



A Precise Home Inspection

tojamon@gmail.com
www.precise-inspection.com
Ph#: (801) 550-5224

Report #:

Inspector:

Date of Inspection:

Dwelling Address:

Client Name: Sample Report

Buyer's Agent:



A Precise Home Inspection

tojamon@gmail.com

www.precise-inspection.com

Ph#: (801) 550-5224

I (the client) hereby request a limited visual inspection of the structure at the address named on page 1 of this report, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the property to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. Whether or not they are concealed, the following ARE

OUTSIDE THE SCOPE OF THIS INSPECTION:

Building code or zoning ordinance violations; Geological stability or soils condition; Structural stability or engineering analysis; Termites, pests or other wood destroying organisms; Asbestos; methamphetamine; radon; formaldehyde; lead; mold; water or air quality; electromagnetic radiation or any environmental hazards; Building value appraisal or cost estimates; Condition of detached buildings; Pools or spas bodies and underground piping; Specific components noted as being excluded on the individual system inspection forms; Private water or private sewage systems; Saunas, steam baths, or fixtures and equipment; Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls; Water softener / purifier systems or solar heating systems; Furnace heat exchangers; freestanding appliances; security alarms or personal property; Adequacy or efficiency of any system or component; Prediction of life expectancy of any item. (Some of the items may be included in this inspection for additional fees - check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

ARBITRATION:

Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

CONFIDENTIAL REPORT:

The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES:

The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other costs.

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SEVERABILITY:

Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES:

Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client understands that if Client wants an inspection WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID for the inspection, Client may pay an additional \$1000.00 fee to receive a report without the limitation.

\$ _____ LIMITED LIABILITY INSPECTION FEE
\$ _____ ADDITIONAL FEE FOR REMOVAL OF LIMITATION
\$ _____ ADDITIONAL INSPECTION SERVICE FEE FOR:
Meth \$150, Radon \$150, Mold \$150/\$300, Pool/spa \$150, Other:
\$ _____ TOTAL INSPECTION FEE

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. You also agree to pay the fees listed above. Inspector or the inspection company is not liable for any information provided in this report until payment and a signed copy of this contract agreement is received by the inspection company.

Client: _____ Dated: _____

Client: _____ Dated: _____

Inspector: _____ Dated: _____

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TABLE OF CONTENTS

SECTION	PAGE
DEFINITION OF TERMS	5
GENERAL INFORMATION.....	5
GENERAL CONDITIONS	6
GROUNDS	7
EXTERIOR	8
FOUNDATION	10
ROOF	12
PLUMBING	14
HEATING	15
HEAT2/COOL.....	16
ELECTRICAL	18
INTERIOR.....	21
INTERIOR-2	23
GARAGE	25
KITCHEN.....	26
BATHROOMS	27
SUMMARY ITEMS	28

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DEFINITION OF TERMS

DEFINITION OF TERMS

Appears serviceable: Means that we did not observe conditions that would lead us to believe problems existed with the system or component. The item is capable of being used. Some serviceable items may, however, show wear or tear and require regular maintenance or minor repair.

Repairs Recommended: The system or component is in need of repair or replacement. Repairs should be identified by a qualified professional with experience with the system or component. This may require further inspection or repairs identified by: A qualified contractor, plumber, electrician, HVAC contractor, or a specialty tradesman; Structural or geological engineer; Pests or mold specialists.

Safety Hazard: Items identified presents a safety concern. Correction is needed to prevent personal injury or damage to the property.

N/A: The item is not present or does not apply to the property being inspected. These items were not included as part of the inspection.

GENERAL INFORMATION




Inspection Report

GENERAL CONDITIONS

101.	Present at Inspection	Buyer's Agent: Seller.
102.	Start Time	8:00 am.
103.	Completion Time	10:00 am.
104.	Weather Condition	Sunny. Approximate temperature is 59 degrees.
105.	Property Type	Single Family.
106.	Number of Units	1
107.	Approx. Building Age	73 yrs. stated by Buyer's agent
108.	Approx. Roof Age	16 - 20 yrs. stated by Inspector's observation.
109.	Additions / Alterations	N/A.

