



BLUE SKY HOME INSPECTIONS

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<https://www.homeinspections-utah.com>



## BLUE SKY RESIDENTIAL

1234 Main St.  
Salt Lake City Utah 84106

Buyer Name

05/01/2018 9:00AM



Inspector

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Agent

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## Table of Contents

Table of Contents	2
SUMMARY	3
1: GENERAL	5
2: GROUNDS	6
3: EXTERIOR & FOUNDATION	10
4: BASEMENT	11
5: ROOF	12
6: ATTIC & ROOF STRUCTURE	14
7: GARAGE OR CARPORT	15
8: ELECTRIC	17
9: PLUMBING / FUEL SYSTEMS	23
10: WATER HEATER	25
11: HEATING, VENTILATION AND AIR CONDITION (HVAC)	27
12: KITCHEN	31
13: BATHROOM, LAUNDRY AND SINKS	36
14: INTERIOR, DOORS AND WINDOWS	41
STANDARDS OF PRACTICE	48

# SUMMARY



5

MAINTENANCE/INFORMATIONAL



26

DEFICIENCIES



3

SAFETY HAZARD/IMMEDIATE CONCERNS

- ⊖ 2.1.1 Grounds - Soils / Drainage / Landscaping: Reverse perim slope - Soil, repair
- ⊖ 2.2.1 Grounds - Driveway: Driveways - Minor
- ⊖ 2.3.1 Grounds - Sidewalks / Patios: Minor
- ⊖ 2.6.1 Grounds - Fence: Damage
- ⊖ 3.1.1 Exterior & Foundation - Exterior Walls / Trim: Siding/Trim Damage
- ⊖ 5.2.1 Roof - Shingles / Shakes: Composition - Nail pops
- ⊖ 5.4.1 Roof - Gutters / Downspouts / Extensions: Downspout extensions
- ⚠ 7.4.1 Garage or Carport - Automatic Opener: Photoelectric sensors Too high
- ⚠ 8.2.1 Electric - Panels: Missing knockout
- ⚠ 8.4.1 Electric - Receptacles: Open ground - Rewire
- ⊖ 8.6.1 Electric - Lighting: Bulbs missing or broken
- ⊖ 8.8.1 Electric - Smoke and CO alarms: >10 years old
- 🔧 8.8.2 Electric - Smoke and CO alarms: Missing or low batteries
- ⊖ 8.8.3 Electric - Smoke and CO alarms: Missing - Smoke Alarm
- ⊖ 10.3.1 Water Heater - Temp: > 120
- 🔧 11.4.1 Heating, Ventilation and Air Condition (HVAC) - Filters: Disposable or cleanable filter advice
- ⊖ 11.4.2 Heating, Ventilation and Air Condition (HVAC) - Filters: Hardware is backwards
- ⊖ 12.1.1 Kitchen - Counters: Counters, backsplash damaged, deteriorated
- ⊖ 12.2.1 Kitchen - Cabinets: Drawers
- 🔧 12.9.1 Kitchen - Refrigerator: Filter
- ⊖ 13.3.1 Bathroom, Laundry and sinks - Floors: Tile, stone, grout deteriorated, substandard
- 🔧 13.5.1 Bathroom, Laundry and sinks - Toilets: Seat
- ⊖ 13.6.1 Bathroom, Laundry and sinks - Bathtubs: Drain stopper
- ⊖ 13.6.2 Bathroom, Laundry and sinks - Bathtubs: Tub worn, deteriorated
- ⊖ 13.8.1 Bathroom, Laundry and sinks - Ventilation: No exhaust fan with shower, tub
- ⊖ 14.1.1 Interior, Doors and Windows - Exterior Doors: Trim
- 🔧 14.2.1 Interior, Doors and Windows - Interior Doors: Master bedroom door
- ⊖ 14.3.1 Interior, Doors and Windows - Windows & Skylights: Fogging, condensation between glass

- ⊖ 14.3.2 Interior, Doors and Windows - Windows & Skylights: Screens damaged, deteriorated
- ⊖ 14.4.1 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Minor cracks, nail pops
- ⊖ 14.4.2 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Needs repair
- ⊖ 14.5.1 Interior, Doors and Windows - Floors: Carpet damaged or deteriorated
- ⊖ 14.5.2 Interior, Doors and Windows - Floors: Floors not level
- ⊖ 14.5.3 Interior, Doors and Windows - Floors: Baseboards

# 1: GENERAL

## Information

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**Present**

None

**Client present at end**

Yes

**Age Source**

Municipal records or property listing

**Number of residential units inspected.**

1

**Occupied?**

No

**Weather**

Dry (no rain)

