



Inspection Report

Sample Report

Property Address:

5741 Sample Property Drive
Washington UT 84780



Blue Majestic Home Inspections LLC

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Invoice 122

Date: 11/18/2021	Time: 08:00 AM	Report ID: WebsiteSample
Property: 5741 Sample Property Drive Washington UT 84780	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Client

Type of building:

Single Family (1 story)

Age of home:

27 years old

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

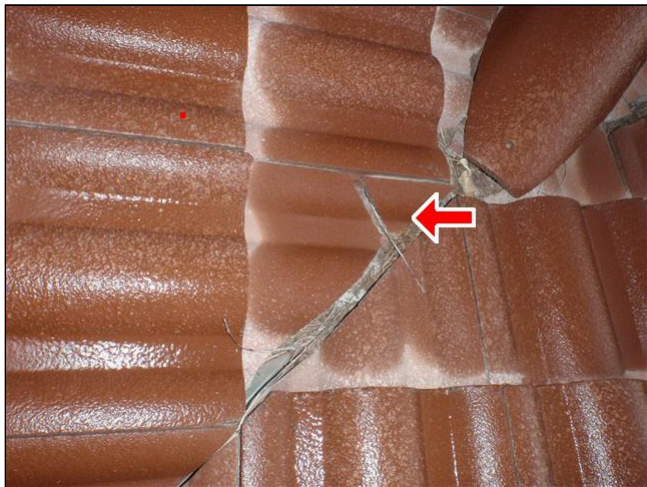
The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	●			●	Roof Covering: Concrete Tile Viewed roof covering from: Walked roof
1.1	Flashings	●			●	
1.2	Skylights, Chimneys and Roof Penetrations	●			●	
1.3	Roof Drainage Systems	●			●	

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IN NI NP RR

1.0 (1) Broken concrete roofing tiles at various areas. Recommend replace broken tiles by a licensed roofing contractor.

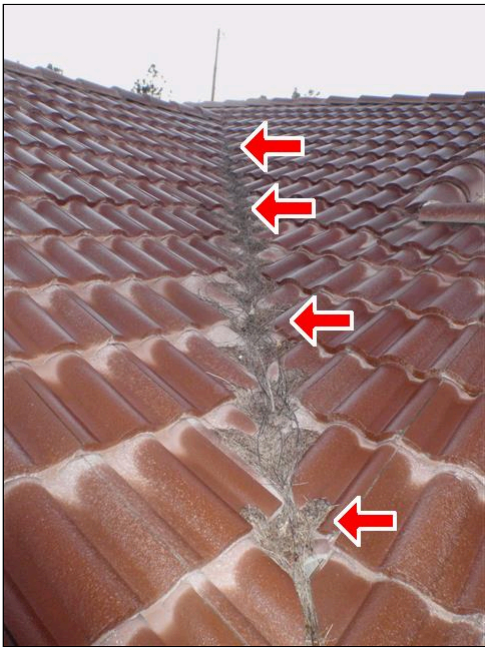


1.0 Item 1(Picture)

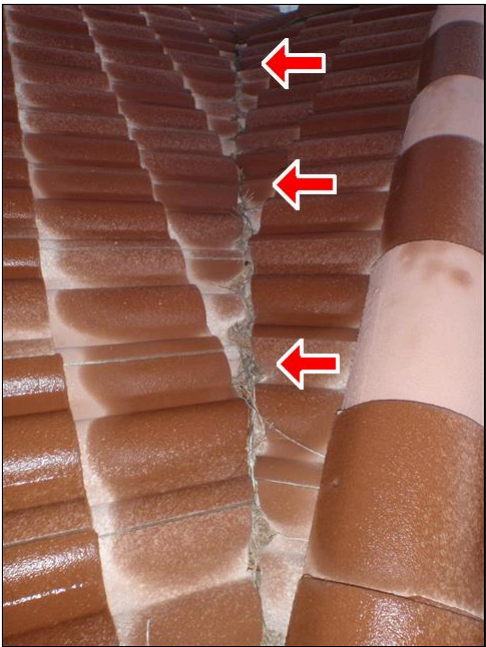


1.0 Item 2(Picture)

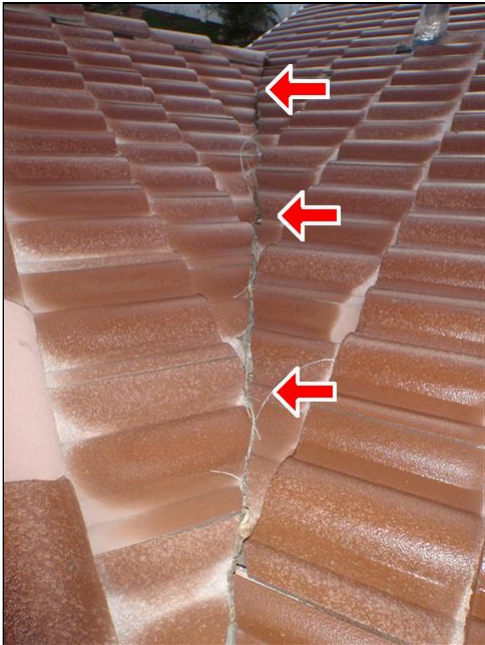
(2) Most of the roof valleys are full of debris and need to be cleaned by a qualified person.



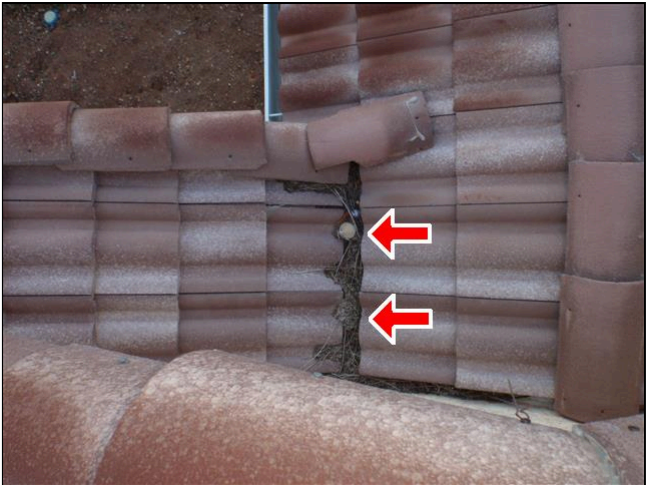
1.0 Item 3(Picture)



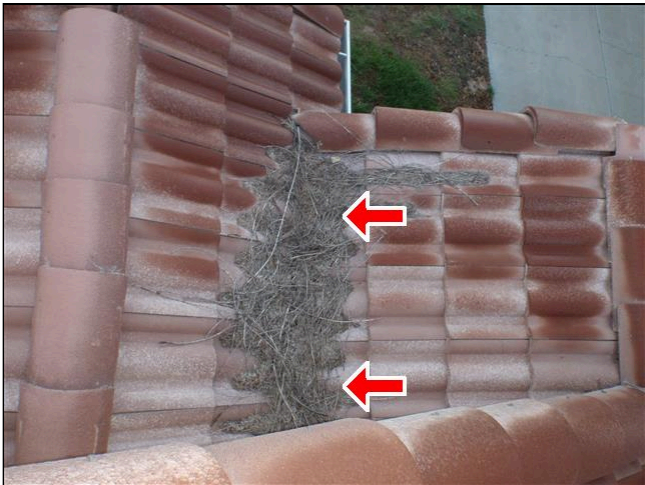
1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

(3) Roof covering leak observed in the area above the garage outside occupant door, wet roof sheeting and drywall. Recommed repair, replace or correct by a licensed roofing contractor.



1.0 Item 8(Picture)



1.0 Item 9(Picture)



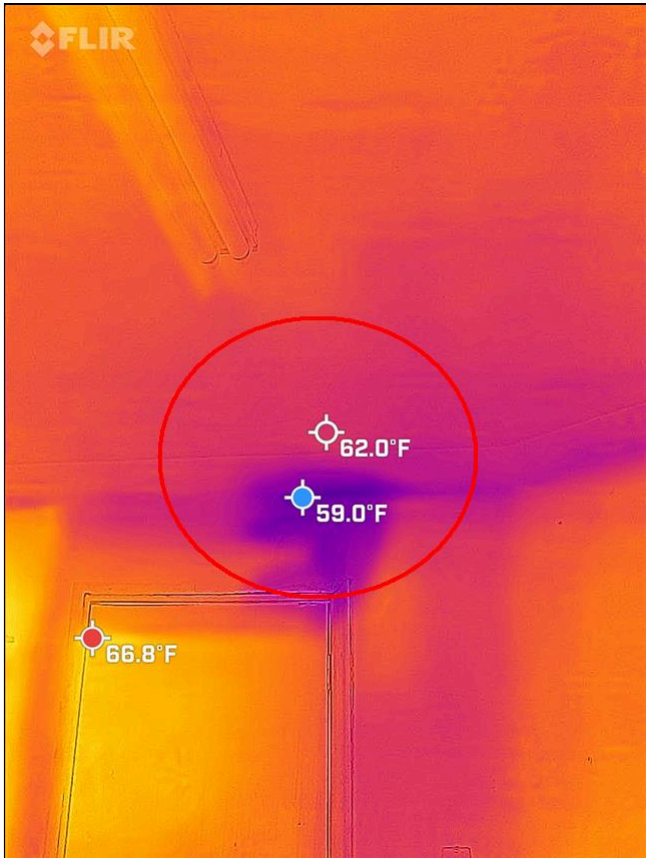
1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)

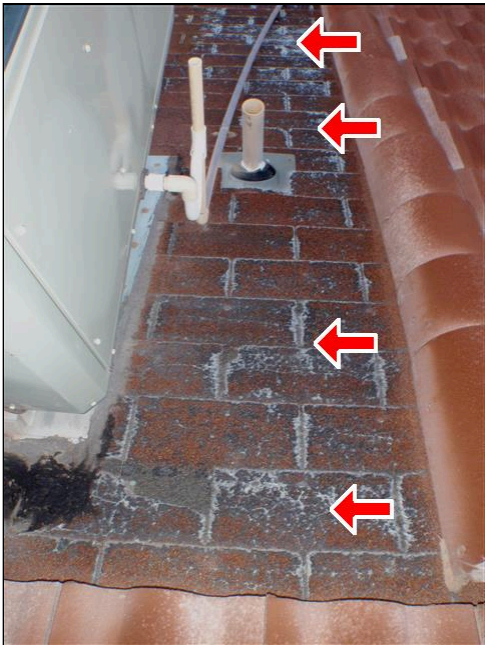
(4) Three tab fiberglass shingle roof covering at HVAC unit area are old and have major granular loss. The covering needs replaced. Recommend repair, replace or correct by a licensed roofing contractor.