Inspection Report

GROUNDS

Step #	Component	Comment
01.	Driveway	<p>Repairs Recommended. Material:+Concrete. Surface raised or settled, creates trip hazard.</p> 
02.	Sidewalks	Appears Serviceable. Materials:+Concrete.
03.	Retaining Walls	N/A.
04.	Patio	<p>Safety Hazard. Material:+Concrete. Drainage is directed toward the property which may allow water intrusion or foundation settling. The patio surface was raised or settled creating a trip hazard.</p> 
05.	Patio Cover	N/A.
06.	Decks/Porch	N/A.
07.	Fences & Gates	<p>Repairs Recommended. Material:+Wood, Chainlink. Damaged fencing present. Gates need adjustment or repair. The fencing had broken/missing boards and posts at the time of the inspection, leaning noticed.</p> 

Inspection Report

EXTERIOR

EXTERIOR WALLS: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

CHIMNEY(S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.*

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Step # Component Comment

08. Exterior Stairs **Safety Hazard. The rise between steps is inconsistent, making the steps difficult to use and unsafe.**



09. Exterior Walls **Repairs Recommended. Structure:+Wood Frame: Wall Covering:+Wood Siding, brick. Damaged siding at: numerous locations.**



10. Trim Appears Serviceable. Material:+Metal, Wood.

Inspection Report

11. Chimney(s) **Repairs Recommended. Material:+Brick. Damaged chimney cap present.**



12. Sprinklers **Repairs Recommended. Control box located at:+Garage. The sprinklers were turned off or winterized, limited inspection.**

13. Hose Faucets **Repairs Recommended. Frost Type:+Yes: Anti-siphon valves:+Yes. The rear hose faucets were inoperative at the time of inspection.**



14. Gutters & Downspouts **Repairs Recommended. None Installed. Recommend adding properly installed gutters and downspouts to enhance drainage. Missing downspouts were noted at the time of the inspection. Gutters drain across the concrete which can cause settling, early deterioration and slippery conditions in the winter.**



Inspection Report

FOUNDATION

GRADING: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologists or soils engineer should be consulted.

SLAB-ON-GRADE: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering.

BASEMENT FLOOR STRUCTURE: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

Step # Component Comment

15. Grading **Repairs Recommended. Slope:+Minor. Faulty grade; soil slopes towards structure, which could allow water to enter the basement/crawlspace or cause foundation settling.**



16. Slab-on-Grade N/A.

17. Raised **Repairs Recommended. Foundation:+Concrete, Masonry Block: Columns:+Wood. Major cracks and displacement noted. Recommend further evaluation and repairs of foundation by a qualified structural or geological engineer.**



Inspection Report

- 17a. Crawlspace **Repairs Recommended. Limited inspection, access wouldn't open. Viewed from basement/rear addition. Exposed footing and poorly contained soils present. Engineer evaluation recommended. Recommend adding properly installed insulation in the crawlspace. Vapor barrier missing and needs to be installed in the crawlspace. Evidence of moisture intrusion present.**



- 17b. Floor Structure Appears Serviceable. Floor Construction:+Conventional wood framing. Not fully visible.
18. Base. Foundation Appears Serviceable. Foundation: Concrete.
- 18a. Basement Appears Serviceable. Basement inspection:+Entered: Basement is:+full: Insulation type:+Unknown - not visible.
- 18b. Floor Appears Serviceable. Floor Construction:+concrete.
-

Inspection Report

ROOF

TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.*

ROOF NOTES: The report is an opinion of the general quality and condition of the roof.* The inspector cannot, and does not offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.*

Step #	Component	Comment
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19.	Shingle / Shake	Repairs Recommended. Location:+Main: Roof style:+Gable, Hip: Roof covering is:+asphalt shingles: Roof inspected by:+walking roof: Number of layers:+1. The roof has damaged ridge components. Missing and damaged shingles were noted at time of inspection at the detached garage. Phone wiring is laying on the garage roof.
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20.	Tile Roof	N/A.
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Inspection Report

21. Built-up / Low slope

Repairs Recommended. Location:+Patio: Roof style:+Low slope: Roof covering is:+metal panels: Roof inspected by:+walking roof. Recommend clearing roof debris.