**Temperature**

Cool

**Type of property**

Single family

**Inspection Fee**

300

## 2: GROUNDS

### Information

---

**Soils / Drainage / Landscaping:**  
**Site Profile**  
Level

**Driveway: Condition**  
Serviceable

**Driveway: Material**  
Poured in place concrete



**Sidewalks / Patios: Condition**  
Appeared Serviceable

**Sidewalks / Patios: Material**  
Poured in place concrete

**Decks / Porches: Condition**  
Appeared serviceable



**Decks / Porches: Material**  
Wood

**Stairs : Condition**  
Appeared serviceable

**Stairs : Exterior stair material**  
Wood



## Exterior Pictures



## Limitations

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

## Recommendations

### 2.1.1 Soils / Drainage / Landscaping

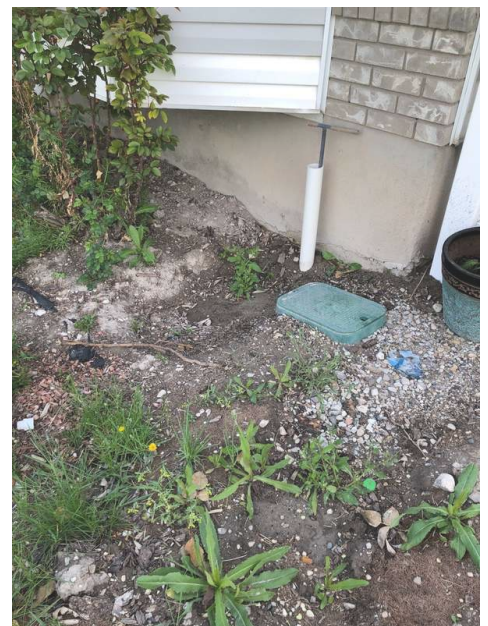
#### **REVERSE PERIM SLOPE - SOIL, REPAIR**

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Recommendation

Contact a qualified professional.

Deficiencies



2.2.1 Driveway

 Deficiencies

**DRIVEWAYS - MINOR**

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



2.3.1 Sidewalks / Patios

 Deficiencies

**MINOR**

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.





2.6.1 Fence

**DAMAGE**

Fence is damaged.

Recommendation

Contact a qualified fencing contractor



# 3: EXTERIOR & FOUNDATION

## Information

<p><b>Exterior Walls / Trim: Inspection method</b> Viewed from ground, from a ladder</p>	<p><b>Exterior Walls / Trim: Wall Cover</b> Brick veneer, Vinyl</p>	<p><b>Exterior Walls / Trim: Wall cover condition</b> Appeared serviceable</p>
<p><b>Exterior Walls / Trim: Wall structure</b> Wood frame</p>	<p><b>Foundation: Condition</b> Appeared serviceable</p>	<p><b>Foundation: Material</b> Poured in place concrete</p>
<p><b>Foundation: Type</b> Daylight basement</p>	<p><b>Foundation: Footing material</b> Poured in place concrete</p>	

### Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

## Recommendations

### 3.1.1 Exterior Walls / Trim

- Deficiencies

#### SIDING/TRIM DAMAGE

SOUTH WEST

*Some / Many* sections of siding and/or trim were *deteriorated / loose / split / warped / missing / damaged / substandard*. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Recommendation

Contact a qualified professional.



## 4: BASEMENT

### Information

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#### Stairs: Great condition



#### General: Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

## 5: ROOF

### Information

**General: Method**

Traversed

**General: Condition**

Near at or beyond service life

**General: Roof surface material**

Asphalt or fiberglass composition shingles


**General: Roof type**

Gable

**Shingles / Shakes: Layers**

One

**Flashings: Condition of exposed flashings**

Appeared serviceable

**Gutters / Downspouts /**
**Extensions: Condition**

Appeared serviceable

**General: Limitations**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

### Recommendations

#### 5.2.1 Shingles / Shakes

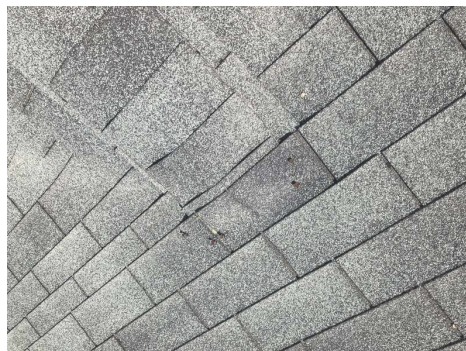
 Deficiencies

**COMPOSITION - NAIL POPS**

One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

**Recommendation**

Contact a qualified professional.



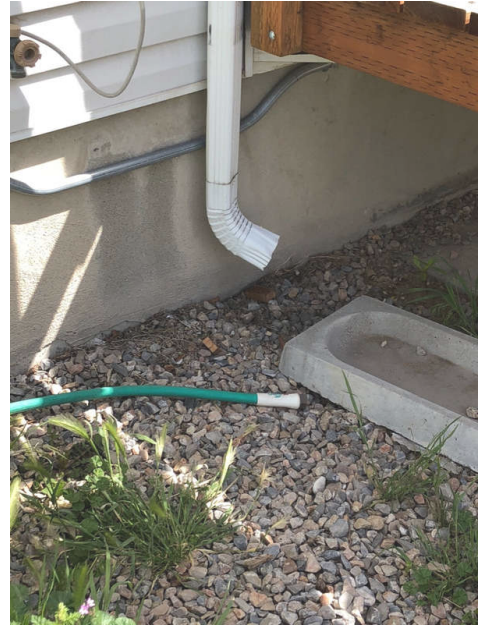
## 5.4.1 Gutters / Downspouts / Extensions

 Deficiencies**DOWNSPOUT EXTENSIONS**

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.