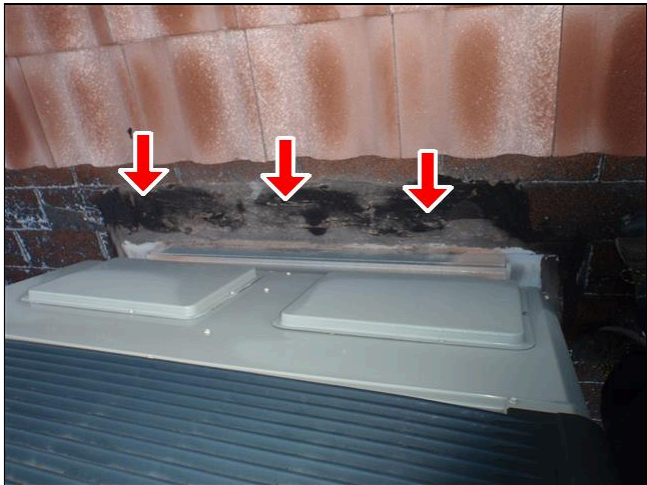
1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



1.0 Item 17(Picture)

(5) Opening in tiles where concrete hip cap tile meets concrete ridge cap tile exposing underlayment and bare wood. Recommend seal with mastic by a licensed roofing contractor to prevent water intrusion.



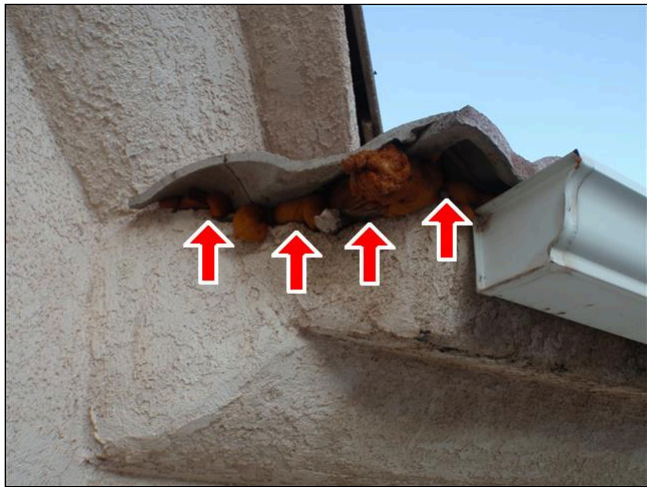
1.0 Item 18(Picture)

(6) Ridge cap tile missing. Recommend replace or correct by a licensed roofing contractor.



1.0 Item 19(Picture)

1.1 Drip edge flashing missing at the rear patio area and spray foam has been used. Recommend repair, replace or correct by a licensed roofing contractor.

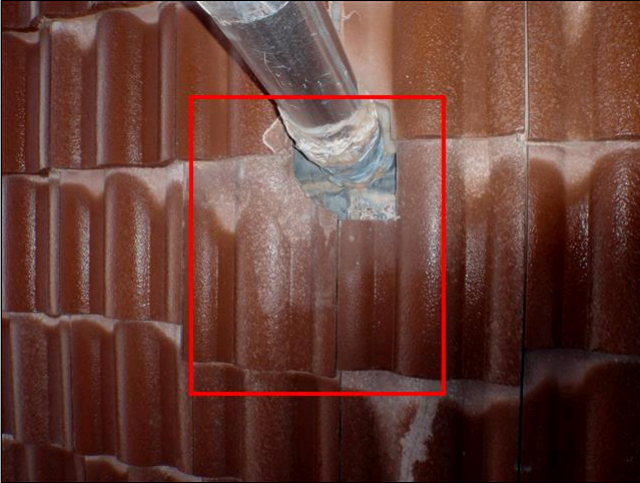


1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 Water heater exhaust vent flashing not installed properly, underlayment damaged below concrete tiles. Recommend repair, replace or correct by a licensed roofing contractor.



1.2 Item 1(Picture)

1.3 The rain gutters are full of debris in areas and need to be cleaned. Recommend cleaning rain gutters by a qualified person.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	●			●	Siding Style: Cement stucco Siding Material: Masonry Appurtenance: Covered porch Patio Driveway: Concrete
2.1	Doors (Exterior)	●			●	
2.2	Windows	●			●	
2.3	Decks, Balconies, Balusters, Stoops, Steps, Areaways, Porches, Porch Columns,Patio/Cover and Applicable Railings	●			●	
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	●				
2.5	Natural gas BBQ or fire pit connection.	●				

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IN NI NP RR

2.0 (1) Stucco damaged, (cracks and peeling as well as exposed lower styrofoam insulation around the whole house) appears to be from moisture. Recommend further evaluation by a licensed stucco contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



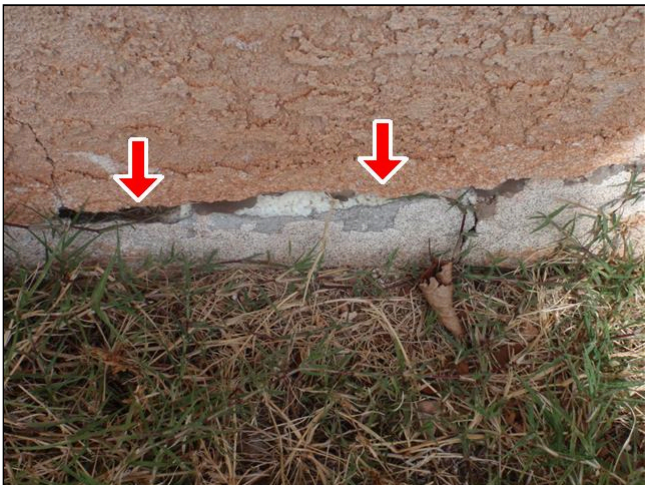
2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)



2.0 Item 13(Picture)

(2) Rear patio area, plastic and wood against the stucco is damaging the stucco siding (attracts wood rot and termites). Recommend repair or correct by a qualified person.



2.0 Item 14(Picture)

(3) Wood trim around garage outside occupant door is missing. Recommend repair, replace or correct by a qualified person.



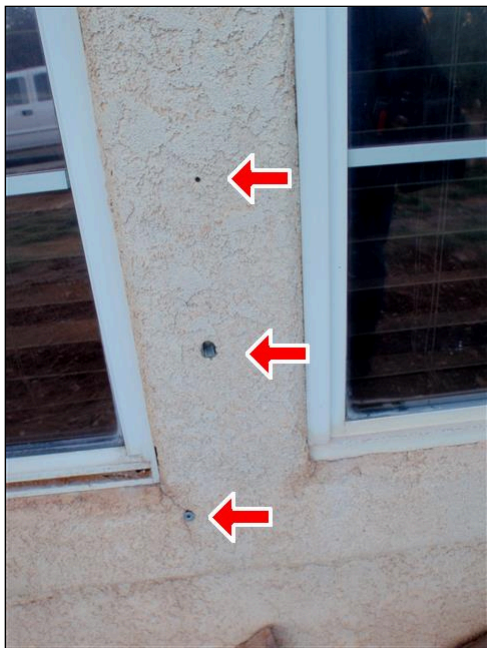
2.0 Item 15(Picture)

(4) Front area, soil and rock against the stucco is damaging the stucco siding (attracts wood rot and termites). Recommend repair or correct by a qualified person to prevent moisture and insect intrusion.



2.0 Item 16(Picture)

(5) Holes in stucco (front of home). Recommend seal holes with caulking by a qualified person to prevent moisture and insect intrusion.



2.0 Item 17(Picture)



2.0 Item 18(Picture)



2.0 Item 19(Picture)



2.0 Item 20(Picture)

2.1 (1) Rear garage occupant door, wood rot at lower door jamb. Recommend repair, replace or correct by a licensed building contractor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

(2) Rear garage occupant door jamb damaged and missing striker plate, door will not stay secured and will not lock. Recommend repair, replace or correct by a licensed building contractor.



2.1 Item 4(Picture)

(3) Garage rear occupant door threshold appears to be loose. Recommend repair, replace or correct by a qualified person.



2.1 Item 5(Picture)

(4) Rear sliding screen door is very hard to slide open and close (rollers damaged). Recommend repair or correct by a qualified person.



2.1 Item 6(Picture)

2.2 (1) Rear corner guest bedroom window pane is broken. Recommend repair, replace or correct by a licensed window contractor.



2.2 Item 1(Picture)

(2) Front living area window pane is broken. Recommend repair, replace or correct by a licensed window contractor.



2.2 Item 2(Picture)

2.3 Front entry way ceiling damaged where it meets the stucco. Recommend repair, replace or correct by a licensed building contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.5 FYI. Natural gas BBQ or fire pit connection at rear patio.**2.5** Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	●			●	Auto-opener
3.1	Garage Walls (including Firewall Separation)	●			●	Manufacturer: CHAMBERLAIN
3.2	Garage Floor	●				Garage Door Type: One automatic
3.3	Garage Door (s)	●				Garage Door
3.4	Garage occupant door to outside	●			●	Material: Metal
3.5	Occupant Door (from garage to inside of home)	●			●	
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	●				

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IN NI NP RR

3.0 Garage ceiling shows signs of moisture/roof leak (above rear occupant door), wet at time of inspection. Recommend repair, replace or correct after roof leak is repaired by a licensed building contractor.



3.0 Item 1(Picture)

3.1 Garage wall shows signs of moisture/roof leak (above rear occupant door), wet at time of inspection. Recommend repair, replace or correct after roof leak is repaired by a licensed building contractor.



3.1 Item 1(Picture)

3.4 Garage rear occupant door trim is missing. Recommend repair, replace or correct by a qualified person.



3.4 Item 1(Picture)

3.5 The occupant door from the attached garage to the inside of the house does not self close, the self closing spring hinge is missing or not functional. The purpose is to keep a garage fire from spreading to the house. Recommend repair, replace or correct by a qualified tradesman.