22. Exposed Flashings

Repairs Recommended. Not fully visible *. Separations noted in the exposed flashing at the plumbing vent pipes.



Inspection Report

PLUMBING

SUPPLY LINES: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

WASTE LINES: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

FUEL SYSTEM: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

WATER HEATER: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Step #	Component	Comment
23.	Main Line	Repairs Recommended. Pressure:+Unknown : Main valve location:+Crawlspace. Could not locate the main shut-off valve. This is an important emergency shut-off and should be located.
24.	Supply Lines	Appears Serviceable. Material:+Copper, Cross link polyethylene: Not fully visible.
25.	Waste Lines	Repairs Recommended. Material:+Cast iron, Galvanized, ABS: Not fully visible. The older waste lines have been repaired at a number of locations; recommend checking with seller regarding history of repairs. Older systems will continue to deteriorate, and the need for future repairs/replacement is likely. Scoping waste lines recommended to determine if breaks or tree roots requiring repairs are present.
26.	Fuel System	Repairs Recommended. Fuel type is:+natural gas. Natural gas odors present in the property, unable to locate a leak. Recommend further evaluation and repairs by a qualified professional.
27.	Water Heater(s)	Appears Serviceable. Location:+Basement: Type:+Tankless Natural Gas: Capacity:+133 gal per hour. The water heater appears to be 2 years old, typical life expectancy is 15-20 years.

Inspection Report

HEATING

HEATING: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

DISTRIBUTION: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Step #	Component	Comment
28.	Description	Appears Serviceable. Approximate input BTU's:+50,000: Heating type:+forced air unit: Fuel type:+natural gas: Location:+basement. The furnace appears to be 3 years old, typical life expectancy is 20-25 years.
29.	Condition	Appears Serviceable.
30.	Venting	Appears Serviceable.
31.	Combustion Air	Appears Serviceable.
32.	Burners	Appears Serviceable.
33.	Distribution	Appears Serviceable. Materials:+Ducts with registers: Not fully visible.

Inspection Report

HEAT2/COOL

NORMAL CONTROLS: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

AIR FILTER: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

HEATING NOTES: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Step #	Component	Comment
34.	Normal Controls	Appears Serviceable. Thermostat:+appears serviceable.
35.	Air Filters	Repairs Recommended. Air filter is improperly installed and the system is dirty. System should be professionally cleaned and a new and properly sized filter installed.
		
37.	Evaporative Cooler	N/A.
38.	Air Conditioning	Repairs Recommended. Type:+Central Air Conditioning. Unit appears to be 7 years old, typical lifetime is 20-25 years. The air conditioner is not responding to normal controls, not operational.

Inspection Report

38a. Power

Safety Hazard. Electrical disconnect present: Refrigerant charge (not inspected). Unprotected openings at disconnect. Disconnect is loose. Improper over current protection, manufacture label specifies that the system should not be connected to a breaker larger than 15 amps and the unit is connected to a 30 amp fuse on a 40 amp breaker.



38b. Condensate

Appears Serviceable. Condensate line:+appears serviceable:
Termination location:+appears serviceable.

38c. Refrigerant
Lines

Appears Serviceable. Insulation installed on lines.

Inspection Report

ELECTRICAL

MAIN PANEL: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade maybe needed to operate larger electrical appliances.*

Step #	Component	Comment
39.	Service	Safety Hazard. Service Type:+Overhead: Number of conductors:+3: Voltage:+240 V / 120 V: Amps:+100. Service drop lacks proper clearance to ground. More than six breakers with no main disconnect.
40.	Main Panel	Appears Serviceable. Location:+Laundry Room.
41.	Conductors	Appears Serviceable. Service wire type:+Aluminum: Branch wire type:+Copper: Wiring method:+Plastic conduit.
42.	Sub-panels	N/A.

