

## Confidential Inspection Report



**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

## Report Table of Contents

GENERAL INFORMATION	4
GROUNDS	5
EXTERIOR - FOUNDATION	7
BASEMENT - CRAWLSPACE	9
ROOF SYSTEM	11
ELECTRICAL SYSTEM	13
HEATING - AIR CONDITIONING	16
PLUMBING SYSTEM	18
KITCHEN - APPLIANCES	20
BATHROOMS	21
INTERIOR ROOMS	23
LAUNDRY AREA	27
GARAGE - CARPORT	28

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on \_\_\_\_\_. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

This area will contain a detailed summary of any potential problems, as well as recommendations of any repairs needed. I will also advise on the appropriate type of licensed contractors to consult if need be.

The following is a sample report. Your report will contain information and details specific to the property inspected.

Some items noted in the following report should receive eventual attention, but most of them do not affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

James D'Angelo  
Hometech Property Inspections

## GENERAL INFORMATION

### Client & Site Information:

**Client:** Client.  
**Inspection Site:** Park City, UT.  
**House Occupied?** No.  
**People Present:** Purchaser.

### Building Characteristics:

**Main Entry Faces:** North.  
**Estimated Age:** 30.  
**Building Type:** 1 family, Ranch.  
**Stories:** 1.  
**Space Below Grade:** Crawl space.

### Climatic Conditions:

**Weather:** Partly Cloudy.  
**Soil Conditions:** Dry.  
**Outside Temperature (f):** 70-80.

### Utility Services:

**Water Source:** Public.  
**Sewage Disposal:** Public.  
**Utilities Status:** All utilities on.

### Payment Information:

**Paid By:** Check.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

## GROUND

### Paving Conditions:

OK MM RR

**Report:** Sample Inspection **Address:**

**Driveway:**

⋮ Ⓟ ⋮ Cracks noted are slightly more than typical but do not seem to pose any immediate problems.



OK MM RR

**Walks:**

Ⓟ ⋮ ⋮ Sidewalk type: Concrete, slight sloping towards front yard.



**Exterior Steps / Stoops:**

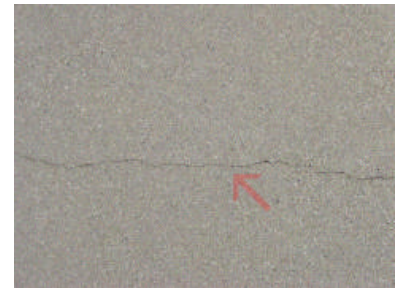
⋮ Ⓟ ⋮ The wood steps on the rear of home have some damage and are in need of minor repairs to make them sturdy.



**Patio / Porch:**

**Slab:**

Ⓟ ⋮ ⋮ Patio type: Concrete, Cracks noted - typical, back of house.

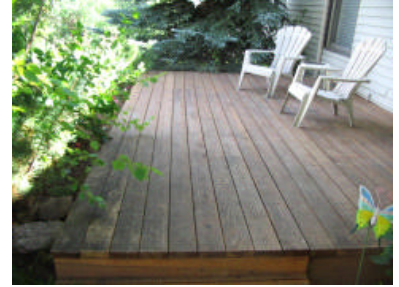


**Decks / Balcony:**

**Condition:**

p " "

Wood. There are no railings on this deck, it is low to the ground so it doesn't appear to be a major safety hazard. This may not adhere to local code.



**Grading:**

OK MM RR

**Site:**

p " " Gentle slope.

**Retaining Walls:**

**Condition:**

" " p

Retaining wall type: Stacked rock. There is some damage to the walls that may worsen over time if repairs are not made.

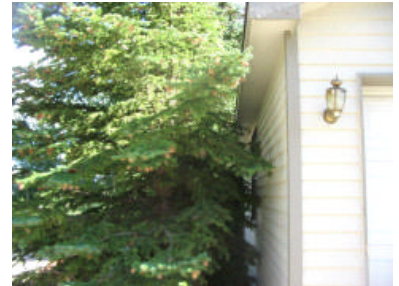


**Landscaping:**

**Condition:**

" " "

Trim plants away from structure, Trees planted close to structure. Removal may be needed. Over time the large trees in front of the home will continue to grow. Trees should not touch home and may cause damage if they do. There were no current problems noted.