3.5 Item 1(Picture)

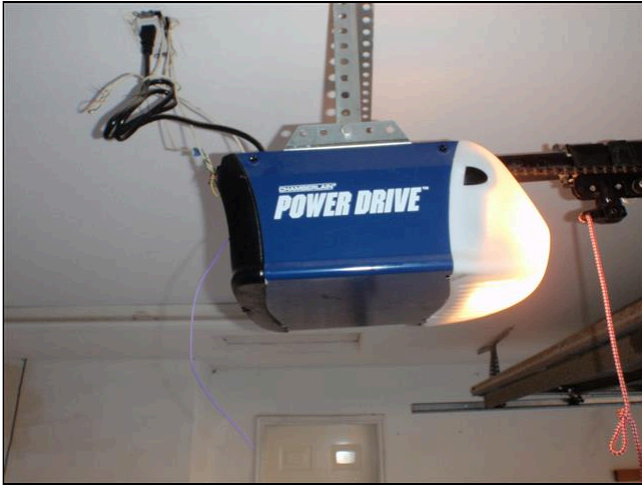
3.6 The sensors are in place for garage door and will reverse the door. The garage door will reverse when met with resistance as well.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

4. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR	Styles & Materials
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	●				Foundation: Poured concrete Floor Structure: Slab Wall Structure: Wood Roof Structure: Engineered wood trusses Sheathing Roof-Type: Gable
4.1	Walls (Structural)	●				Method used to observe attic: From entry Attic info: Attic access
4.2	Floors (Structural)	●			●	
4.3	Ceilings (Structural)	●				
4.4	Roof Structure and Attic	●				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

4.2 Concrete slab crack runs through hallway. Recommend further evaluation by a licensed foundation or building contractor.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
5.0	Insulation in Attic	●				Attic Insulation: Blown Cellulose R-19 or better
5.1	Ventilation of Attic and Foundation Areas	●				Ventilation: Gable vents Ridge vents
5.2	Venting Systems (Kitchens, Combustion air, Baths and Laundry)	●			●	Exhaust Fans: Fan only Dryer Power Source: Both (your choice) Gas Connection 220 Electrical Dryer Vent: Metal

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

5.2 The bathroom exhaust fans are venting into the attic. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



5.2 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

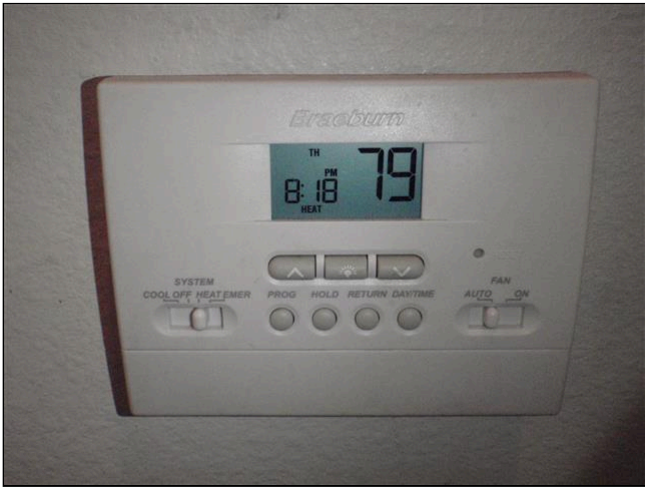
The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

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Fireplaces:
Natural gas fireplace
Operable
Fireplaces:
One

6.0 The HVAC heating system appears to be functioning at time of inspection.



6.0 Item 1(Picture)

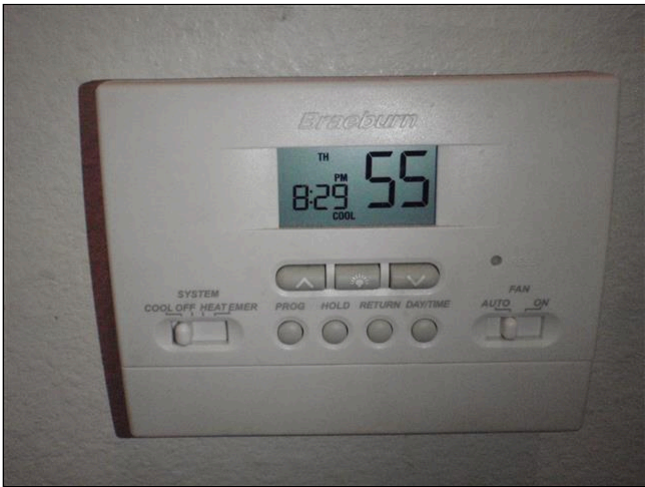


6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.4 The HVAC cooling system appears to be functioning at time of inspection.



6.4 Item 1(Picture)

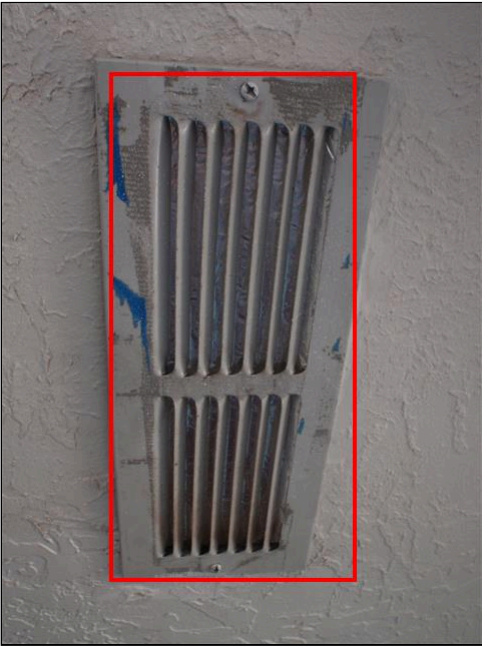


6.4 Item 2(Picture)



6.4 Item 3(Picture)

6.7 (1) Dining area HVAC register blocked off. Recommend repair or correct by a qualified person.



6.7 Item 1(Picture)

(2) The combination HVAC system appears to be functioning at time of inspection. Combination unit manufactures date is the 16th week of 2014.



6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 5(Picture)

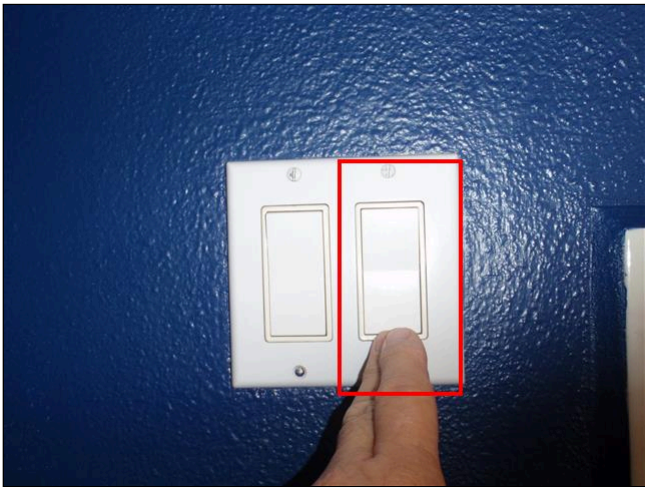
6.9 Natural gas fireplace unit appears to be functioning at the time of inspection, although very dirty and the fireplace wall switch did not function. Recommend natural gas fireplace unit be serviced by a licensed natural gas fireplace contractor.



6.9 Item 1(Picture)



6.9 Item 2(Picture)



6.9 Item 3(Picture)



6.9 Item 4(Picture)



6.9 Item 5(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR	Styles & Materials
7.0	Plumbing Drain, Waste and Vent Systems	●			●	Water Source: Public Plumbing Water Distribution (inside home): PEX Plumbing Water Supply (into home): Pex Washer Drain Size: 2" Diameter Plumbing Waste: PVC Not Visible Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people)
7.1	Plumbing Water Supply, Distribution System and Fixtures	●				
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●				
7.3	Main Water Shut-off Device (Describe location)	●				
7.4	Fuel Storage and Distribution Systems (Exterior fuel storage, piping, venting, supports, leaks)	●				
7.5	Main Fuel Shut-off (Describe Location)	●				
7.6	Sprinkler systems Yard/lawn	●			●	
7.7	Water filtration system	●			●	
		IN	NI	NP	RR	

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Water Heater**Location:**

Laundry room

WH Manufacturer:

RHEEM

7.0 (1) Master bathroom toilet is loose from the floor. Repairs may involve re-setting the toilet on a new wax seal. Recommend repair or correct by a licensed plumbing contractor.



7.0 Item 1(Picture)

(2) Guest bathroom bath tub plunger does not function. Recommend repair, replace or correct by licensed plumbing contractor.



7.0 Item 2(Picture)

7.1 (1) FYI. Two old hose bibs on the old plumbing system will not function.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

(2) FYI. Old poly water pipe system manifold removed. Cabinet located in laundry room.



7.1 Item 3(Picture)

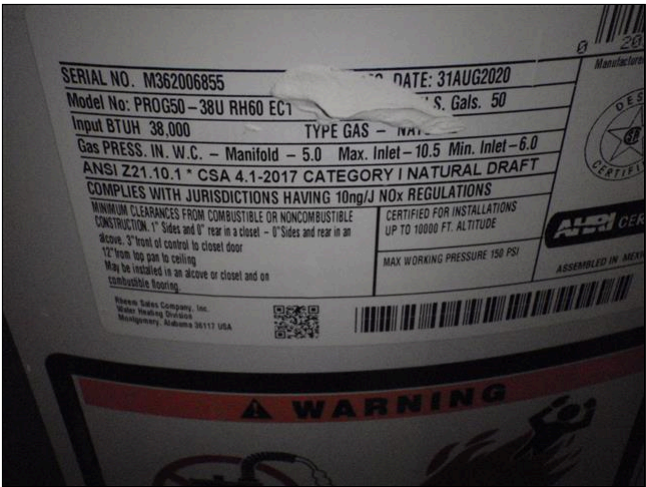


7.1 Item 4(Picture)

7.2 (1) Water heater manufacture date is August 31st 2020.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

(2) Hot water temperature at the time of the inspection.



7.2 Item 3(Picture)

7.3 (1) The main water shut off is located next to the water meter.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

(2) The second main water shut off is located in the laundry room next to the water heater.



7.3 Item 3(Picture)

7.5 The main gas shut off is at gas meter outside.



7.5 Item 1(Picture)

7.6 Sprinkler valve wires should be connected with moisture resistant wire connectors. Recommend repair or correct by a qualified person.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

7.7 Water filtration system appears to be functioning at time of inspection, although we recommend having system serviced by a licensed plumbing contractor.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR	Styles & Materials
8.0	Service Entrance Conductors	•				Electrical Service Conductors: Below ground Panel Capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•	
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
8.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	
8.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
8.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•	
8.6	Location of Main and Distribution Panels	•				
8.7	Smoke Detectors	•			•	
8.8	Carbon Monoxide Detectors			•	•	
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

8.1 Circuit missing wire clamp in main electrical panel. Recommend repair, or correct by a licensed electrical contractor.



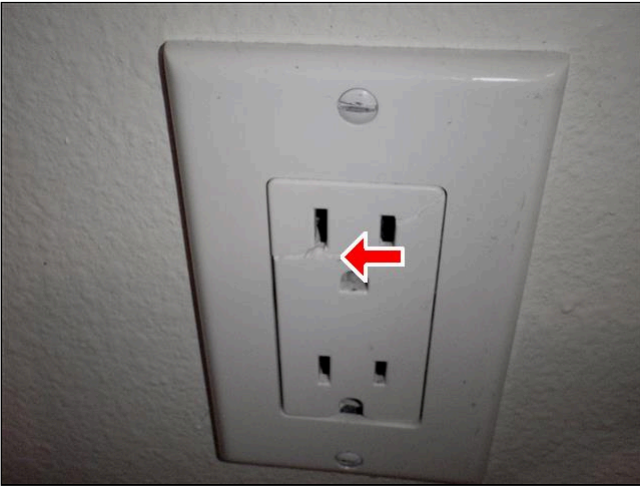
8.1 Item 1(Picture)

8.3 (1) Front entry area electrical outlet is missing weather resistant cover. Recommend replacing cover by a qualified person.