# 6: ATTIC & ROOF STRUCTURE

## Information

**Access: Method**

Traversed

**Roof Structure: Ceiling structure**

Trusses

**Roof Structure: Condition**

Appeared serviceable



**Roof Structure: Roof structure type**

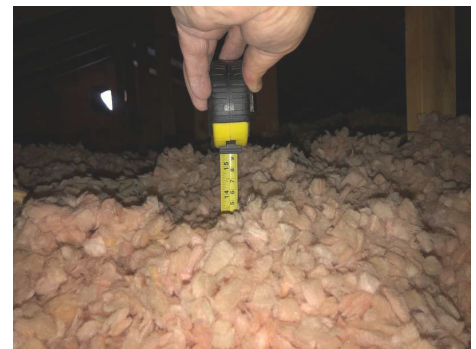
Trusses

**Insulation: Insulation condition**

Appeared serviceable

**Insulation: Rating**

R-38



**Insulation: Type**

Fiberglass loose fill

**Insulation: Vermiculite**

None visible

**Ventilation: Condition**

Appeared serviceable



**Ventilation: Types**

Box vents (roof jacks)

**Limitations**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

# 7: GARAGE OR CARPORT

## Information

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**General: Type**

Attached, Garage



**Attached Garage-House Door: Condition**

Appeared serviceable

**Attached Garage-House Door: Type**

Solid core

**Vehicle Door: Condition**

Appeared serviceable

**Vehicle Door: Type**

Sectional

**Vehicle Door: # of Doors**

1



**Automatic Opener: Condition**

Appeared serviceable



**Automatic Opener: Mechanical**

auto-reverse operable

Yes

**Floor: Condition**

Appeared serviceable



**Interior/Walls/Ceilings:**

**Condition**

Serviceable

**Interior/Walls/Ceilings:**

**Ventilation**

Exists, Window

**General: Limitations**

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Recommendations**

7.4.1 Automatic Opener

**PHOTOELECTRIC SENSORS TOO HIGH**

The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices. For more information on garage door safety issues, visit: [GDPES](#)

Recommendation

Contact a qualified professional.

 Safety Hazard/Immediate concerns



# 8: ELECTRIC

## Information

**Service: Condition**

Appeared serviceable

**Service: Type**

Underground

**Service: Number of conductors**

2



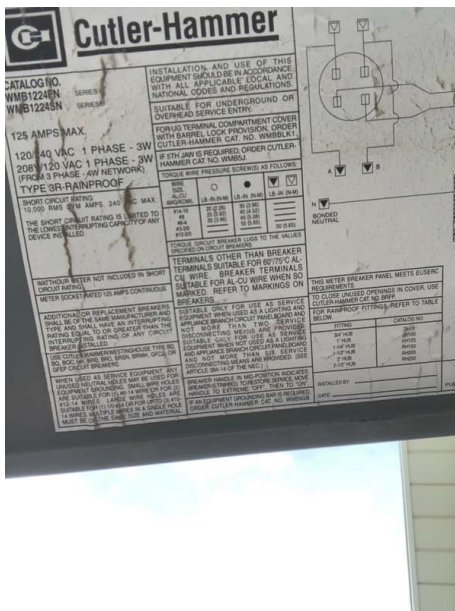
**Service: Voltage**

120-240

**Service: Amperage**

125

**Service: Protection Breakers**



**Service: System ground**

Concrete encased electrode



**Service: Service entrance conductor material**

Stranded Aluminum



**Service: Main disconnect rating**  
100



**Panels: Main service panel condition**

Appeared serviceable

**Panels: Location of MAIN panel #B**

Basement, Bedroom



**Panels: Sub-panel(s) condition**

Required repair or replacement

**Panels: Location of main disconnect**

External Panel

**Panels: Location of MAIN panel #A**

Building exterior

**Wiring: Condition**

Serviceable

**Wiring: Branch circuit wiring type**

Non-metallic sheathed

**Smoke and CO alarms: CO alarms installed**

No recommend install

**Wiring: Solid strand aluminum wiring present**

None visible

**Smoke and CO alarms: Smoke alarms installed**

Yes

**Wiring: GFCI present**

Yes



## Limitations

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

## Recommendations

### 8.2.1 Panels



Safety Hazard/Immediate concerns

#### MISSING KNOCKOUT

One or more knockouts were missing from panel(s) # A / B / C / D / E. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

Recommendation

Contact a qualified electrical contractor.



