



## SUMMARY

1234 Main St. Salt Lake City Utah 84106

Buyer Name  
05/01/2018 9:00AM

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### 2.1.1 Soils / Drainage / Landscaping

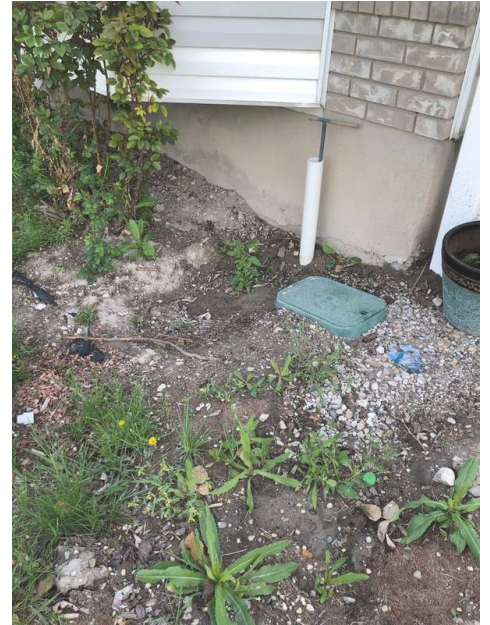
#### REVERSE PERIM SLOPE - SOIL, REPAIR

Deficiencies

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.



### 2.2.1 Driveway

#### DRIVEWAYS - MINOR

Deficiencies

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

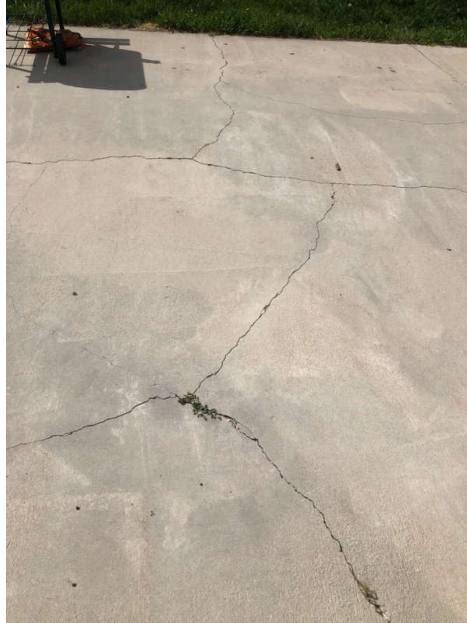
**MINOR**

Deficiencies

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**

Deficiencies

Fence is damaged.

Recommendation

Contact a qualified fencing contractor



3.1.1 Exterior Walls / Trim

**SIDING/TRIM DAMAGE**

Deficiencies

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.



#### 5.2.1 Shingles / Shakes

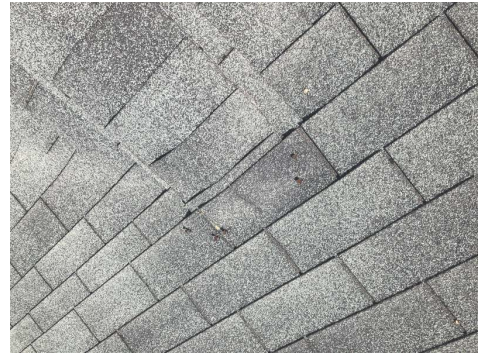
### COMPOSITION - NAIL POPS

Deficiencies

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

### DOWNSPOUT EXTENSIONS

Deficiencies

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.



#### 7.4.1 Automatic Opener

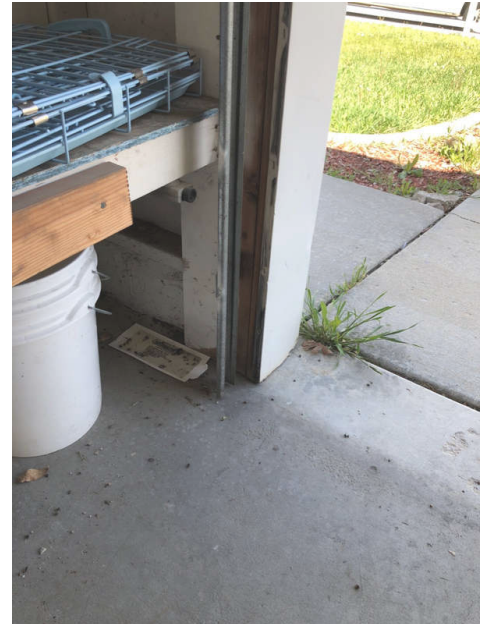
### PHOTOELECTRIC SENSORS TOO HIGH

 Safety Hazard/Immediate concerns

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.