Inspection Report

43. Panel Notes

Safety Hazard. Overcurrent protection devices inspected - type:+Breakers. Unprotected openings at: exterior panel. Exterior panel is loose. Damaged conduit noticed at multiple locations. There was a tripped breaker at: Main panel. Check with seller to determine why it was off. Clarify if there are any problems now or in the past with that circuit. Further evaluation may be needed. Seller sad I could try to reset the breaker and it tripped again. The circuits are not labeled properly at: Main panel. Bushings/clamps are missing at: Main panel.



Inspection Report

44. Wiring Notes

Safety Hazard. Representative sample of fixtures, switches and outlets appear serviceable.: GFCI(s) responded to test at:+All applicable locations: Furnishings prevent testing of some outlets and switches. *. Exposed wiring needs protection at attic. Extension cord is used as permanent wiring at water heater. Missing outlet/light switch cover plates at laundry room.



Inspection Report

INTERIOR

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILING: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

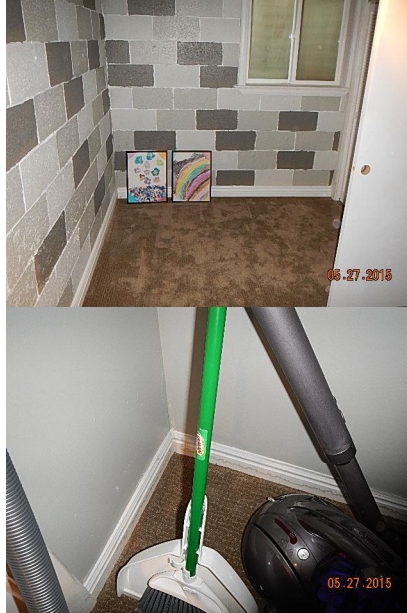
Step #	Component	Comment
45.	Entry Doors	Appears Serviceable.
46.	Interior Doors	Repairs Recommended. Upper bedroom door doesn't close.
47.	Exterior Doors	Repairs Recommended. Rear exterior door was poorly installed, rubs.
48.	Windows	Repairs Recommended. Type:+Dual-pane: Material:+Vinyl. Blinds or shutters are not part of the inspection. Window wells are dirt and debris filled, recommend clearing debris and ensuring adequate gravel is installed for drainage.



Inspection Report

49. Interior Walls

Repairs Recommended. Drywall: Plaster. Moisture stains and damage noted at basement. Stains are moist 16 percent. Recommend further evaluation and repairs as needed. Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.



50. Ceilings

51. Floors

Appears Serviceable. Drywall: Plaster.

Appears Serviceable. Carpet: Wood: Tile. Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

Inspection Report

INTERIOR-2

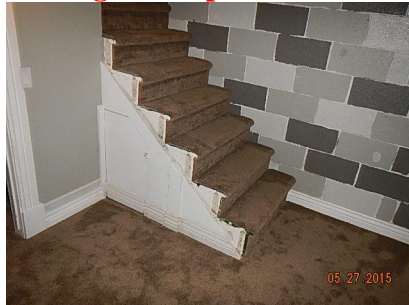
FIREPLACE(S): Recommend installing safety spacer or damper when gas logs are present.* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*
LAUNDRY: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.*
VENTILATION & INSULATION: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.*

Step #	Component	Comment
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52.	Fireplace(s)	N/A.
53.	Interior Features	N/A.

53a.	Ceiling Fans	Appears Serviceable.
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53b.	Interior Stairs	Safety Hazard. Railings are missing. Recommend proper installation for safety. The rise between steps is inconsistent, making the steps difficult to use and unsafe.
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53c.	Wet Bar	N/A.
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54.	Smoke Detector	Appears Serviceable. Located in bedrooms:+Yes: Located on each floor:+Yes: Responded to test button(s).
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55.	Laundry	Appears Serviceable. Piping (supply & waste) serviceable: Washer standpipe not tested: Electrical outlet grounded (120 volt): 240 volt dryer outlet present: 240 volt outlet operational:: Proper dryer vent provided.
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Inspection Report

56. Attic General


Repairs Recommended. Insulation type:+Fiberglass blown: Vents provided: Ventilation:+appears serviceable: Roof Frame:+Rafter framing: Ceiling Frame:+Rafter framing: Attic:+Full: Access location:+Gable: How Inspected:+Inspection limited to view from access. Mold like growth and moisture damage noticed at multiple locations in the attic. Minimal ventilation in attic. This may not be sufficient to move air through the attic properly.