### 8.4.1 Receptacles



Safety Hazard/Immediate concerns

#### OPEN GROUND - REWIRE

1ST FLOOR BATHROOM

One or more modern, 3-slot electric receptacles were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Lighting

 Deficiencies

**BULBS MISSING OR BROKEN**

Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.





### 8.8.1 Smoke and CO alarms

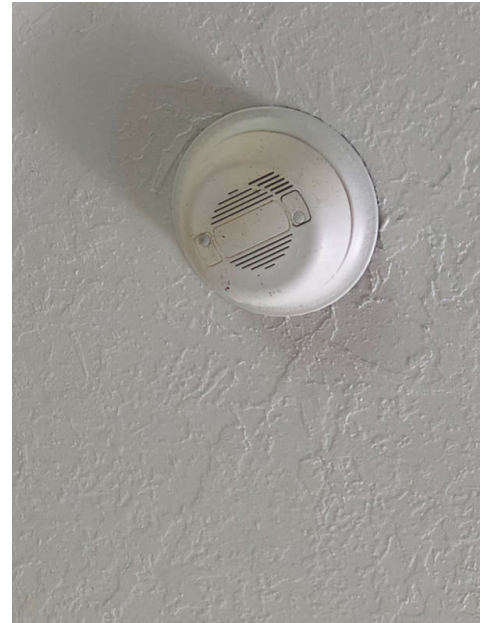
#### >10 YEARS OLD

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

[SMKALRMLS](#)

Recommendation

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### 8.8.2 Smoke and CO alarms

#### MISSING OR LOW BATTERIES



For home buyers, batteries in all the smoke alarms should be replaced after taking occupancy. Batteries should be replaced annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit:

[SMKALRM](#)

Recommendation

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8.8.3 Smoke and CO alarms

Deficiencies

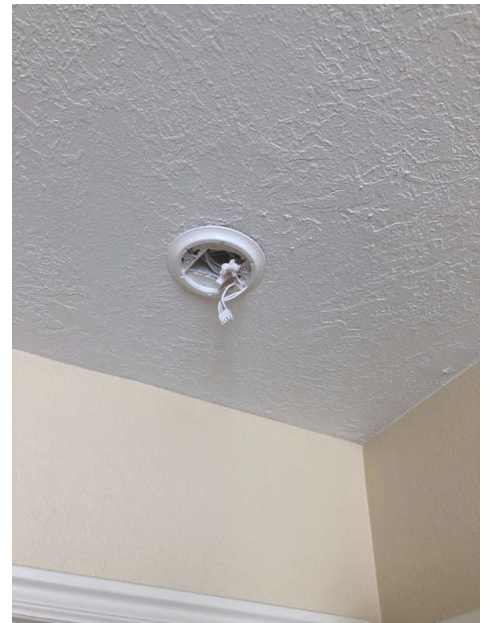
**MISSING - SMOKE ALARM**

Smoke alarms were missing from *one or more bedrooms and in the attached garage*. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

[SMKALRM](#)

Recommendation

Recommended DIY Project





# 9: PLUMBING / FUEL SYSTEMS

## Information

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**Service / Main Line: Condition**  
Appeared serviceable