**EXTERIOR - FOUNDATION**

**Exterior Walls:**

**Materials & Condition:** p    "    "    Walls are constructed with: Wood siding, paint appeared to be in newer condition.



OK   MM   RR

**Flashing & Trim:** p    "    "    Metal materials.



## Chimney:

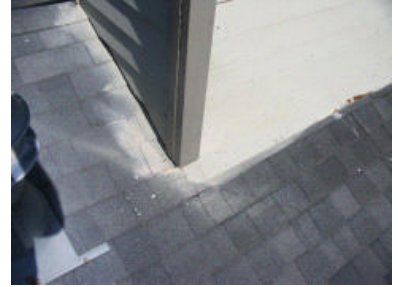
**Please Note:**

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

**Chimney Exterior:**    "    p    "    Minor trim damage noted.



**Flashing:** p " " Satisfactory - The installed flashing around the chimney stack appears to be functional.



OK MM RR

**Chimney Cap:** p " " There is a chimney cap.



**Height & Clearance:** p " "

**Foundation:**

**Materials & Condition:** p " " Poured in place slab concrete, 8 inches or more thick. Typical cracks are noted.



**Recent Movement:** There is no evidence of any recent movement.

**BASEMENT - CRAWLSPACE**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Crawlspace:**

**Access:** Crawl space is fully accessible.

**Walls:**

Ⓟ    "    "    Walls are poured concrete, insulated.



OK   MM   RR

**Moisture:**

Ⓟ    "    "    No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

**Beams/Underfloor:**

Ⓟ    "    "    Satisfactory - The main beam installed appears to be in satisfactory condition.



**Ventilation:**

Ⓟ    "    "    Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

**Floor:**

Ⓟ    "    "    Soil. The water heater is set in an area lined with concrete with a drainage canal to compensate for any leaks or dripping. This canal was slightly moist at time of inspection and it doesn't lead to the exterior of the home, any moisture will be dispersed in the crawlspace and evaporate. This does not seem to pose a major problem, but may lead to higher than desired moisture levels from time to time.



**Posts / Piers:**

Ⓟ    "    "   



### Insulation & Vapor Retarders:

OK MM RR

**In Unfinished Areas:**

Ⓟ Ⓟ

There is a vapor barrier installed in most areas of the crawlspace floor it is a good idea to have the entire floor covered with this material..



## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

### Roof:

**Style:**

Gable.



**Roof Access:**

Walked on roof.

**Roof Covering:**

Ⓟ Ⓟ Ⓟ Composition shingles.

### Flashings:

Ⓟ Ⓟ Ⓟ Metal.



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## Valleys:

OK MM RR

p " " Satisfactory - The valleys appear to be in satisfactory condition.



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## Eaves - Soffits - Fascias:

" p " Some cracking noted to an area of the fascia on the roof, near the garage. This should be repaired to prevent further damage and water intrusion.



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## Gutters & Downspouts:

" p " Route downspouts away from the building, water appears to pool and may run towards foundation. You can add an extension and route the water towards the front yard so it drains away from the home.



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## Attic & Insulation:

**Access:** Attic is full size, Accessible.

**Structure:** p " " A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition.



**Ventilation:** p " " Ridge vents installed.



OK MM RR

**Insulation:** p " " Fiberglass- Blown.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor.

### Service:

**Type & Condition:** p " " 110/220 Volt, Circuit breakers.



**Grounding Equipment:** p " " Grounded via plumbing and rod in ground.

### Electrical Distribution Panels:

**Main Panel Location:** p " " Garage.

**Main Panel  
Observations:**

Circuit and wire sizing correct so far as visible.



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**Conductors:**

OK MM RR

**Branch Wiring:**

p " " Copper.

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**Switches & Fixtures:**

**General:**

p " "

**Master Bedroom:**

Light cover missing in the closet.



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**Electrical Outlets:**

**General:**

p " "

**Exterior Walls:**

Outlets did not function at time of inspection.  
Repairs needed.



Outlet on front porch was loose.