Inspection Report

GARAGE

GARAGE COMMENTS: Determining the rating of fire walls is beyond the scope of this inspection.

Step #	Component	Comment
57.	Floor	Appears Serviceable.
58.	Firewall/Ceiling	Appears Serviceable.
59.	Ventilation	N/A.
60.	Door to Living Space	N/A. Type:+Fire rated.
61.	Exterior Door	Repairs Recommended. Exterior passage door is damaged and doesn't close.
62.	Vehicle Door	Appears Serviceable. Type:+Roll-up.
63.	Automatic Opener	Repairs Recommended. Number of units:+1: Automatic reverse operated: Electronic sensors present. The automatic opener was disconnected and likely not operational at the time of the inspection. Recommend further evaluation and repairs to automatic openers.
		
64.	Electrical	Repairs Recommended. Three-prong outlets did not test properly grounded at: garage. GFCI's recommended at garage as a safety enhancement.
65.	Comments	Appears Serviceable. Stored items blocked view / access to garage, unable to fully inspect. *.

Inspection Report

KITCHEN

RANGE/COOKTOP: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

SPECIAL FEATURES: Refrigerators, freezers and built-in ice maker are not part of this inspection.*

Step #	Component	Comment
66.	Kitchen Sink(s)	<p>Repairs Recommended. Faucet appears serviceable: Plumbing under sink appears serviceable. The kitchen sink is cracked and has evidence of leaking. Drain is leaking at kitchen sink.</p> 
67.	Kitchen (general)	Appears Serviceable. Counter type:+Cement: Cabinets appear serviceable: Counters appear serviceable: Floors appear serviceable.
68.	Disposal	Appears Serviceable.
69.	Range/Cooktop	Appears Serviceable. Number of ovens:+1: Fuel type:+natural gas: Oven door appears serviceable.
70.	Dishwasher	Repairs Recommended. The dishwasher unit was not secured to cabinets. No high loop installed on the dishwasher drain line.
71.	Special Features	Repairs Recommended. Fridge appears serviceable: Microwave:+Appears Serviceable. Fridge ice maker does not have a water line supplied.

Inspection Report

BATHROOMS

SHOWER: Determined whether shower pans are watertight is beyond the scope of this inspection.*
 POOL/SPA TYPE: Pool and spa bodies are beyond the scope of this inspection.* The information regarding the type of pool/spa is given as a courtesy only.

Step #	Component	Comment
72.	Toilet	Repairs Recommended. The toilet is loose at the floor in hall bathroom. The inspector recommends a new wax seal. Loose toilets can result in moisture penetration and damage, including but not limited to mold-like growth, in areas not readily accessible for inspection.
73.	Sink	Appears Serviceable. Faucet appears serviceable: Plumbing under sink appears serviceable: Counter & Cabinet appear serviceable.
74.	Vent/Heat	Appears Serviceable. Exhaust fan:+appears serviceable: Window:+appears serviceable.
75.	Bathtub	Safety Hazard. Faucet appears serviceable: Drain appears serviceable: Hydromassage style tub:+appears serviceable. Unable to verify if the jetted tub is connected to a GFCI outlet, no access panel.
76.	Shower	Appears Serviceable. Water valve & shower head appear serviceable: Drain appears serviceable: No enclosure - shower curtain.

SUMMARY REPORT

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SUMMARY ITEMS

Report #:
Dwelling Address:

Client Name:
Inspector:

This Summary Report is provided as a courtesy only. The client is required by contract to read and understand the entire report. Comments and conditions will exist in the report that do not appear in this inspection summary. It is the client's responsibility to read the entire report and contact the inspector or inspection company with any questions.

GROUNDS

01. Driveway

Repairs Recommended. Surface raised or settled, creates trip hazard.