**Service / Main Line: Main shut-off location**  
Basement, Bedroom

**Service / Main Line: Type**  
Public



**Service / Main Line: Water Pressure PSI**  
60

**Supply Lines: Condition**  
Appeared serviceable

**Supply Lines: Type**  
Copper



**Drain and Waste Lines: Drain pipe condition**  
Appeared serviceable

**Drain and Waste Lines: Waste pipe condition**  
Appeared serviceable

**Drain and Waste Lines: Drain pipe material**  
Plastic



**Drain and Waste Lines: Waste pipe material**

Plastic

**Venting: Condition**

Appeared serviceable

**Venting: Vent pipe material**

Plastic

**Fuel Systems: Condition**

Appeared serviceable

**Fuel Systems: Location of main fuel shut-off**

At gas meter

**Fuel Systems: Visible fuel storage systems**

None visible

**General: Limitations**

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

## Limitations

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**General****SPRINKLERS**

Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

# 10: WATER HEATER

## Information

### General: Condition

Appeared serviceable

### General: Energy source

Natural gas

### General: Type

Tank



### General: Estimated Age

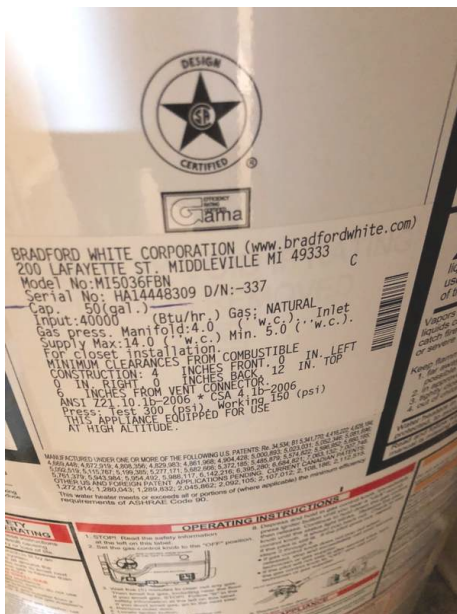
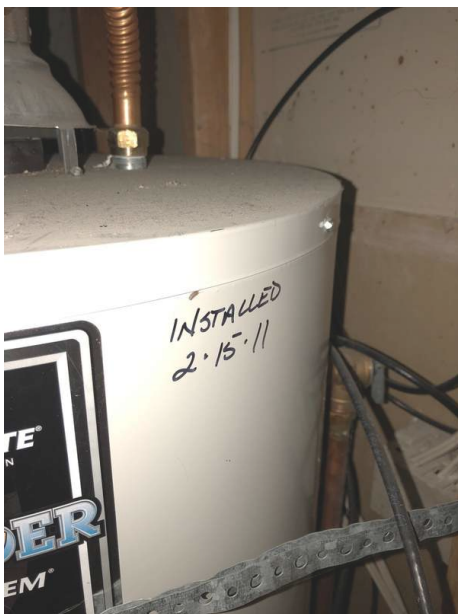
02/15/2011

### General: Capacity

50

### General: Location

Closet, Basement



### General: TPR valve

Yes

### General: Water Temp

140

### Burners: Condition

Appeared serviceable

### Flues: Condition

Appeared Serviceable

## General: Limitations

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

## Recommendations

### 10.3.1 Temp



#### > 120

The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

[SCALD](#)

Recommendation

Recommended DIY Project



# 11: HEATING, VENTILATION AND AIR CONDITION (HVAC)

## Information

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**Heating: Distribution Type**

Ducts and registers

**Heating: Heating Type**

Forced air

**Heating: Primary heating last service date**

6/8/17



**Heating: Date of Manufacture**

11/01/2002

**Forced Air: Condition**

Appeared serviceable

**Forced Air: Fuel Type**

Natural gas

**Forced Air: Location**

Basement, Closet

**Forced Air: Capacity in BTUs or kilowatts**

100000

**Forced Air: BTU's Adequate?**

Yes

**Filters: Condition**

Recommend replacing upon taking occupancy

**Filters: Filter location**

At end of air handler

**Ducts & Registers: Condition**

Appeared serviceable



**Burners (furnace or boiler): Condition**

Appeared serviceable

**Combustion Air: Type**

Intake duct

**Flues: Condition**

Appeared serviceable





**Heat Pump; AC: Condition**  
 Appeared serviceable



**Heat Pump; AC: Cooling fuel type**  
 Electric

**Heat Pump; AC: Date of Manufacture**  
 03/01/2017



**Heat Pump; AC: Location**  
 Building exterior, west

**Heat Pump; AC: Type**  
 Split system

**Normal Controls: Condition**  
 Appeared serviceable

**General: Limitations**

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coil pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**Recommendations**

11.4.1 Filters

**DISPOSABLE OR CLEANABLE FILTER ADVICE**

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Recommendation

Contact a qualified professional.



## 11.4.2 Filters

**HARDWARE IS BACKWARDS**

The aero directing the airflow is incorrect.

Recommendation

Contact a qualified professional.



Deficiencies



# 12: KITCHEN

## Information

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**Counters: Condition**

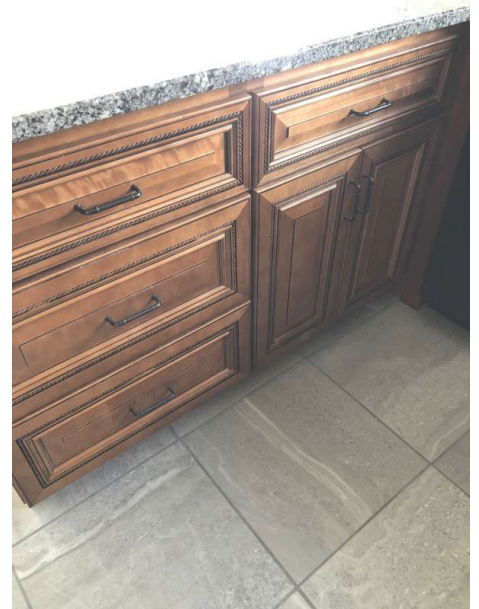
Required repair or replacement

**Counters: Material**

Granite

**Cabinets: Condition**

Appeared serviceable



**Floors: Type or covering**

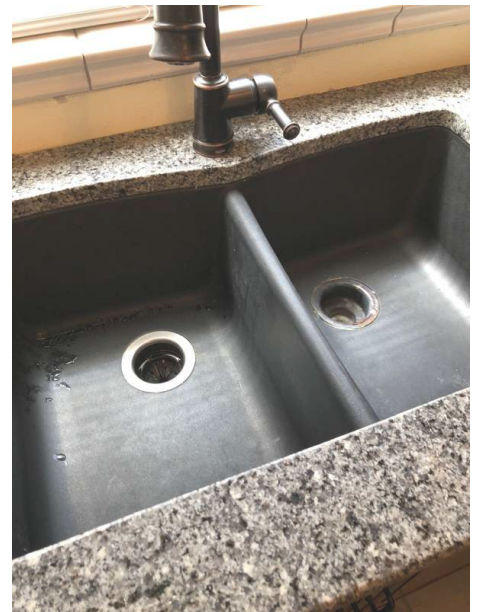
Tile

**Floors: Condition**

Appeared serviceable

**Sinks: Condition**

Appeared serviceable



**Under-Sink Food Disposal: Condition**

Appeared Serviceable

**Range/Cooktop/Oven: Fuel Type**

Natural gas

**Ventilation: Type**

Wall or ceiling mounted fan



**Microwave: Condition**

Appeared serviceable



**Limitations**

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.