#### 8.2.1 Panels

### MISSING KNOCKOUT

 Safety Hazard/Immediate concerns

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

### OPEN GROUND - REWIRE

 Safety Hazard/Immediate concerns

#### 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

## **BULBS MISSING OR BROKEN**

Deficiencies

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

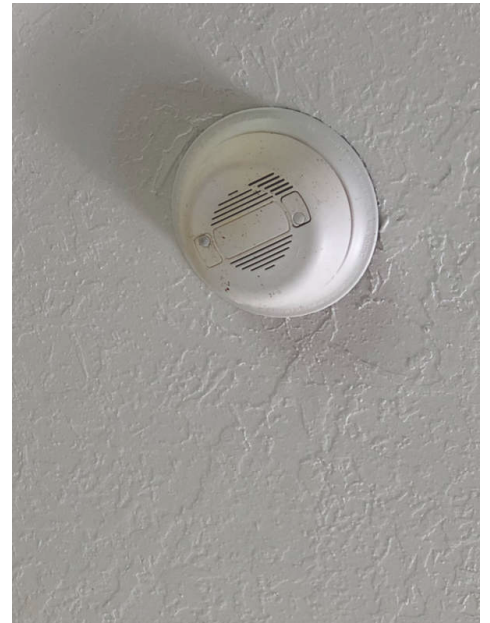
 Deficiencies

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

Recommended DIY Project



### 8.8.2 Smoke and CO alarms

#### MISSING OR LOW BATTERIES

 Maintenance/Informational

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

Recommended DIY Project



### 8.8.3 Smoke and CO alarms

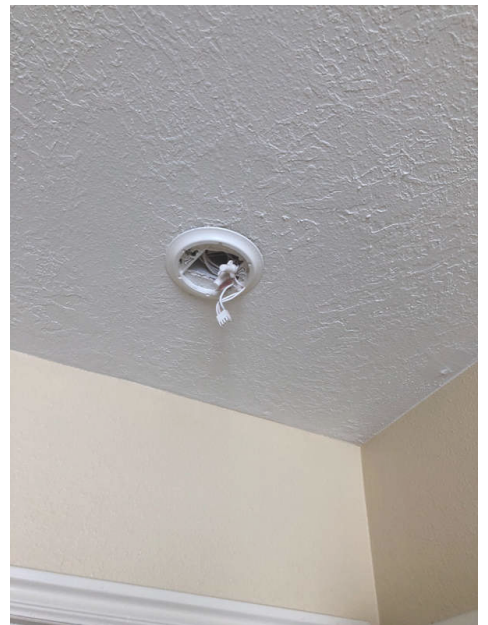
#### **MISSING - SMOKE ALARM**

 Deficiencies

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



### 10.3.1 Temp

#### **> 120**

 Deficiencies

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



#### 11.4.1 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

Deficiencies

The aero directing the airflow is incorrect.

Recommendation

Contact a qualified professional.



#### 12.1.1 Counters

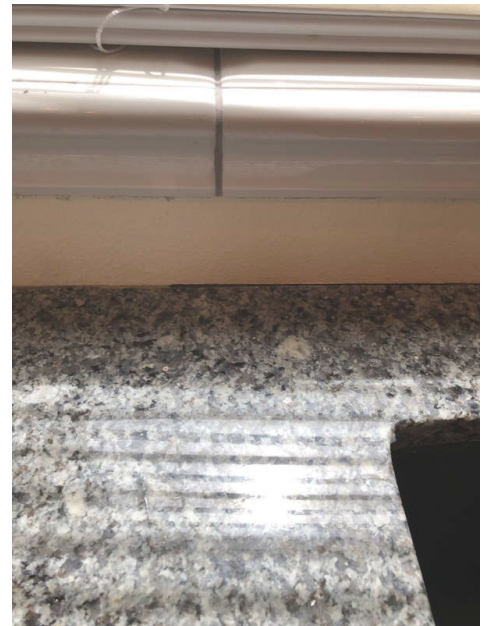
### COUNTERS, BACKSPLASH DAMAGED, DETERIORATED