04. Patio

Safety Hazard. Drainage is directed toward the property which may allow water intrusion or foundation settling. The patio surface was raised or settled creating a trip hazard.



07. Fences & Gates

Repairs Recommended. Damaged fencing present. Gates need adjustment or repair. The fencing had broken/missing boards and posts at the time of the inspection, leaning noticed.

SUMMARY REPORT

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EXTERIOR

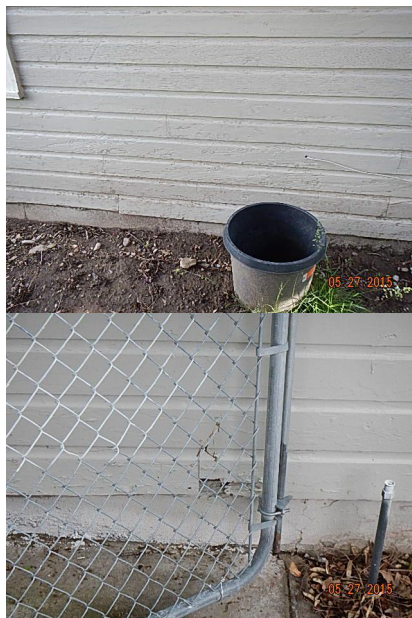
08. Exterior Stairs

Safety Hazard. The rise between steps is inconsistent, making the steps difficult to use and unsafe.



09. Exterior Walls

Repairs Recommended. Damaged siding at: numerous locations.



SUMMARY REPORT

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11. Chimney(s)

Repairs Recommended. Damaged chimney cap present.



12. Sprinklers

Repairs Recommended. The sprinklers were turned off or winterized, limited inspection.

13. Hose Faucets

Repairs Recommended. The rear hose faucets were inoperative at the time of inspection.



14. Gutters & Downspouts

Repairs Recommended. Recommend adding properly installed gutters and downspouts to enhance drainage. Missing downspouts were noted at the time of the inspection. Gutters drain across the concrete which can cause settling, early deterioration and slippery conditions in the winter.



FOUNDATION

15. Grading

Repairs Recommended. Faulty grade; soil slopes towards structure, which could allow water to enter the

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basement/crawlspace or cause foundation settling.



17. Raised Foundation

Repairs Recommended. Major cracks and displacement noted. Recommend further evaluation and repairs of foundation by a qualified structural or geological engineer.



17a. Crawlspace

Repairs Recommended. Limited inspection, access wouldn't open. Viewed from basement/rear addition. Exposed footing and poorly contained soils present. Engineer evaluation recommended. Recommend adding properly installed insulation in the crawlspace. Vapor barrier missing and needs to be installed in the crawlspace. Evidence of moisture intrusion present.



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ROOF

19. Shingle / Shake

Repairs Recommended. The roof has damaged ridge components. Missing and damaged shingles were noted at time of inspection at the detached garage. Phone wiring is laying on the garage roof.



21. Built-up / Low slope

Repairs Recommended. Recommend clearing roof debris.

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22. Exposed Flashings

Repairs Recommended. Separations noted in the exposed flashing at the plumbing vent pipes.



PLUMBING

23. Main Line

Repairs Recommended. Could not locate the main shut-off valve. This is an important emergency shut-off and should be located.

25. Waste Lines

Repairs Recommended. The older waste lines have been repaired at a number of locations; recommend checking with seller regarding history of repairs. Older systems will continue to deteriorate, and the need for future repairs/replacement is likely. Scoping waste lines recommended to determine if breaks or tree roots requiring repairs are present.

26. Fuel System

Repairs Recommended. Natural gas odors present in the property, unable to locate a leak. Recommend further evaluation and repairs by a qualified professional.

HEAT2/COOL

35. Air Filters

Repairs Recommended. Air filter is improperly installed and the system is dirty. System should be professionally cleaned and a new and properly sized filter installed.

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38. Air Conditioning

Repairs Recommended. Unit appears to be 7 years old, typical lifetime is 20-25 years. The air conditioner is not responding to normal controls, not operational.