8.3 Item 1(Picture)

(2) Master bedroom electrical outlet cracked. Recommend replace or correct by a licensed electrical contractor.



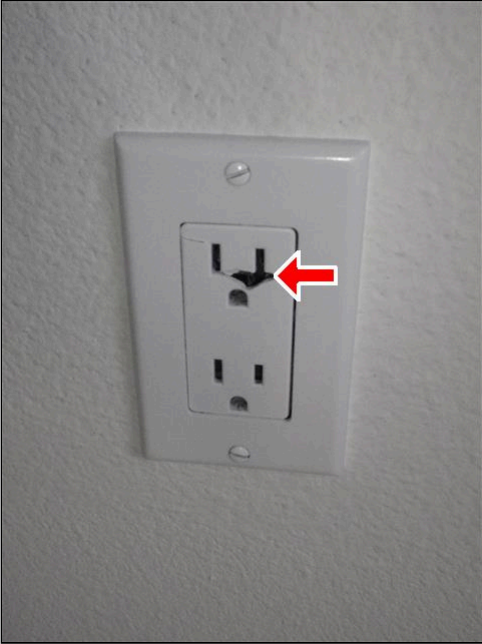
8.3 Item 2(Picture)

(3) Rear corner guest bedroom light switch is warped. Heat can cause them to warp. Recommend repair, replace or correct by a licensed electrical contractor.



8.3 Item 3(Picture)

(4) West guest bedroom electrical outlet cracked. Recommend replace or correct by a licensed electrical contractor.



8.3 Item 4(Picture)

(5) Electrical outlet in dining area, can not insert plug. Recommend repair, replace or correct by a licensed electrical contractor.



8.3 Item 5(Picture)

8.5 (1) Laundry room electrical outlets are not GFCI protected. Recommend installing GFCI receptacles for safety by a licensed electrician.



8.5 Item 1(Picture)

(2) One kitchen electrical outlet is not GFCI protected. Recommend repair, replace or correct by a licensed electrical contractor.



8.5 Item 2(Picture)

8.6 The main electrical panel box including the main shut off is located in the garage.



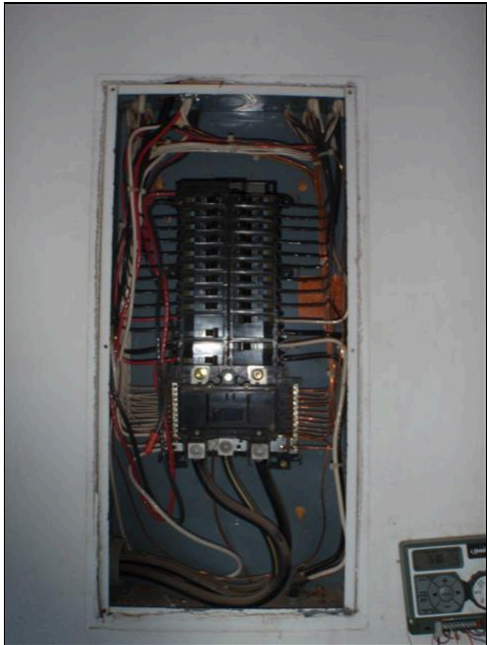
8.6 Item 1(Picture)



8.6 Item 2(Picture)

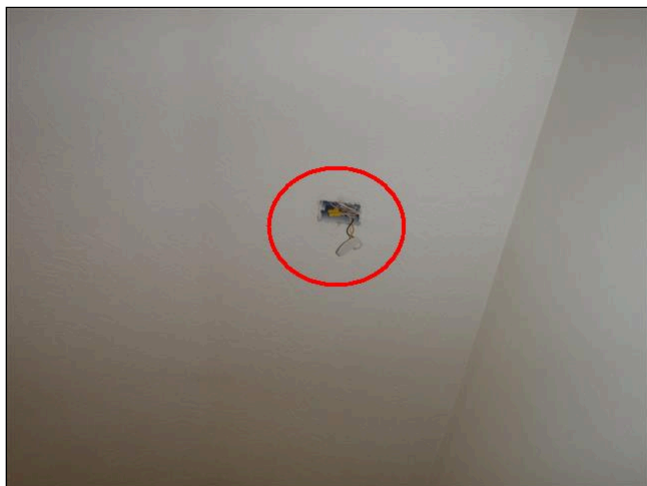


8.6 Item 3(Picture)



8.6 Item 4(Picture)

8.7 (1) All three bedrooms missing smoke detectors. Recommend installing smoke detectors by a qualified person.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

(2) The hallway smoke detector is old and its color has changed. Recommend replace smoke detector as per manufacturers instructions.



8.7 Item 4(Picture)

8.8 There are no carbon monoxide detectors found in home. It is recommended that one be installed

according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior Living Area

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
9.0	Ceilings	●				Ceiling Materials: Gypsum Board
9.1	Walls	●			●	Wall Material: Gypsum Board
9.2	Floors	●			●	Floor Covering(s): Concrete Unfinished
9.3	Doors (representative number)	●			●	Interior Doors: Hollow core Masonite Raised panel
9.4	Windows (representative number)	●				Window Types: Thermal/Insulated Sliders

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

9.0 FYI. Drywall ceiling crack. Temperature fluctuations can cause the drywall to expand and contract creating stress that cracks the seems. The building is always settling, and this causes stress to the walls that can create a crack in the drywall. Recommend repair and paint by a qualified person as desired.



9.0 Item 1(Picture)

9.1 All interior walls have blemishes. Recommend repair prep and paint by a qualified person.

9.2 All interior flooring is old, damaged or missing. Recommend repair, replace or correct by a licensed flooring contractor.

9.3 Hallway closet door knob hard to turn. Recommend repair, replace or correct by a qualified person.



9.3 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
10.0	Ceilings	●				Ceiling Materials: Gypsum Board
10.1	Walls	●			●	Wall Material: Gypsum Board
10.2	Floors	●			●	Floor Covering(s): Carpet Unfinished
10.3	Doors	●			●	Interior Doors: Hollow core Masonite Raised panel Window Types: Thermal/Insulated Sliders

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

10.1 All bedroom walls have blemishes. Recommend repair prep and paint by a qualified person.

10.2 All interior flooring is old, damaged or missing. Recommend repair, replace or correct by a licensed flooring contractor.



10.2 Item 1(Picture)

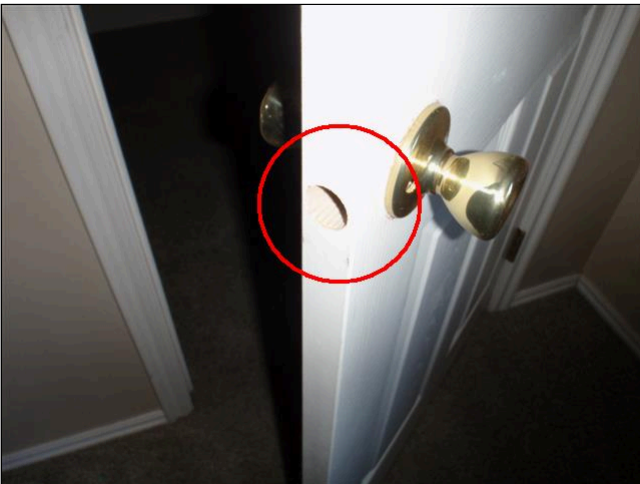


10.2 Item 2(Picture)



10.2 Item 3(Picture)

10.3 (1) Rear corner bedroom closet door latch missing. Recommend replace or correct by a qualified person.



10.3 Item 1(Picture)

(2) Middle bedroom closet door not in place. Recommend repair, replace or correct by a qualified person.



10.3 Item 2(Picture)



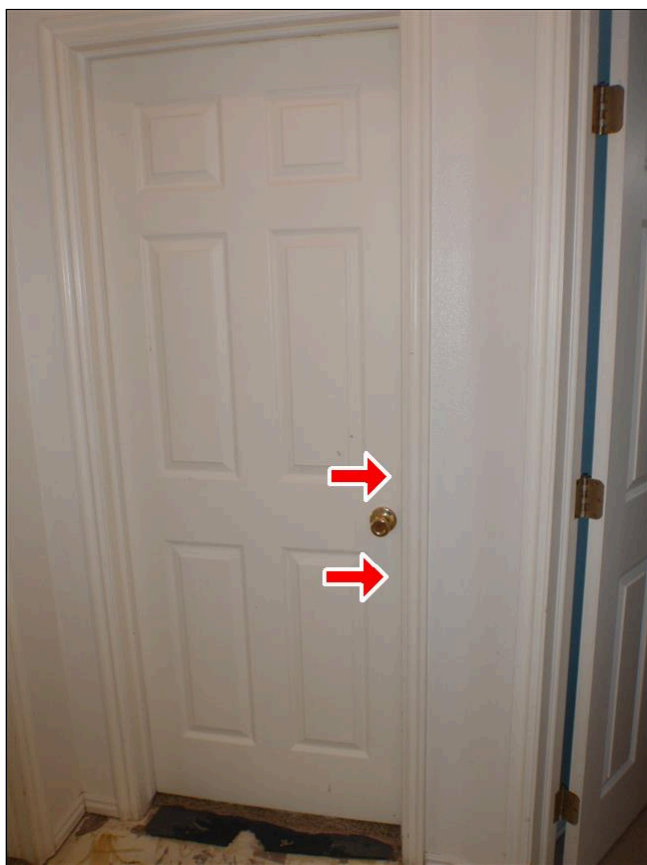
10.3 Item 3(Picture)

(3) Middle guest bedroom door has a hole in it. Recommend repair or correct by a qualified person.



10.3 Item 4(Picture)

(4) Rear corner bedroom door hitting door jamb. Recommend repair or correct by a qualified person.



10.3 Item 5(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Bathrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
11.0	Ceilings	●				Ceiling Materials: Gypsum Board
11.1	Walls	●			●	Wall Material: Gypsum Board
11.2	Floors	●			●	Floor Covering(s): Tile Vinyl
11.3	Counters and Cabinets	●				Interior Doors: Hollow core Masonite Raised panel
11.4	Doors	●			●	Window Types: Thermal/Insulated Sliders
11.5	Windows	●				Cabinetry: Wood
11.6	Tub-shower surround	●				Countertop: Laminate
11.7	Shower surround	●				
11.8	Spa Tub	●				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

11.1 Guest bathroom lower wall trim shows sign of wood rot as well as termite intrusion. Recommend repair or correct by a licensed pest control and building contractor.



11.1 Item 1(Picture)

11.2 Master bathroom vinyl floor shows signs of wear, chips and stains in areas. Recommend repair, replace or correct by a licensed flooring contractor.



11.2 Item 1(Picture)



11.2 Item 2(Picture)

11.4 Master bathroom closet door upper roller does not stay in track. Recommend repair, replace or correct by a qualified person.