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



13.3.1 Floors

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



Deficiencies

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**

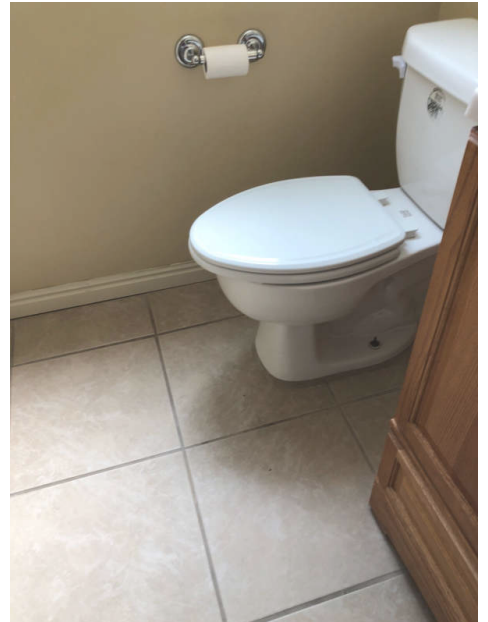
Wrong size for toilet.

Recommendation

Contact a qualified professional.



Maintenance/Informational



13.6.1 Bathtubs

**DRAIN STOPPER**

MASTER BATHROOM



Deficiencies

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

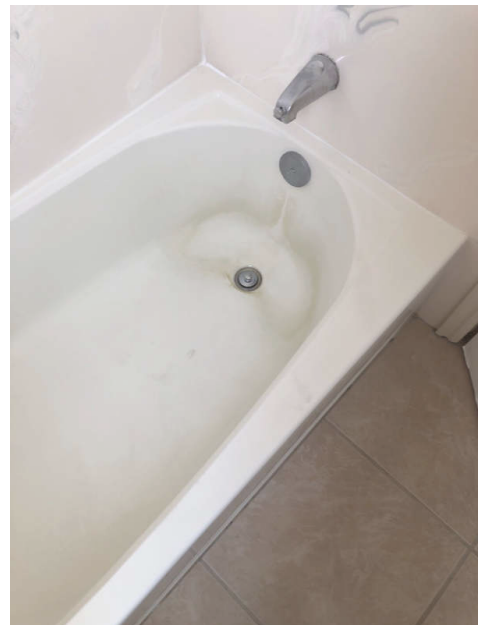
## **TUB WORN, DETERIORATED**



The bathtub is worn, blemished or deteriorated.

#### Recommendation

Contact a qualified professional.



### 13.8.1 Ventilation

## **NO EXHAUST FAN WITH SHOWER, TUB**



MASTER BATHROOM & 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.



#### 14.1.1 Exterior Doors

##### **TRIM**

Trim needs painted and repaired or replaced.

Recommendation

Contact a qualified professional.



#### 14.2.1 Interior Doors

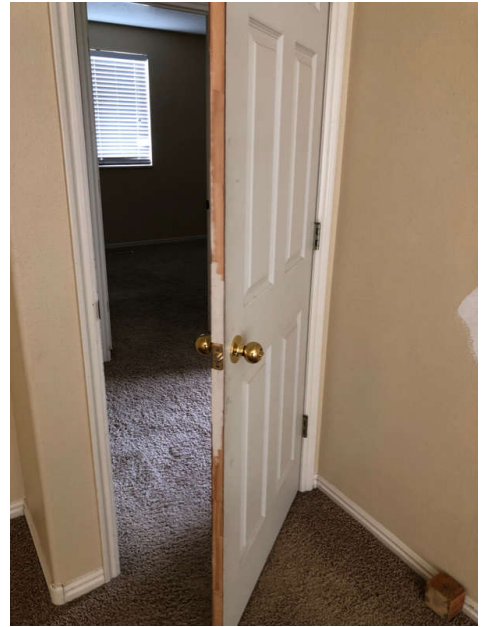
##### **MASTER BEDROOM DOOR**

Master bedroom door requires paint

Recommendation

Contact a qualified professional.