<b><i>Kitchen Interior:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Master Bath:</i></b>	Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.
<b><i>Hall Bath:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Other Bath:</i></b>	GFCI outlet makes an unusual noise when reset, it may need replacement..
<b><i>Entry / Foyer / Hall:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Living Room:</i></b>	Reverse polarity is noted in the outlet located near the television cable.
<b><i>Master Bedroom:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Bedroom #2:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Bedroom #3:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Bedroom #4:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Other Room:</i></b>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
<b><i>Laundry:</i></b>	No 220 outlet.

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### **Ceiling Fans:**

***Kitchen Interior:*** Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



***Master Bedroom:*** Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



**Bedroom #2:** The ceiling fan installed in this room did not function using normal controls. Repairs are needed.



**Bedroom #3:** The ceiling fan installed in this room appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.



**Other Room:** Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

### Heating Equipment:

**Type & Location:** Forced Air, Basement.



**Fuel Source:** Natural Gas.  
OK MM RR

**General Operation & Cabinet:**

p " "

OK MM RR

**Pump / Blower Fan:**

p " "

**Flues, Vents, Plenum:**

p " "

The flue pipe is metal.



**Normal Controls:**

p " "

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

**Fireplaces / Solid Fuel Heating:**

**Other Room:**

p " "

Wood - The fireplace is designed to burn wood. This unit appears to be designed for smaller esthetic fires and not used as a major heat source.



**Ductwork / Distribution:**

**Ducts / Air Supply:**

p " "

**Kitchen Interior:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Entry / Foyer / Hall:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Living Room:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Master Bedroom:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Bedroom #2:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Bedroom #3:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Other Room:** There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

# PLUMBING SYSTEM

## Main Line:

**Shut Off:** Main shutoff in the crawl space is located. Valve does not appear to be operational. I would have this looked at by a plumber and inquire with the seller or water company as to the location of any shut off on the exterior of the home.



**Material:** Copper.

**Pressure:** Water pressure appears adequate. It does seem to be a bit low in the shower areas.

## Supply Lines:

**Material:** Copper.  
OK MM RR

**Condition:** p " " Minor corrosion is noted.



## Waste Lines:

**Material:** Plastic.

**Condition:** p " "



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## Hose Bibs / Hookups:

OK MM RR

**General:**

p " " Sample operated, appeared serviceable.

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## Water Heater:

**Power Source:**

Gas.

**Capacity:**

40 Gallons.

**Location:**

Basement.



**Condition:**

p " "

See Bathrooms section of report for information about plumbing and fixtures in those areas.

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## Fixtures & Drain

**Kitchen Sink:**

p " "



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## Hose Bibs / Hookups/Sink Faucets:

**Laundry:**

p " " There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles.

### Range/ Cooktop / Oven:

OK MM RR

**Type & Condition:**

p " " Electric.



### Ventilation:

**Type & Condition:**

p " "

### Refrigerator:

**Type & Condition:**

p " "



### Dishwasher:

**Condition:** p " "



**Garbage Disposal:**

OK MM RR

**Condition:** p " "

**Other Built-ins:**

**Microwave:** p " "



**Kitchen Interior:**

**Counters & Cabinets:** p " " Counters are Formica (plastic laminate) Cabinets are wood and they both appear to be in newer condition.



**BATHROOMS**

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

**Sink & Cabinetry:**

**Master Bath:** p " "

**Hall Bath:**            p    "    "  
                               OK MM RR

**Other Bath:**        p    "    "

**Toilet:**

**Master Bath:**        p    "    "

**Hall Bath:**            p    "    "

**Other Bath:**        p    "    "

**Tub/Shower Fixtures:**

**Master Bath:**        "    "    p    There is low water pressure at this fixture, in its current condition the shower head does not work properly.



**Hall Bath:**            p    "    "

**Other Bath:**        p    "    "

**Tub/Shower And Walls:**

**Master Bath:**        p    "    "    Enclosure appears serviceable.

**Hall Bath:**            p    "    "    Enclosure appears serviceable.

**Other Bath:**        p    "    "

**Bath Ventilation:**

**Master Bath:**        "    "    "    None or inadequate ventilation noted.

**Hall Bath:**            p    "    "

**Other Bath:**        "    "    "    None or inadequate ventilation noted.

# INTERIOR ROOMS

## Doors:

OK MM RR

**Main Entry Door:**      ..    p    ..    Damage viewed.



**Other Exterior Doors:**    p    ..    ..

**Overall Interior Door Condition:**    p    ..    ..

**Entry / Foyer / Hall:**      Damage viewed to the exterior glass trim, this may result in moisture intrusion and damage to the door over time.