11.4 Item 1(Picture)

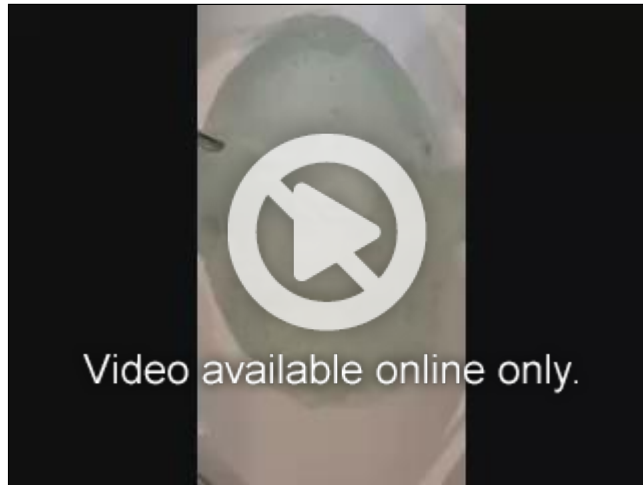


11.4 Item 2(Picture)

11.8 Spa tub appears to function at the time of the inspection.



11.8 Item 1(Picture)



11.8 Item 2(Video)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Kitchen

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

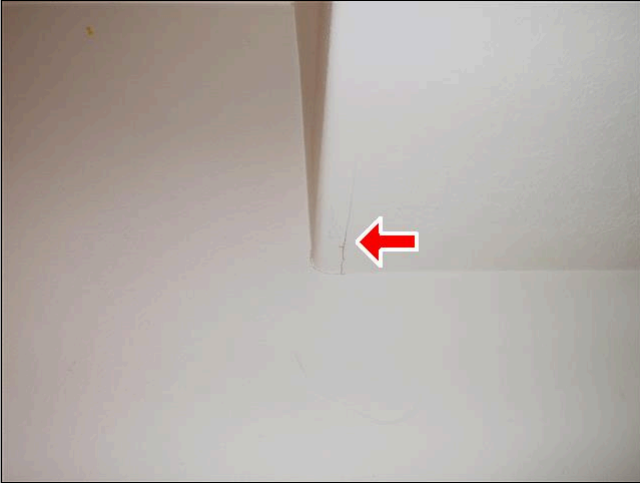
The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
12.0	Ceilings	●				Ceiling Materials: Gypsum Board
12.1	Walls	●				Wall Material: Gypsum Board
12.2	Floors	●				Floor Covering(s): Tile
12.3	Counters and Cabinets (representative number)	●				Cabinetry: Wood
12.4	Doors (representative number)	●			●	Countertop: Laminate
12.5	Sink	●				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

12.0 Kitchen ceiling drywall crack, temperature fluctuations can cause drywall to expand and contract creating stress cracks. This appears to be cosmetic at time of inspection.



12.0 Item 1(Picture)

12.1 All interior walls have damage and blemishes. Recommend repair prep and paint by a qualified person.

12.4 Kitchen pantry doors are missing. Recommend replacing doors by a licensed door contractor.



12.4 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Laundry Room

		IN	NI	NP	RR
13.0	Dryer Vent	•			•
13.1	Washer Water Supply lines	•			
13.2	220 Volt Dryer outlet	•			•
13.3	Laundry room doors	•			
13.4	Ceiling	•			
13.5	Walls	•			
13.6	Floor	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

13.0 The dryer vent duct has a build-up of lint. Recommend cleaning dryer vent pipe by a qualified person.

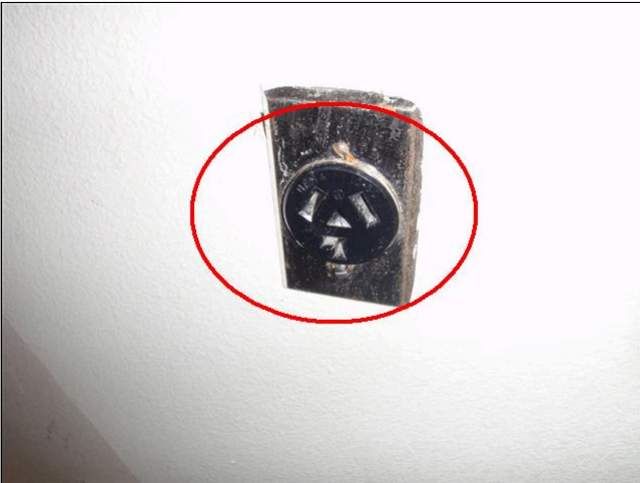


13.0 Item 1(Picture)



13.0 Item 2(Picture)

13.2 The dryer 220 electrical outlet appears to be the three prong type. Recommend upgrading to the newer four prong electrical outlet for newer dryers by a licensed electrical contractor.



13.2 Item 1(Picture)

13.6 Laundry room flooring is old and damaged. Recommend repair, replace or correct by a licensed flooring contractor.



13.6 Item 1(Picture)

14. Built-In Kitchen Appliances

		IN	NI	NP	RR
14.0	Microwave Cooking Equipment			●	
14.1	Ranges/Ovens/Cooktops	●			●
14.2	Dishwasher	●			●
14.3	Range Hood (s)			●	
14.4	Food Waste Disposer	●			
14.5	refrigerator	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Built in Microwave:
No built in Microwave

Exhaust/Range hood:
NONE

Range/Oven:
SPECTRA

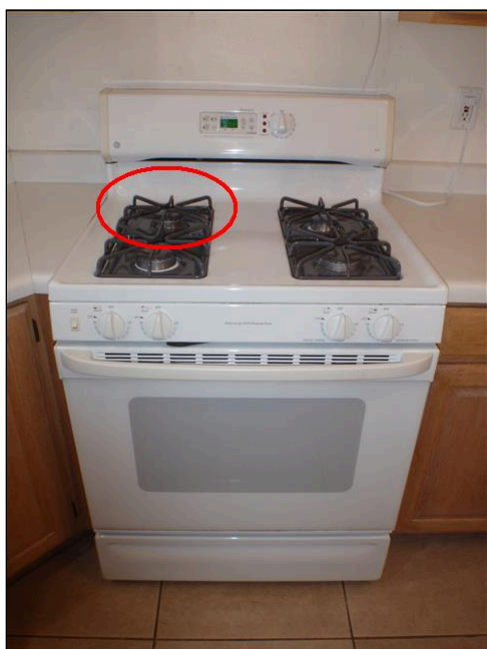
Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
AMERICAN STANDARD

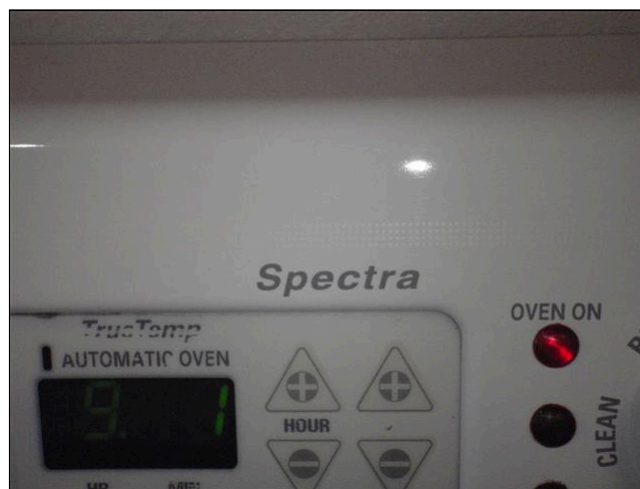
Refrigerator:
WESTINGHOUSE

14.0 This home does not include a built in microwave appliance.

14.1 (1) The stove left rear top burner does not light. Recommend repair, replace or correct by a licensed appliance contractor.



14.1 Item 1(Picture)



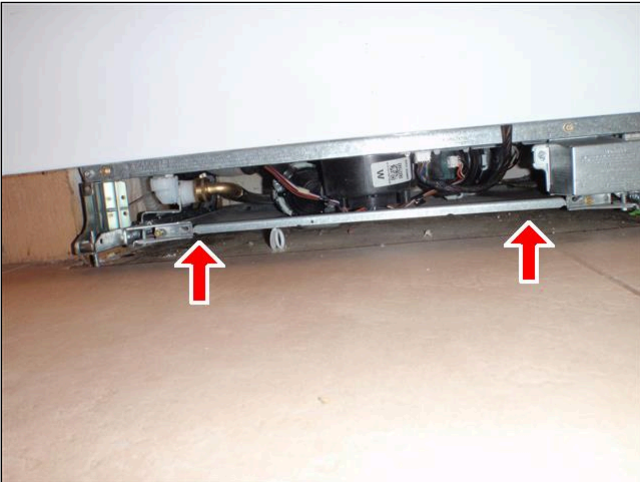
14.1 Item 2(Picture)

(2) Range Anti Tip Bracket is not installed on freestanding, slide in or drop in range. Recommend installing Anti Tip Bracket by a qualified person for safety.



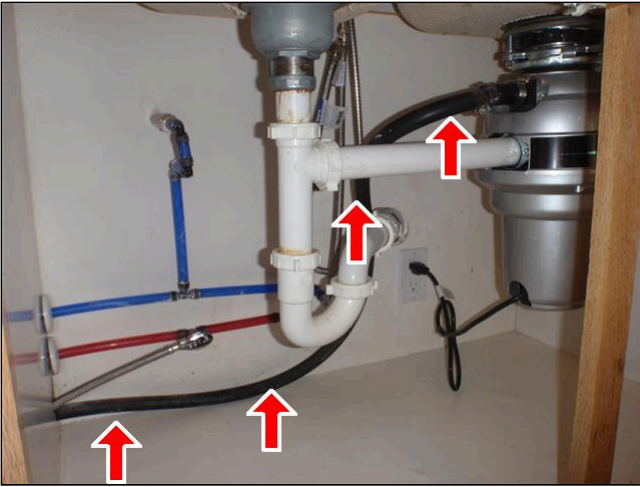
14.1 Item 3(Picture)

14.2 (1) Dishwasher lower front panel missing. Recommend replace or correct by a qualified person.



14.2 Item 1(Picture)

(2) The dishwasher was installed without a high loop in the drain hose. The drain hose must have a high loop in the hose from the floor to prevent backflow of water into the dishwasher or water siphoning out during operation. Recommend repair, replace or correct by a licensed plumbing contractor.



14.2 Item 2(Picture)

(3) The dishwasher appears to be functioning at the time of the inspection.