#### 14.3.1 Windows & Skylights

### FOGGING, CONDENSATION BETWEEN GLASS



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

### **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.





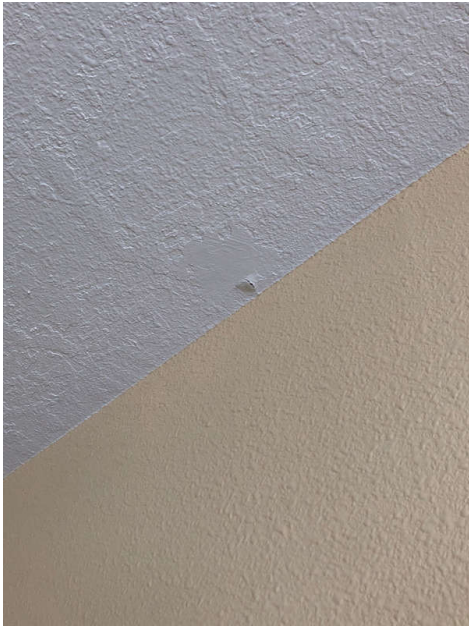
14.4.2 Walls, Ceilings and Fixtures  
**NEEDS REPAIR**

 Deficiencies

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

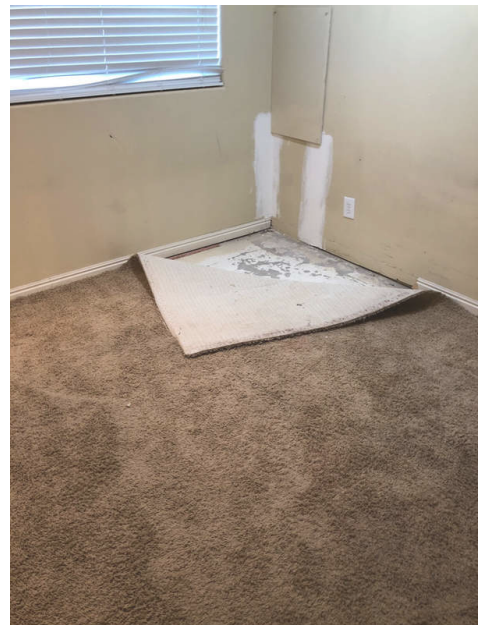
### **CARPET DAMAGED OR DETERIORATED**



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

### **FLOORS NOT LEVEL**

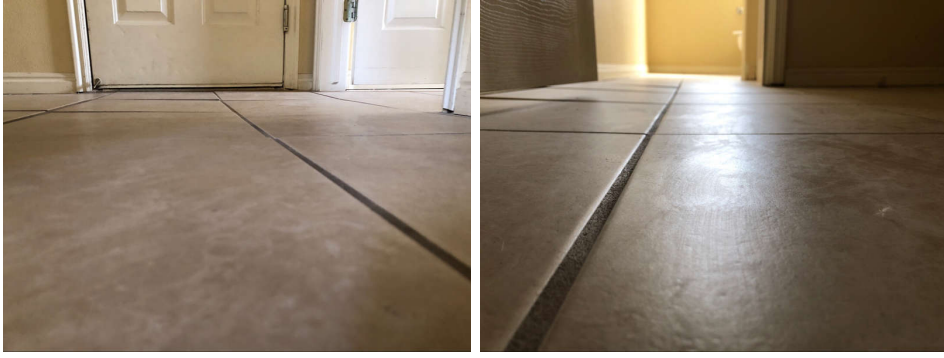


Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified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

#### Recommendation

Contact a qualified professional.





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14.5.3 Floors

**BASEBOARDS**

Deficiencies

The baseboards throughout the home are substandard.

Recommendation

Contact a qualified professional.