**Dishwasher: Condition**

Appeared serviceable



**Range/Cooktop/Oven: Condition**

Appeared serviceable





**Refrigerator: Condition**

Appeared serviceable



**Recommendations**

12.1.1 Counters

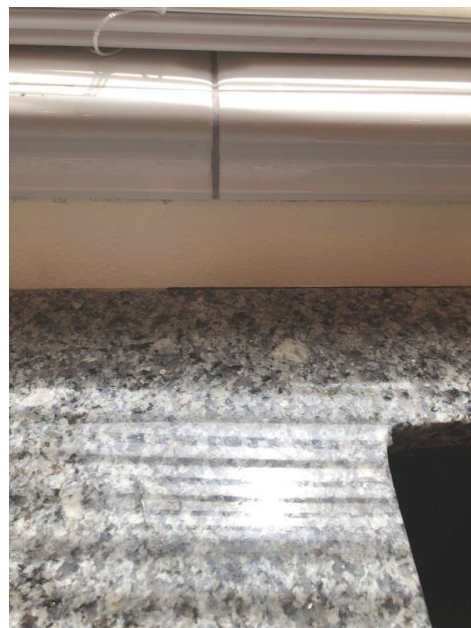
**COUNTERS, BACKSPLASH DAMAGED, DETERIORATED**

Deficiencies

Backsplash is missing. Recommend repairing or replacing as necessary.

Recommendation

Contact a qualified handyman.



12.2.1 Cabinets

**DRAWERS**

Deficiencies

Inspector had difficulty getting this drawer closed. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified handyman.



12.9.1 Refrigerator

**FILTER**

Filter needs changed

Recommendation

Contact a qualified professional.

 Maintenance/Informational



# 13: BATHROOM, LAUNDRY AND SINKS

## Information

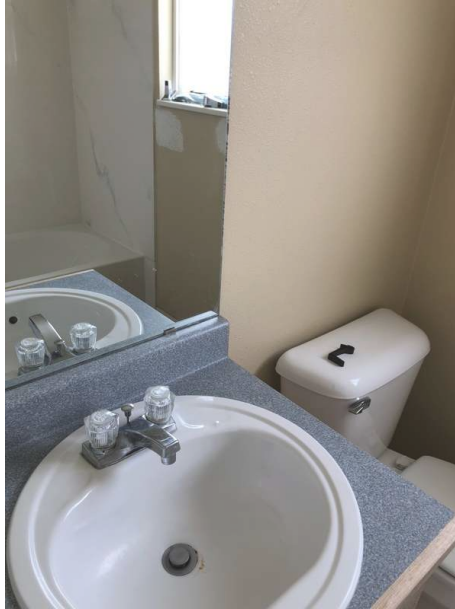
### Location #A

Full bath, Half bath



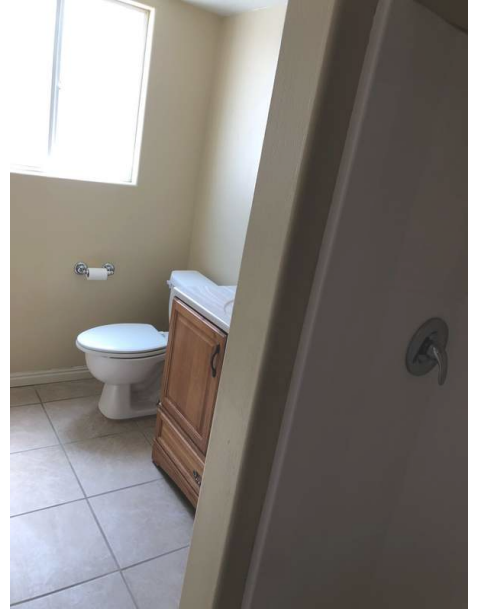
### Location #B

Full bath, second floor



### Location #C

3/4 bath, first floor



### Location #D

Laundry room/area, first floor



### Counters: Condition

Appeared serviceable



### Floors: Condition

Appeared serviceable



**Floors: Type or covering**

Tile



**Sinks: Condition**

Appeared serviceable

**Toilets: Condition**

Appeared serviceable

**Bathtubs: Condition**

Appeared serviceable

**Showers: Condition**

Appeared serviceable

**Ventilation: Condition**

Required repair or replacement

**Ventilation: Bathroom and laundry ventilation type**

Windows

**Laundry: 240 present**

Yes

**Laundry: Gas supply for laundry equipment present**

No

**Limitations**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Cabinets: Condition**

Appeared serviceable



## Recommendations

### 13.3.1 Floors

 Deficiencies

#### **TILE, STONE, GROUT DETERIORATED, SUBSTANDARD**

Tile, stone and/or grout in the flooring was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.