14.2 Item 3(Picture)



14.2 Item 4(Picture)



14.2 Item 5(Picture)

14.3 FYI. This kitchen does not have an over the range hood exhaust.

14.4 The garbage disposal appears to be functioning at the time of the inspection.



14.4 Item 1(Picture)



14.4 Item 2(Picture)

14.5 The refrigerator appears to be functioning at the time of inspection (Not making ice at time of inspection).



14.5 Item 1(Picture)



14.5 Item 2(Picture)



14.5 Item 3(Picture)



14.5 Item 4(Picture)



14.5 Item 5(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Standards of Practice / Code of Ethics

		IN	NI	NP	RR
15.0	Standards of Practice / Code of Ethics	<div></div>	<div></div>	<div></div>	<div></div>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

15.0

Standards of Practice / Code of Ethics

2. PURPOSE AND SCOPE 2.2 Inspectors shall: A. adhere to the Code of Ethics of the American Society of Home Inspectors. B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice. C. report: 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.) 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident. 4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected. 2.3 These Standards of Practice are not intended to limit inspectors from: A. including other inspection services or systems and components in addition to those required in Section 2.2.B. B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so. C. excluding systems and components from the inspection if requested by the client. 3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect: 1. structural components including the foundation and framing. 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist. B. describe:1. the methods used to inspect under-floor crawl spaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide any engineering or architectural services or analysis. B. offer an opinion as to the adequacy of any structural system or component. 4. EXTERIOR 4.1 The inspector shall: A. inspect: 1. siding, flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent or entryway walkways, patios, and driveways. B. describe: 1. siding. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences. C. geological and/or soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures. 5. ROOFING 5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennae. B. interiors of flues or chimneys that are not readily accessible. C. other installed accessories. 6. PLUMBING 6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste, and vent systems including all fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. drainage sumps, sump pumps, and related piping. B. describe: 1. water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2

The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of flues or chimneys that are not readily accessible. 3. wells, well pumps, or water storage related equipment. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinkler systems. 7. private waste disposal systems. B. determine: 1. whether water supply and waste disposal systems are public or private. 2. water supply quantity or quality. C. operate automatic safety controls or manual stop valves. 7. ELECTRICAL 7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. conductors. 7. over current protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters. B. describe: 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and sub panels. 3. presence of solid conductor aluminum branch circuit wiring. 4. presence or absence of smoke detectors. 5. wiring methods. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. alarm systems and components. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system. B. measure amperage, voltage, or impedance. 8. HEATING 8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys that are not readily accessible. 2. Heat exchangers. 3. humidifiers or dehumidifiers. 4. electronic air filters. 5. solar space heating systems. B. determine heat supply adequacy or distribution balance. 9. AIR CONDITIONING 9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and through-wall equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electronic air filters. B. determine cooling supply adequacy or distribution balance. C. inspect window air conditioning units. 10. INTERIORS 10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage doors and garage door operators. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. carpeting. C. window treatments. D. central vacuum systems. E. household appliances. F. recreational facilities. 11. INSULATION & VENTILATION 11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. mechanical ventilation systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation. 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES 12.1 The inspector shall: A. inspect: 1. system components. 2. chimney and vents. B. describe: 1. fireplaces and solid fuel burning appliances. 2. chimneys. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion make-up air devices. 7. heat distribution assists (gravity fed and fan assisted). B. ignite or extinguish fires. C. determine draft characteristics. D. move fireplace inserts and stoves or firebox contents. 13. GENERAL LIMITATIONS AND EXCLUSIONS 13.1 General limitations: A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice. B. Inspections performed in accordance with these Standards of Practice: 1. are not technically exhaustive. 2. are not required to identify concealed conditions, latent defects, or consequential damage(s). C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. 13.2 General exclusions: A. Inspectors are NOT required to determine: 1. conditions of systems or components that are not readily accessible. 2. remaining life expectancy of any system or component. 3. strength, adequacy, effectiveness, or efficiency of any system or component. 4. the causes of any condition or deficiency. 5. methods, materials, or costs of corrections. 6. future conditions including but not limited to failure of systems and components. 7. the suitability of the property for any specialized use. 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.). 9. market value of the property or its marketability.

10. the advisability of purchase of the property. 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances. 12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air. 13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances. 14. operating costs of systems or components. 15. acoustical properties of any system or component. 16. soil conditions relating to geotechnical or hydrologic specialties. B. Inspectors are NOT required to offer: 1. or perform any act or service contrary to law. 2. or perform engineering services. 3. or perform any trade or any professional service other than home inspection. 4. warranties or guarantees of any kind. C. Inspectors are NOT required to operate: 1. any system or component that is shut down or otherwise inoperable. 2. any system or component that does not respond to normal operating controls. 3. shut-off valves or manual stop valves. D. Inspectors are NOT required to enter: 1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. under-floor crawl spaces or attics that are not readily accessible. E. Inspectors are NOT required to inspect: 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active. 2. items that are not installed. 3. installed decorative items. 4. items in areas that are not entered in accordance with 13.2.D. 5. detached structures other than garages and carports. 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. F. Inspectors are NOT required to: 1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. describe or report on any system or component that is not included in the Standards and was not inspected. 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris. 4. dismantle any system or component.

CODE OF ETHICS

Duty to the Public

- The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
 - The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
 - The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
 - The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply with all federal, state and local laws concerning discrimination.
 - The InterNACHI® member shall be truthful regarding his/her services and qualifications.
-
- The InterNACHI® member shall not:
 - have any disclosed or undisclosed conflict of interest with the client;
 - accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
 - offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
-
- The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of

the following conditions are met: • the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and; •the client has provided explicit, prior written consent for the release of his/her information.

• The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics. • The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees. •The InterNACHI® member shall comply with all government rules and licensing requirements of the jurisdiction where he or she conducts business. • The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

• Duty to Continue Education • The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall comply with InterNACHI's current Continuing Education requirements. • The InterNACHI® member who has earned the Certified Professional Inspector® (CPI) designation shall pass InterNACHI's Online Inspector Exam once every three years.

• Duty to the Profession and to InterNACHI® • The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law. • The InterNACHI® member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership. • The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®. •The InterNACHI® member shall abide by InterNACHI's current membership requirements. • The InterNACHI® member shall abide by InterNACHI's current message board rules.

16. Extra inspection photos.

		IN	NI	NP	RR
16.0	Extra inspection photos	<div></div>	<div></div>	<div></div>	<div></div>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

16.0 Extra inspection photos.



16.0 Item 1(Picture)



16.0 Item 2(Picture)



16.0 Item 3(Picture)



16.0 Item 4(Picture)



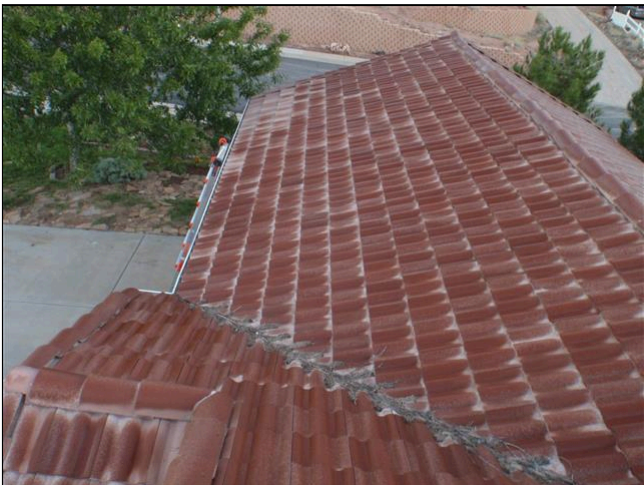
16.0 Item 5(Picture)



16.0 Item 6(Picture)



16.0 Item 7(Picture)



16.0 Item 8(Picture)



16.0 Item 9(Picture)



16.0 Item 10(Picture)



16.0 Item 11(Picture)



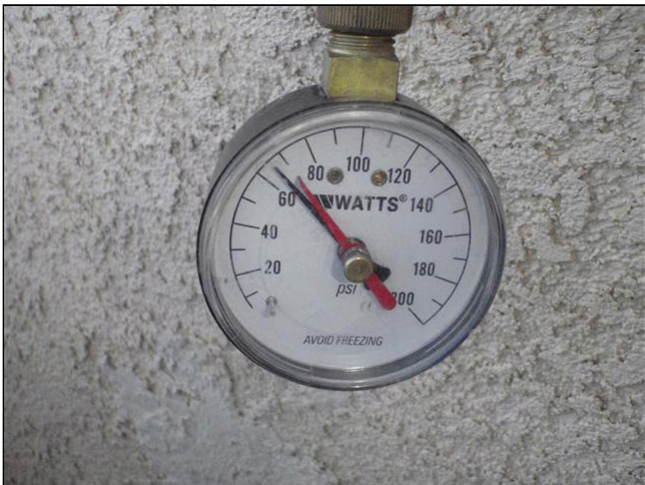
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16.0 Item 13(Picture)



16.0 Item 14(Picture)



16.0 Item 15(Picture)



16.0 Item 16(Picture)



16.0 Item 17(Picture)



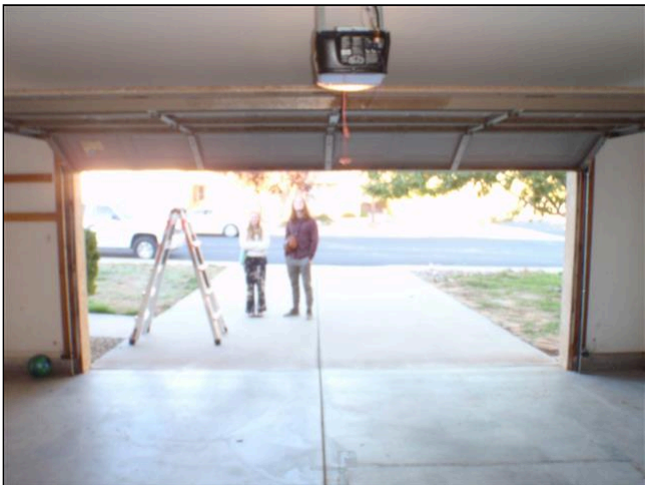
16.0 Item 18(Picture)



16.0 Item 19(Picture)



16.0 Item 20(Picture)



16.0 Item 21(Picture)



16.0 Item 22(Picture)



16.0 Item 23(Picture)



16.0 Item 24(Picture)



16.0 Item 25(Picture)



16.0 Item 26(Picture)



16.0 Item 27(Picture)



16.0 Item 28(Picture)



16.0 Item 29(Picture)



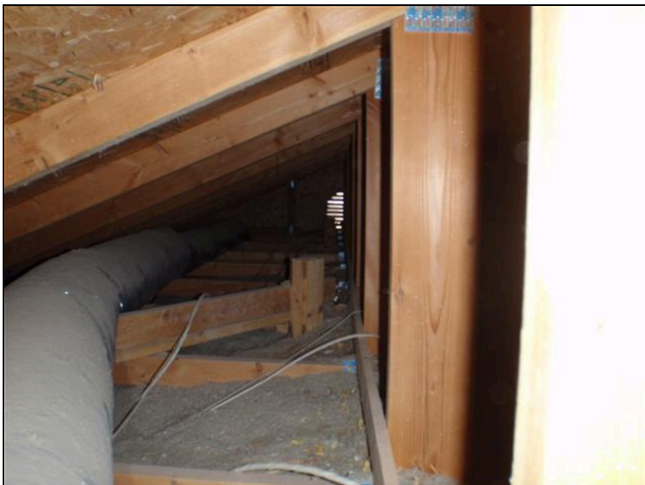
16.0 Item 30(Picture)



16.0 Item 31(Picture)



16.0 Item 32(Picture)



16.0 Item 33(Picture)



16.0 Item 34(Picture)



16.0 Item 35(Picture)



16.0 Item 36(Picture)



16.0 Item 37(Picture)

Summary



Blue Majestic Home Inspections LLC

Office (435) 705-1111
Dave Cell (435) 705-4628

Customer
Sample Report

Address
5741 Sample Property Drive
Washington UT 84780

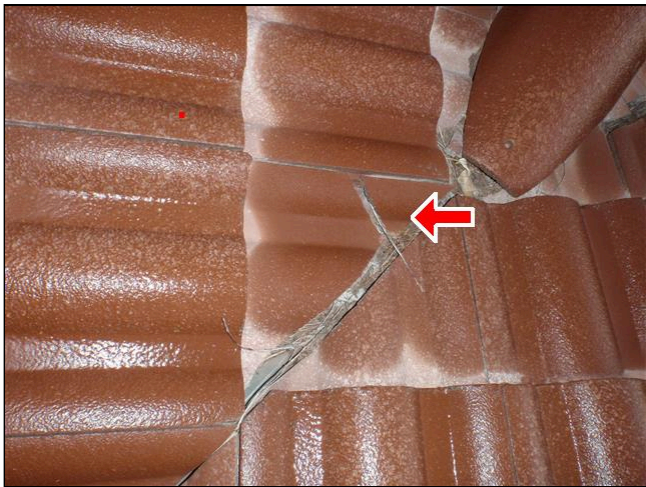
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

(1) Broken concrete roofing tiles at various areas. Recommend replace broken tiles by a licensed roofing contractor.

