio entry door brick mold (exterior wood door casing) systems. Suggest scraping, sanding, priming, painting and sealing as needed as to prevent further weathering requiring brick mold replacement. Suggest consulting with a qualified handyman on these issues.

07) Perimeter drainage control. Observation shows only a partial front downspout extension and a partial rear rain gutter system with no above grade and/or below grade (preferred) downspout extensions. We highly suggest cleaning the existing rain gutter system of dirt, roof granule, vegetation and other debris, continuing the rain gutter system the full run of the rear eave and installing above grade and/or below grade (preferred) downspout extensions at all downspout ends as to control roof run off and divert roof drainage away from the structure perimeter. Suggest consulting with a licensed rain gutter systems specialist and/or a qualified handyman on these issues. Note: almost all basement water penetration/infiltration is related to window well basin conditions, abnormal/inadequate perimeter drainage control and/or sprinkler head placement and/or a combination of the former. In addition to the other suggestions, suggest and/or consider removing or relocating all immediate perimeter sprinkler heads and installing a drought resistant (no direct watering) perimeter planter system.

08) Minor interior blemishes. Observation shows few minor kitchen counter laminate edge damage and few electric stove top blemishes. These are only

Final Comments (Continued)

cosmetic issues. Additionally, observation shows random "rolling" within the carpeted floor covering systems. This appears normal as per age. Suggest having the carpet restretched (or replaced) as desired. Lastly, observation shows signs of mildew within the lower tile course within the master bathroom bathtub surround system. Suggest bleach treating these (mildew) areas as needed.

09) Damaged/melted vinyl siding. Observation shows damaged (melted) vinyl siding at the rear patio area. This is known as the "BBQ Affect" (the BBQ to close to the siding). Adequate remediation would require removal and replacement of the affected vinyl siding courses. Note: the building OSB sheer panel (sheeting systems) are still protected from the elements. Suggest consulting with a licensed vinyl siding systems specialist and/or a qualified handyman on correcting this issue as needed.

10) Bowed garage door system. Observation shows an outward bow of the lower garage roll up door panel(s). This appears to be the result of severe pressure from the inside. Adequate remediation would require replacement of the lower garage door panel(s). Suggest consulting with a licensed garage door systems specialist on this issue.

11) Random maintenance issues. Suggest sealing the soffit void at the front upper ridge area. Note: this deficiency will allow for bee/wasp/hornet nestings within the attic area. Suggest removing all stored debris from the east side of the structure. This is an invitation for insects, spiders and nestings. Suggest replacing the exterior CAC condensing unit refrigeration line insulation and sealing the pass through void at the vinyl siding transition. Suggest replacing the damaged/missing rear dryer vent louvre/register. Suggest replacing the front entry door bottom seal. Suggest replacing the lower roll up garage door seal and remounting as needed. Suggest replacing the front entry doorbell button. Suggest reinstalling the wall plug at the basement bedroom #1 wall plug (exposed live wires). Suggest replacing the damaged kitchen sink faucet spray handle as needed.

Suggested upgrades:

01) Suggest installing a master bathroom exhaust fan system.

02) Suggest installing a rear patio entry hand railing system.

03) Suggest and/or consider installing a garage man/occupant/service door at the northeast garage corner.

04) When finishing the basement bathroom, suggest and/or consider a fifty gallon water heater or a second forty gallon water heater.

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.

Grounds

1. Driveway: Concrete Flaking, chipping, slippage, lifting and settling observed.



2. Walks: Concrete Stable, cracked. Separation, slippage at landing area.



3. Patio: Concrete Cracked, settling.



4. Window Wells: Open Suggest cleaning the window well basins as need3d.



Exterior

5. Window Screens: Vinyl mesh Few damaged. Few missing at random.
6. Basement Windows: Vinyl double pane Reseal the basement window exteriors as needed.

Roof

7. Gutters: Aluminum Clean at random as needed. Extend in rear as needed.

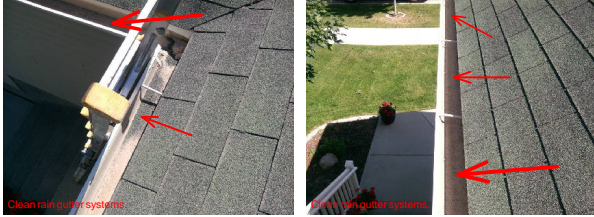
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Roof (Continued)

Gutters: (continued)



8. Leader/Extension: Suggest installing. Suggest installing downspout extensions as needed as to control roof drainage and control/divert perimeter drainage.

Garage

9. Garage Doors: Metal Bowed outward. Functional. Safety reverse operative.



Electrical

10. 120 VAC Branch Circuits: Copper All interior 110vac plugs tested properly. Open unprotected circuit observed at basement bedroom #1. No open grounds. No reversed polarities.



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.

Exterior

1. Windows: Vinyl double pane The exterior of the main window systems appear sealed. Suggest resealing the exterior of the basement window systems.



2. Window Screens: Vinyl mesh Few damaged. Few missing at random.