### 13.5.1 Toilets

#### **SEAT**

Wrong size for toilet.

Recommendation

Contact a qualified professional.

 Maintenance/Informational





## 13.6.1 Bathtubs

**DRAIN STOPPER**

MASTER BATHROOM

The bathtub drain stopper mechanism was damaged. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified professional.



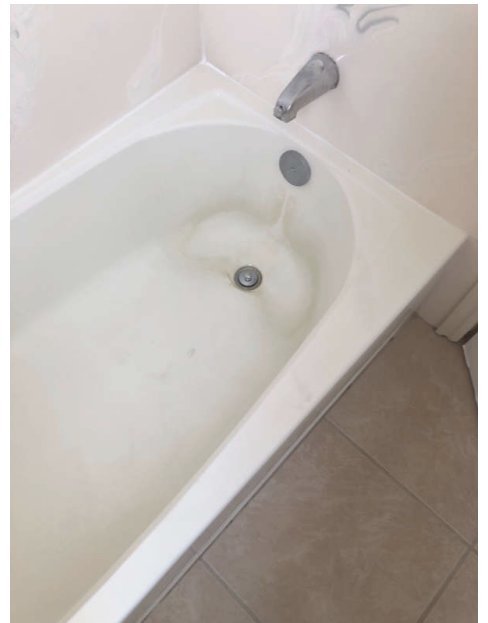
## 13.6.2 Bathtubs

**TUB WORN, DETERIORATED**

The bathtub is worn, blemished or deteriorated.

Recommendation

Contact a qualified professional.



## 13.8.1 Ventilation

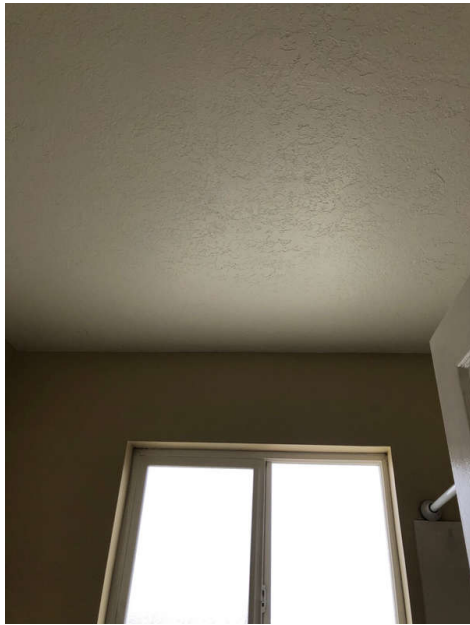
**NO EXHAUST FAN WITH SHOWER, TUB**

MASTER BATHROOM &amp; 2ND FLOOR BATHROOM

The bathroom with a shower or bathtub at location(s) # A didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Recommendation

Contact a qualified professional.



# 14: INTERIOR, DOORS AND WINDOWS

## Information

<b>Exterior Doors: Condition</b> Appeared serviceable	<b>Exterior Doors: Exterior door material</b> Wood	<b>Interior Doors: Condition</b> Appeared serviceable
<b>Windows &amp; Skylights: Condition</b> Required repair or replacement	<b>Windows &amp; Skylights: Window Type</b> Vinyl	<b>Walls, Ceilings and Fixtures: Ceiling type or covering</b> Drywall
<b>Walls, Ceilings and Fixtures: Condition</b> Appeared serviceable	<b>Walls, Ceilings and Fixtures: Wall type or covering</b> Drywall	<b>Floors: Condition</b> Required repairs or replacement
<b>Floors: Concrete slab condition</b> Appeared serviceable	<b>Floors: Type or covering</b> Tile, Carpet	<b>Stairs/Handrails/Gaurdrails: Condition</b> Appeared serviceable

### Limitation

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

## Recommendations

14.1.1 Exterior Doors

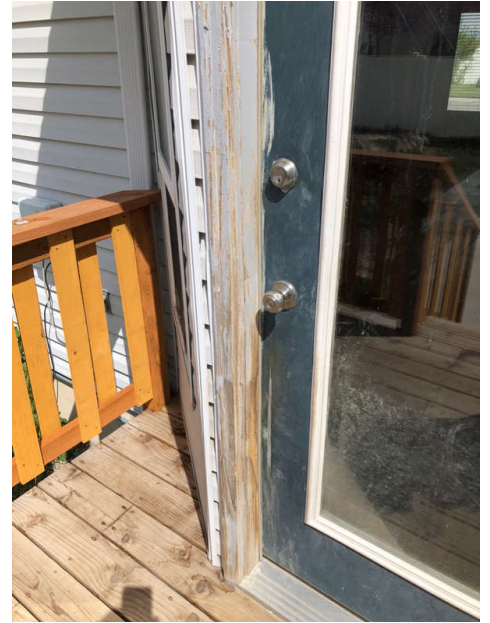


### TRIM

Trim needs painted and repaired or replaced.