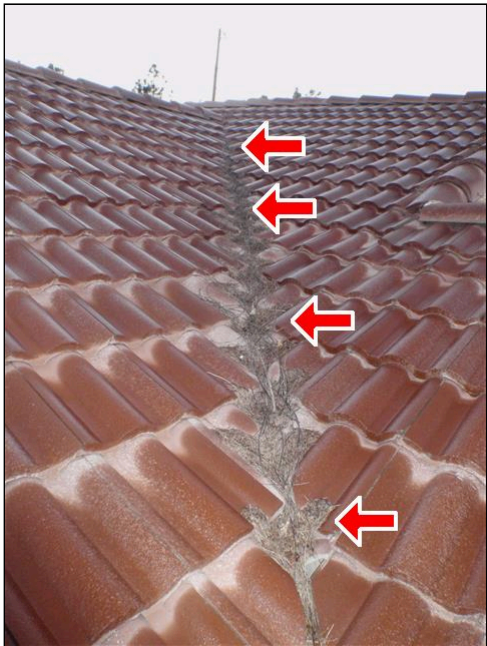


1.0 Item 1(Picture)

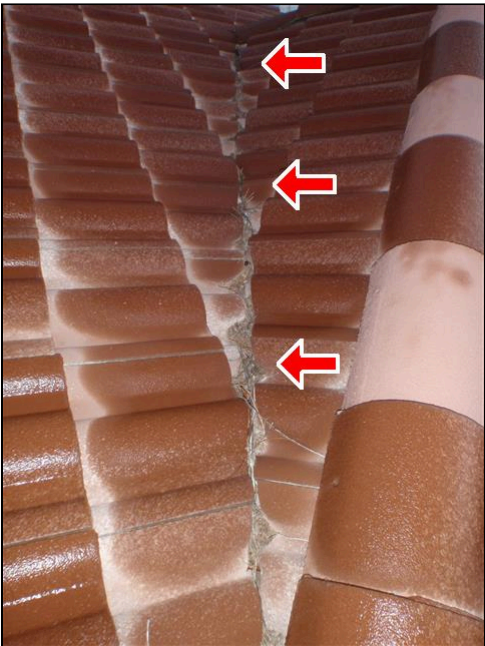


1.0 Item 2(Picture)

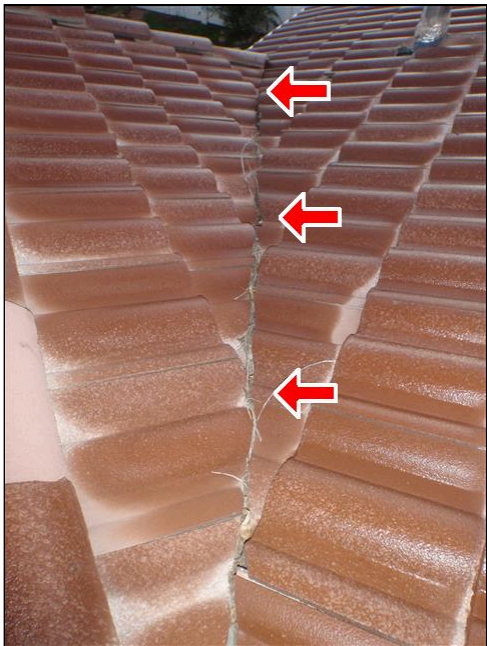
(2) Most of the roof valleys are full of debris and need to be cleaned by a qualified person.



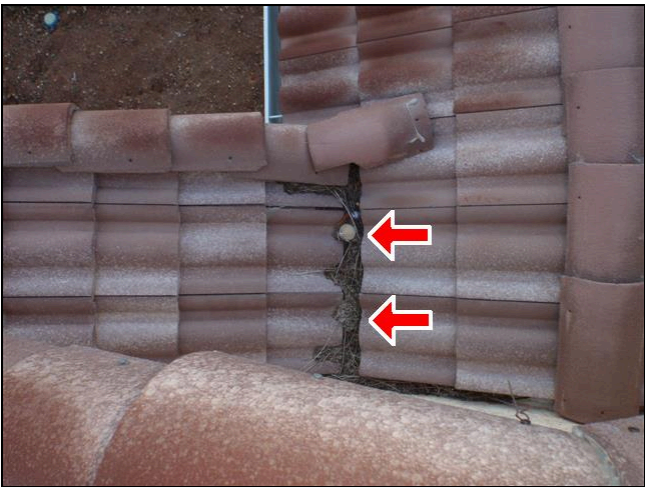
1.0 Item 3(Picture)



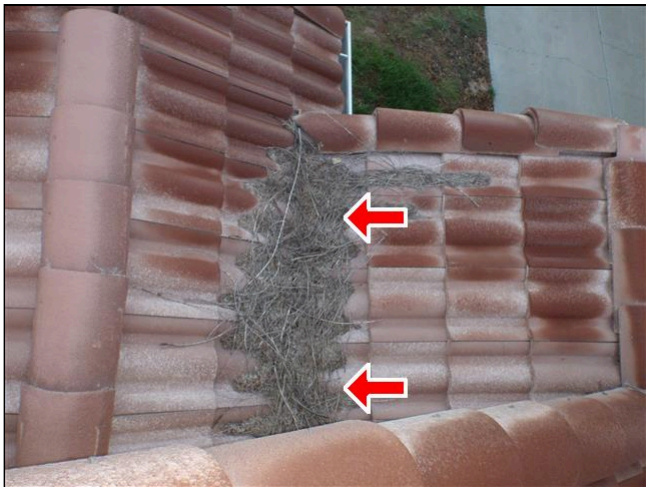
1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

(3) Roof covering leak observed in the area above the garage outside occupant door, wet roof sheeting and drywall. Recommeed repair, replace or correct by a licensed roofing contractor.



1.0 Item 8(Picture)



1.0 Item 9(Picture)



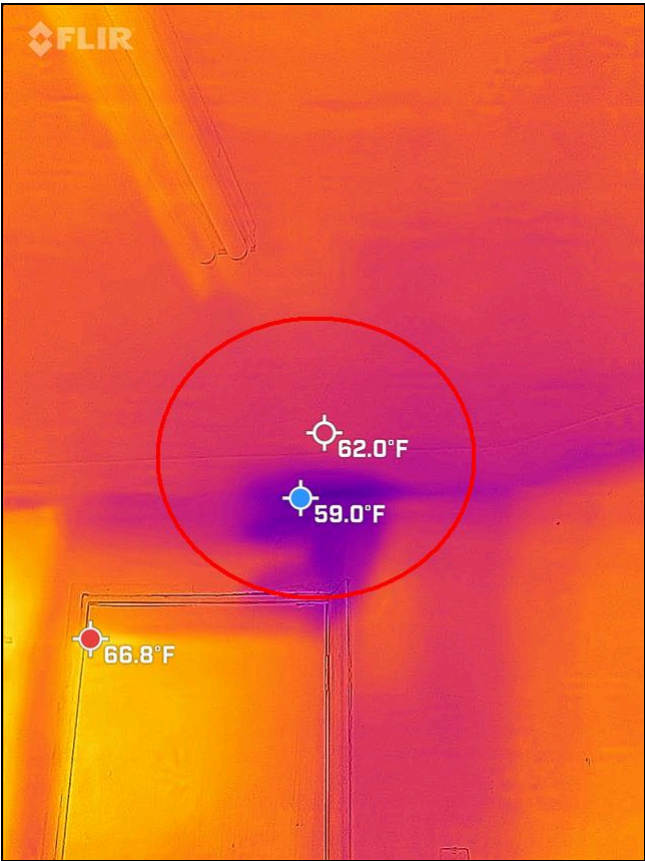
1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)

(4) Three tab fiberglass shingle roof covering at HVAC unit area are old and have major granular loss. The covering needs replaced. Recommend repair, replace or correct by a licensed roofing contractor.



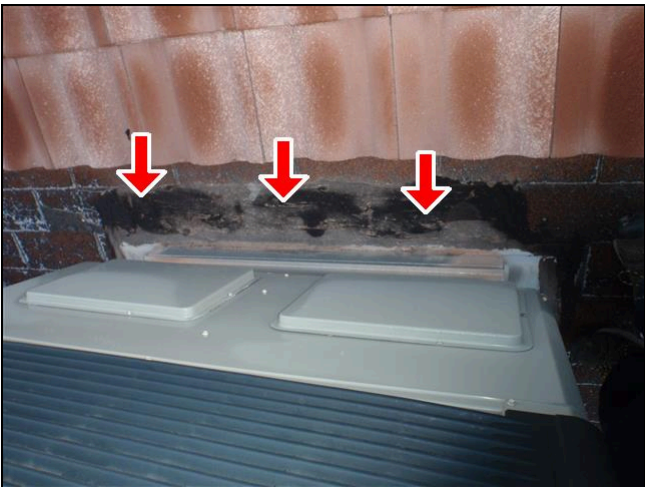
1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



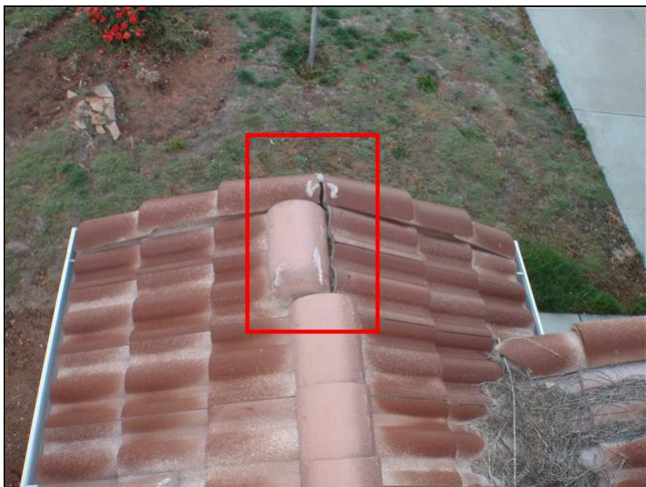
1.0 Item 17(Picture)

(5) Opening in tiles where concrete hip cap tile meets concrete ridge cap tile exposing underlayment and bare wood. Recommend seal with mastic by a licensed roofing contractor to prevent water intrusion.