## Windows:

**General Type & Condition:**      ..    p    ..    Wood. Many of the windows are starting to show their age with deterioration of the internal seals, this appears to be more apparent on the South facing side of the home. With the exception of the window in bedroom #3, they all seem to be sufficiently keeping the elements out at this time.

**Master Bath:**              At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement, The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.



**Other Bath:**

Damage noted to the wood part of window.



**Living Room:**

Deterioration to the inner seal, these windows are still sufficiently keeping the elements out but there life may be limited.



**Master Bedroom:**

At least one window or associated hardware in this room needs repair. Window will not open and the inner seals have damage noted.



**Bedroom #2:**

The inner seals are deteriorating.

**Bedroom #3:**

Moisture damage noted on the bottom and the wood is warped. This is in need of repair before more damage occurs.



**Walls:**

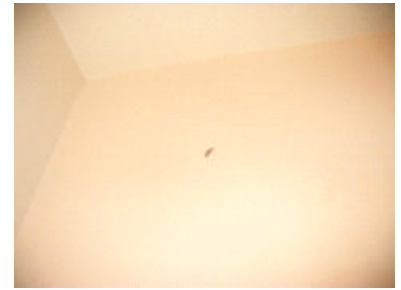
OK MM RR

**General Material & Condition:**

p " " Drywall.

**Hall Bath:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



**Ceilings:**

OK MM RR

**General Type & Condition:**

p " " Drywall.

**Floors:**

**General:**

p " "

**Kitchen Interior:**

The floor covering material is vinyl. Good - The floor covering is newer, and it should provide years of service.

**Master Bath:**

The floor covering material is vinyl. A carpet strip needs to be installed to separate the vinyl from the carpet and prevent future damage to the carpet.



**Hall Bath:**

The floor covering material is vinyl.

**Other Bath:**

The floor covering material is vinyl.

**Entry / Foyer / Hall:**

The floor covering material is hardwood.

**Living Room:**

The floor covering material is hardwood.

**Master Bedroom:**

The floor covering material is carpet.

**Bedroom #2:**

The floor covering material is carpet.

**Bedroom #3:**

The floor covering material is carpet.

**Bedroom #4:**

The floor covering material is carpet.

**Other Room:**

The floor covering material is hardwood.

**Laundry:**

The floor covering material is vinyl. There was disclosure of a past water damage repair in this area, it appears to have been repaired properly.

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### Closets:

OK MM RR

**General:**

p " "

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### Stairs & Handrails:

**Condition:**

p " "



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### Smoke / Fire Detector:

**General:**

p " "

**Master Bedroom:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Bedroom #2:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Bedroom #3:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Bedroom #4:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

---

### Phone / Computer Access Or Jack:

**Living Room:**

Cover plate missing.



**Bedroom #2:**

There is a telephone jack installed in this room. It may or may not be functional. Not properly installed, dangling.



## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

**Location:**

Service area main floor.



OK MM RR

**Fuel System:**

p " " Gas service pipe is provided.

**Clothes Washer:**

" " " Washer was not operated at the time of inspection.

**Clothes Dryer:**

" " " Dryer was not operated at the time of inspection.

**Dryer Vent:**

A dryer vent is provided,



# GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

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### Type:

Attached, Three car.

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### Roof:

OK MM RR

**Condition:**

p " " Same as house.

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### Ceilings:

**Condition:**

" p "

There are signs of past drywall repairs, this may have been from a past moisture problem. It was dry at time of inspection.



---

### Garage Door:

**Material - Condition:**

p " "



**Door Operator:**

p " "

**Service Doors:**

.. p ..

Damage viewed to the exterior jamb, minor repairs or paint may be needed. I was unable to open this door due to the fact that an old swamp cooler was in the way.



---

**Garage Walls:**

OK MM RR

**Type & Condition:**

.. p ..

Drywall, Stains noted. These do not appear to be from a current problem.



---

**Floor:**

**Condition:**

p .. ..

Typical cracks noted.