38a. Power

Safety Hazard. Unprotected openings at disconnect. Disconnect is loose. Improper over current protection, manufacture label specifies that the system should not be connected to a breaker larger than 15 amps and the unit is connected to a 30 amp fuse on a 40 amp breaker.



ELECTRICAL

39. Service

Safety Hazard. Service drop lacks proper clearance to ground. More than six breakers with no main disconnect.

43. Panel Notes

Safety Hazard. Unprotected openings at: exterior panel. Exterior panel is loose. Damaged conduit noticed at multiple locations. There was a tripped breaker at: Main panel. Check with seller to determine why it was off. Clarify if there are any problems now or in the past with that circuit. Further evaluation may be needed. Seller said I could try to reset the breaker and it tripped again. The circuits are not labeled properly at: Main panel. Bushings/clamps are missing at: Main panel.

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44. Wiring Notes

Safety Hazard. Exposed wiring needs protection at attic. Extension cord is used as permanent wiring at water heater. Missing outlet/light switch cover plates at laundry room.



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INTERIOR

- 46. Interior Doors
- 47. Exterior Doors
- 48. Windows

Repairs Recommended. Upper bedroom door doesn't close. Repairs Recommended. Rear exterior door was poorly installed, rubs.

Repairs Recommended. Blinds or shutters are not part of the inspection. Window wells are dirt and debris filled, recommend clearing debris and ensuring adequate gravel is installed for drainage.

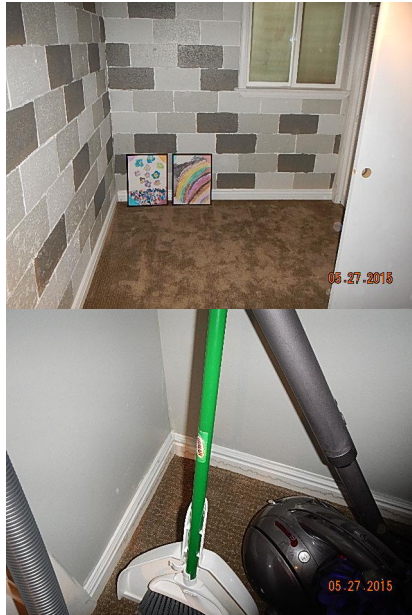


- 49. Interior Walls

Repairs Recommended. Moisture stains and damage noted at basement. Stains are moist 16 percent. Recommend further evaluation and repairs as needed. Furnishings prevent full view and access to walls, windows, floors, etc. Do a careful check on your final walk-through. Contact inspector with any questions or concerns prior to close of transaction.

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INTERIOR-2

53b. Interior Stairs

Safety Hazard. Railings are missing. Recommend proper installation for safety. The rise between steps is inconsistent, making the steps difficult to use and unsafe.



56. Attic General

Repairs Recommended. Mold like growth and moisture

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damage noticed at multiple locations in the attic.
Minimal ventilation in attic. This may not be sufficient to
move air through the attic properly.



GARAGE

61. Exterior Door

Repairs Recommended. Exterior passage door is damaged and doesn't close.

63. Automatic Opener

Repairs Recommended. The automatic opener was disconnected and likely not operational at the time of the inspection. Recommend further evaluation and repairs to automatic openers.



64. Electrical

Repairs Recommended. Three-prong outlets did not test properly grounded at: garage. GFCI's recommended at garage as a safety enhancement.

KITCHEN

66. Kitchen Sink(s)

Repairs Recommended. The kitchen sink is cracked and has evidence of leaking. Drain is leaking at kitchen sink.

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70. Dishwasher

Repairs Recommended. The dishwasher unit was not secured to cabinets. No high loop installed on the dishwasher drain line.

71. Special Features

Repairs Recommended. Fridge ice maker does not have a water line supplied.

BATHROOMS

72. Toilet

Repairs Recommended. The toilet is loose at the floor in hall bathroom. The inspector recommends a new wax seal. Loose toilets can result in moisture penetration and damage, including but not limited to mold-like growth, in areas not readily accessible for inspection.

75. Bathtub

Safety Hazard. Unable to verify if the jetted tub is connected to a GFCI outlet, no access panel.