Recommendation

Contact a qualified professional.



14.2.1 Interior Doors

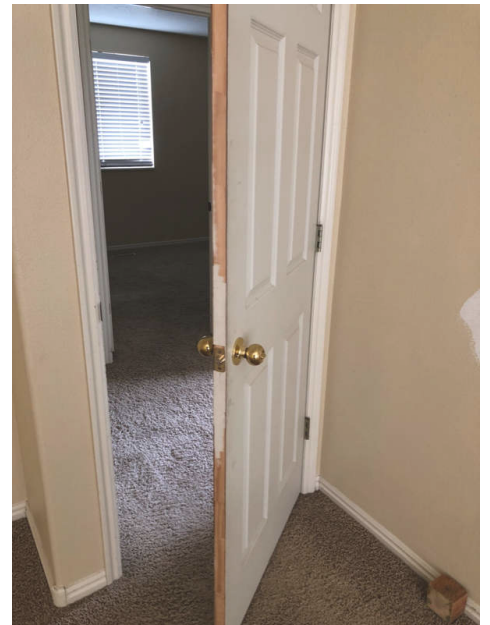
**MASTER BEDROOM DOOR**

Master bedroom door requires paint

Recommendation

Contact a qualified professional.

 Maintenance/Informational



14.3.1 Windows & Skylights

**FOGGING, CONDENSATION BETWEEN GLASS**

 Deficiencies

Condensation or staining was visible between multi-pane glass in *one or more / many windows / skylights*. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Recommendation

Contact a qualified professional.



### 14.3.2 Windows & Skylights



#### **SCREENS DAMAGED, DETERIORATED**

One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Recommendation

Contact a qualified professional.







14.4.1 Walls, Ceilings and Fixtures

 Deficiencies

**MINOR CRACKS, NAIL POPS**

SOUTHWEST BEDROOM

Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

[ECC](#)

Recommendation

Contact a qualified professional.



14.4.2 Walls, Ceilings and Fixtures

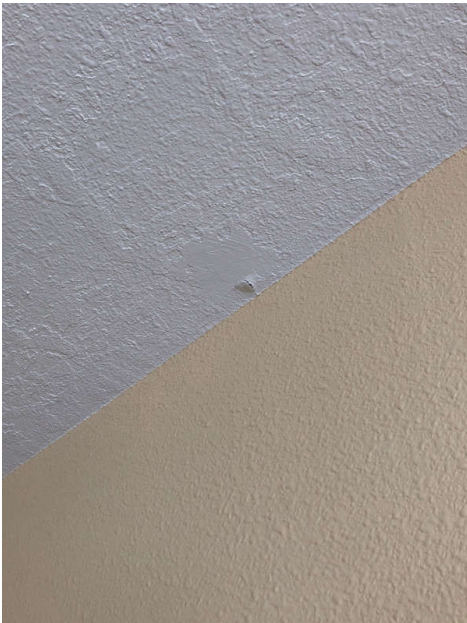
 Deficiencies

**NEEDS REPAIR**

One or more *walls / ceilings were damaged / were cracked / had substandard repairs*. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



14.5.1 Floors

**CARPET DAMAGED OR DETERIORATED**



Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

Recommendation

Contact a qualified flooring contractor



14.5.2 Floors

 Deficiencies

**FLOORS NOT LEVEL**

Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



14.5.3 Floors

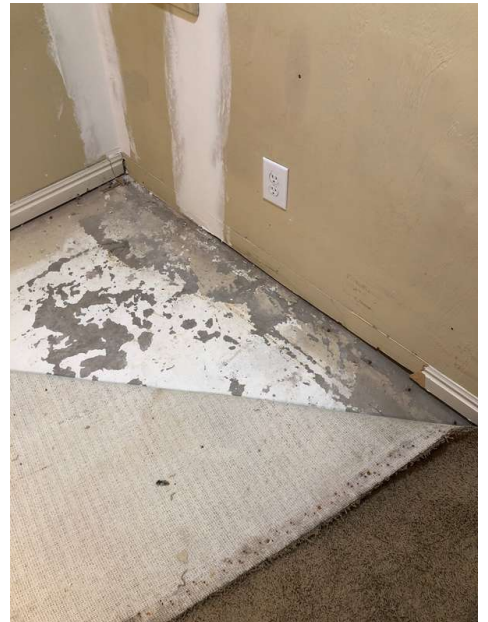
 Deficiencies

**BASEBOARDS**

The baseboards throughout the home are substandard.

Recommendation

Contact a qualified professional.



# STANDARDS OF PRACTICE

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