

ACME INSPECTION COMPANY

Property Inspection Report

302 N Oak Grove, Washington UT, 84780
Inspection prepared for: David Williams & David Williams
Agent: Support - Home Inspector Pro

Inspection Date: 0/7/2010 Time: 4:00 PM
Age: 5 Years Size: 1205 Sq Ft
Weather: Rainy

Inspector: DEMO VERSION
License #

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bathroom		
Page 8 Item: 15	Shower Walls	<ul style="list-style-type: none">• small chips located in shower surround on shelf. This could allow moisture to get behind enclosure and cause structural damage or mold growth. Chips need to be repaired.• Recommend review for repair or replacement as necessary.
Roof		
Page 21 Item: 7	Gutter	<ul style="list-style-type: none">• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
Grounds		
Page 26 Item: 2	Grading	<ul style="list-style-type: none">• Low and settled grading along front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.

Inspection Details

1. Attendance

2. Home Type

3. Occupancy

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

2. Cabinets

Observations:

- No deficiencies observed.
- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Observations:

- The closet is in serviceable condition.

5. Door Bell

6. Doors

Observations:

- Interior doors are hollow wood doors.

7. Electrical

Observations:

- Test AFCI breakers periodically to ensure proper operation.

8. Security Bars

Observations:

- No security bars are present in this room.

9. Smoke Detectors

Observations:

- Operated when tested

10. Stairs & Handrail

11. Window-Wall AC or Heat

12. Window Condition

Materials: Vinyl framed sliding window noted.

13. Ceiling Condition

14. Patio Doors

15. Screen Doors

16. Wall Condition

Materials: Drywall walls noted.

17. Fireplace

Materials: None

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Hall#2 • North East#3

2. Bar

Observations:

- No bars are located in bedrooms.

3. Cabinets

Observations:

- No cabinets in bedrooms.

4. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Observations:

- The closet is in serviceable condition.

6. Doors

Observations:

- Hollow wood doors.

7. Electrical

Observations:

- Test AFCI breakers periodically to ensure proper operation.

8. Fireplace

Materials: None

Materials: None

Observations:

- gas line is capped
- None

9. Floor Condition

Flooring Types: Carpet is noted.

10. Security Bars

Observations:

- No security bars.

11. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

12. Wall Condition

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Observations:

- No Window/Wall/AC/Heat

14. Window Condition

Materials: Vinyl framed sliding window noted.

15. Ceiling Condition

Materials: There are drywall ceilings noted.

16. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.

17. Screen Doors

Observations:

- Sliding door screen tracks are dirty making the door difficult to operate. Recommend cleaning the tracks out.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Guest bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:

- Plastic laminate tops noted.

5. Doors

Observations:

- Entrance door into the Master bath does not stay open. Not a major concern, just annoying.
- Door to master closet does not stay open.

6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- GFCI in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Carpet is noted. • Ceramic tile is noted.

10. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Observations:

- Mirrors were in good shape.

12. Plumbing

Observations:

- No problems were noticed at time of inspection.

13. Security Bars

Observations:

- There are no security bars.

14. Showers

Observations:

- functional

15. Shower Walls

Observations:

- Fiberglass surround noted.
- **small chips located in shower surround on shelf. This could allow moisture to get behind enclosure and cause structural damage or mold growth. Chips need to be repaired.**
- **Recommend review for repair or replacement as necessary.**

16. Bath Tubs

Observations:

- Tub with fiberglass shower surround

17. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- Curtain present at the shower enclosure.

18. Sinks

Observations:

- Suggest caulking as necessary.
- No deficiencies observed.

19. Toilets

Observations:

- Toilets are of good quality.
- Operated when tested. No deficiencies noted.

20. Window Condition

Materials: Vinyl framed sliding window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.
- Appeared functional, at time of inspection.

2. Counters

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

3. Dishwasher

Observations:

- operated
- Dishwasher operating upon arrival of inspector. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Observations:

- No microwave.

7. Cook top condition

Observations:

- Gas cook top noted.
- Oven(s) operated when tested.

8. Oven & Range

Observations:

- Oven: gas burners
- Oven(s) operated when tested.

9. Sinks

Observations:

- No deficiencies observed.

10. Drinking Fountain

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Observations:

- There was no spray wand present in this kitchen.

12. Hot Water Dispenser

Observations:

- There was no hot water dispenser in this kitchen

13. Soap Dispenser

Observations:

- There was no soap dispenser located in this kitchen.

14. Trash Compactor

Observations:

- There was no compactor located in this kitchen.

15. Vent Condition

Materials: Exterior Vented

16. Window Condition

Materials: Vinyl framed sliding window noted.

17. Floor Condition

Materials: Ceramic tile is noted.

18. Plumbing

Observations:

- No problems found.

19. Ceiling Condition**20. Security Bars**

Observations:

- No security bars are present in this room.

21. Patio Doors

Observations:

- There are no patio doors present in this room.

22. Screen Doors**23. Electrical**

Observations:

- No major system safety or function concerns noted at time of inspection.

24. GFCI

Observations:

- GFCI in place and operational

25. Wall Condition

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Hall

2. Cabinets

Observations:

- Single Shelf. Looks functional.

3. Counters

Observations:

- No Counters in laundry room.

4. Dryer Vent

Observations:

- No problems found.

5. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- none

8. Gas Valves

9. Wash Basin

Observations:

- No wash basin in laundry room.

10. Window Condition

Materials: No windows located in laundry room.

11. Floor Condition

Materials: Ceramic tile is noted.

12. Plumbing

Observations:

- No problems discovered

13. Wall Condition

Materials: Drywall walls noted.

14. Ceiling Condition

Materials: There are drywall ceilings noted.

15. Security Bars

16. Doors

Observations:

- Bi-fold

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located on the roof

Materials: Gas fired forced hot air

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Heater Base

Observations:

- The heater base appears to be functional.

3. Enclosure

Observations:

- Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.

4. Venting

Observations:

- Furnace is located on roof which vents directly into atmosphere. There is no need for a vent pipe.

5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: electric

Location: The compressor is located on the roof.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Observations:

- The return air supply system is functional.

9. Registers

Observations:

- The return air supply system appears to be functional.

10. Filters

Location: Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Observations:

- Digital - programmable type.
- Functional at the time of inspection.

Water Heater

1. Base

Observations:

- The water heater base is functional.
- The water heater base is dirty. We recommend cleaning the base.

2. Heater Enclosure

Observations:

- Water heater is located in garage with no enclosure.

3. Combustion

Observations:

- The combustion chamber appears to in functional condition.

4. Venting

Observations:

- Water heater vent pipe functions as intended.

5. Water Heater Condition

Heater Type: gas

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

6. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.
- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

7. Number Of Gallons

Observations:

- 40 gallons

8. Gas Valve

Observations:

- functional
- flex line outside of enclosure

9. Plumbing

Materials: Aquapex

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: PVC

Observations:

- Appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

11. Strapping

Observations:

- Installed correctly.

Garage

1. Roof Condition

Materials: Common area of home owners association. • Roofing is the same as main structure. • Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection • Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Rafters & Ceiling

Observations:

- Engineered wood roof truss framing noted.
- Plywood Sheathing noted.
- Same as the main house.
- Visible areas appear satisfactory, at time of inspection.
- No deficiencies observed at the visible portions of the roof structure.

6. Electrical

Observations:

- No problems found with the garage electrical.

7. GFCI

Observations:

- GFCI in place and operational

8. 240 Volt

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Observations:

- Appeared functional, at time of inspection.

10. Fire Door

Observations:

- Operated When Tested

11. Garage Door Condition

Materials: One 16' upgraded uninsulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.
- The door is noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.

13. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.

14. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

15. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.

16. Vent Screens

Observations:

- Vent screens noted as functional.

17. Cabinets**18. Counters****19. Wash Basin**

Electrical

1. Electrical Panel

Location: South side of the house. • Exterior of structure
Location: Located in the garage.

2. Main Amp Breaker

Observations:
• 100 amp

3. Breakers in off position

Observations:
• 0

4. Cable Feeds

Observations:
• There is an underground service lateral noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.

6. Fuses

Roof

1. Roof Condition

Materials: Common area of home owners association. • Roofing is the same as main structure. • Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Flashing

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
- Town home structure- Roof & flashing system covers entire building.

3. Chimney

Observations:

- No Chimney

4. Sky Lights

Observations:

- No Skylights.

5. Spark Arrestor

Observations:

- None

6. Vent Caps

Observations:

- Vent caps are installed correctly and in fair condition.

7. Gutter

Observations:

- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

- **Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.**

Attic

1. Access

Observations:

- Scuttle Hole located in master closet and one in garage.

2. Structure

Observations:

- Stored personal items prevent complete attic inspection.

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work

Observations:

- functional

6. Electrical

Observations:

- most not accessible due to insulation

7. Attic Plumbing

Observations:

- ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping
- PVC plumbing vent pipe appeared functional, at time of inspection.
- No deficiencies noted in plumbing vent piping.

8. Insulation Condition

Materials: Blown in cellulose insulation noted. • Foil sheeting vapor barrier noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Insulation appears adequate.

9. Chimney

10. Exhaust Vent

Observations:

- functional

Exterior Areas**1. Doors****Observations:**

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition**Observations:**

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- Some window screens missing. Check with seller to determine if they are on the property.

3. Siding Condition

Materials: Stucco veneer noted.

Observations:

- Caulk and seal all gaps, cracks and openings.

4. Eaves & Facia**Observations:**

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint**Observations:**

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco**Observations:**

- Some areas not accessible due to dense shrubbery against the house.
- We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.

Foundation

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

2. Foundation Perimeter

3. Foundation Walls

4. Cripple Walls

5. Ventilation

6. Vent Screens

7. Access Panel

8. Post and Girders

9. Sub Flooring

10. Anchor Bolts

11. Foundation Electrical

12. Foundation Plumbing

13. Sump Pump

14. Ducting

Grounds

1. Driveway and Walkway Condition

2. Grading

Observations:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

• **Low and settled grading along front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.**

3. Vegetation Observations

Observations:

• No major system safety or function concerns noted at time of inspection.

4. Gate Condition

Materials: Wrought iron

5. Grounds Electrical

6. GFCI

7. Main Gas Valve Condition

Materials: south side

Observations:

• Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

8. Plumbing

Materials: PVC piping noted.

9. Water Pressure

Observations:

• 75

10. Pressure Regulator

11. Exterior Faucet Condition

Location: Front of structure • East side of house

Observations:

• Functional.