1.0 Item 18(Picture)

(6) Ridge cap tile missing. Recommend replace or correct by a licensed roofing contractor.

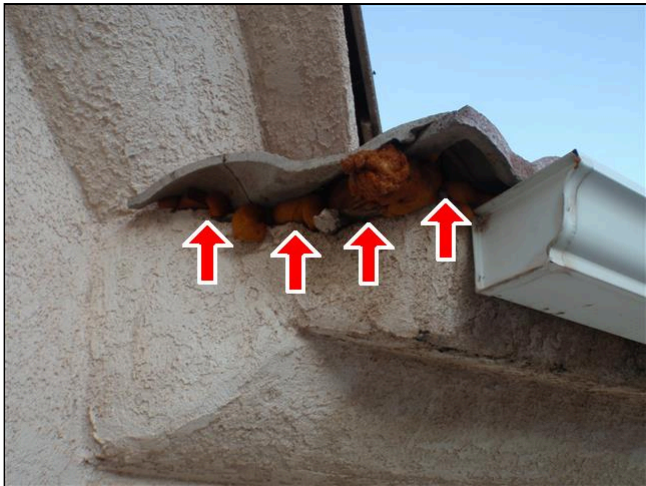


1.0 Item 19(Picture)

1.1 Flashings

Inspected, Repair or Replace

Drip edge flashing missing at the rear patio area and spray foam has been used. Recommend repair, replace or correct by a licensed roofing contractor.



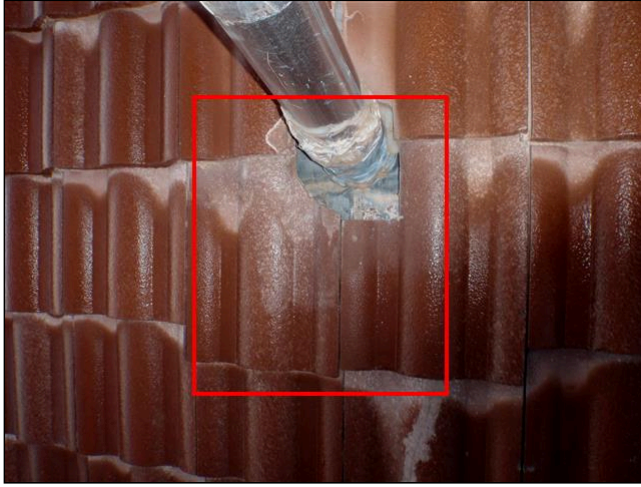
1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 Skylights, Chimneys and Roof Penetrations**Inspected, Repair or Replace**

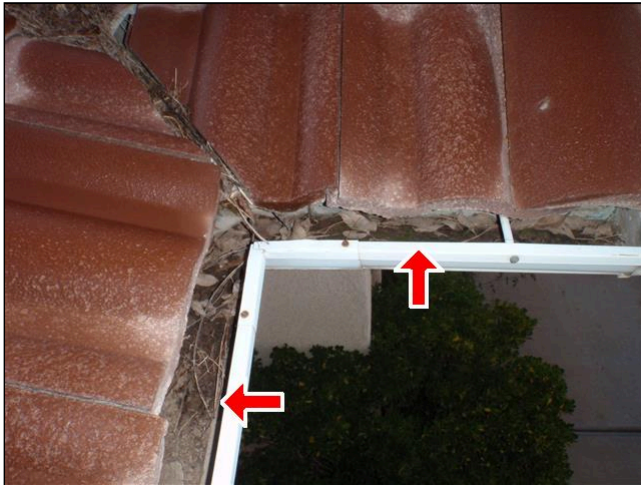
Water heater exhaust vent flashing not installed properly, underlayment damaged below concrete tiles. Recommend repair, replace or correct by a licensed roofing contractor.



1.2 Item 1(Picture)

1.3 Roof Drainage Systems**Inspected, Repair or Replace**

The rain gutters are full of debris in areas and need to be cleaned. Recommend cleaning rain gutters by a qualified person.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. Exterior**2.0 Wall Cladding Flashing and Trim****Inspected, Repair or Replace**

(1) Stucco damaged, (cracks and peeling as well as exposed lower styrofoam insulation around the whole house) appears to be from moisture. Recommend further evaluation by a licensed stucco contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



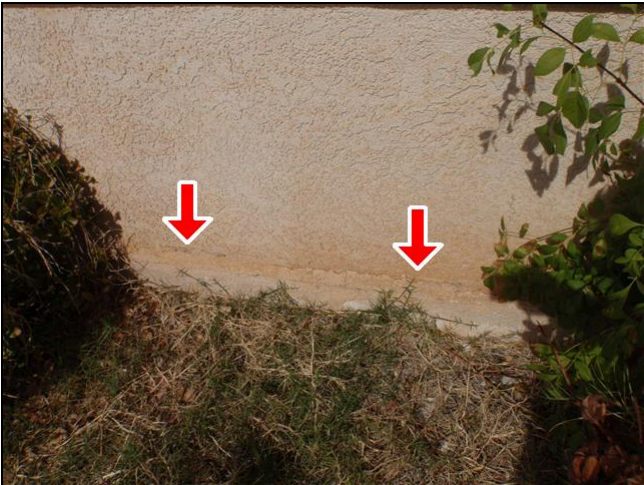
2.0 Item 9(Picture)



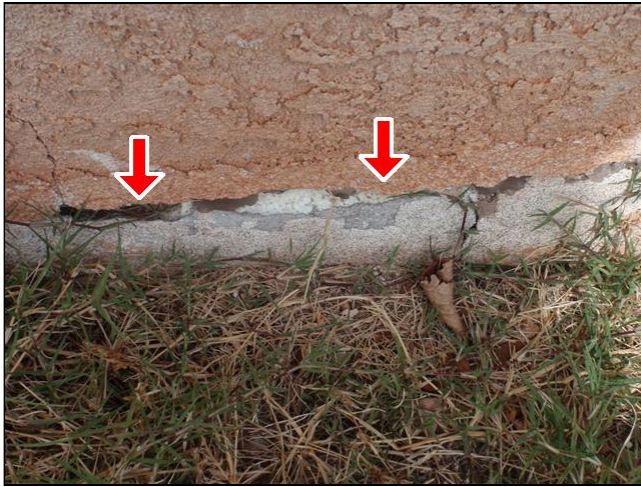
2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)



2.0 Item 13(Picture)

(2) Rear patio area, plastic and wood against the stucco is damaging the stucco siding (attracts wood rot and termites). Recommend repair or correct by a qualified person.



2.0 Item 14(Picture)

(3) Wood trim around garage outside occupant door is missing. Recommend repair, replace or correct by a qualified person.



2.0 Item 15(Picture)

(4) Front area, soil and rock against the stucco is damaging the stucco siding (attracts wood rot and termites). Recommend repair or correct by a qualified person to prevent moisture and insect intrusion.



2.0 Item 16(Picture)

(5) Holes in stucco (front of home). Recommend seal holes with caulking by a qualified person to prevent moisture and insect intrusion.



2.0 Item 17(Picture)



2.0 Item 18(Picture)



2.0 Item 19(Picture)



2.0 Item 20(Picture)

2.1 Doors (Exterior)

Inspected, Repair or Replace

(1) Rear garage occupant door, wood rot at lower door jamb. Recommend repair, replace or correct by a licensed building contractor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

(2) Rear garage occupant door jamb damaged and missing striker plate, door will not stay secured and will not lock. Recommend repair, replace or correct by a licensed building contractor.



2.1 Item 4(Picture)

(3) Garage rear occupant door threshold appears to be loose. Recommend repair, replace or correct by a qualified person.



2.1 Item 5(Picture)

(4) Rear sliding screen door is very hard to slide open and close (rollers damaged). Recommend repair or correct by a qualified person.



2.1 Item 6(Picture)

2.2 Windows

Inspected, Repair or Replace

(1) Rear corner guest bedroom window pane is broken. Recommend repair, replace or correct by a licensed window contractor.



2.2 Item 1(Picture)

(2) Front living area window pane is broken. Recommend repair, replace or correct by a licensed window contractor.

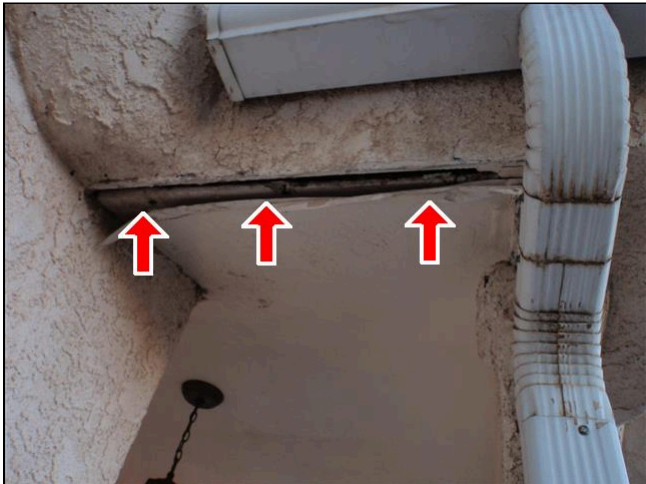


2.2 Item 2(Picture)

- 2.3 Decks, Balconies, Balusters, Stoops, Steps, Areaways, Porches, Porch Columns,Patio/Cover and Applicable Railings**
Inspected, Repair or Replace
Front entry way ceiling damaged where it meets the stucco. Recommend repair, replace or correct by a licensed building contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

3. Garage

- 3.0 Garage Ceilings**
Inspected, Repair or Replace

Garage ceiling shows signs of moisture/roof leak (above rear occupant door), wet at time of inspection. Recommend repair, replace or correct after roof leak is repaired by a licensed building contractor.



3.0 Item 1(Picture)

3.1 Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

Garage wall shows signs of moisture/roof leak (above rear occupant door), wet at time of inspection. Recommend repair, replace or correct after roof leak is repaired by a licensed building contractor.



3.1 Item 1(Picture)

3.4 Garage occupant door to outside

Inspected, Repair or Replace

Garage rear occupant door trim is missing. Recommend repair, replace or correct by a qualified person.



3.4 Item 1(Picture)

3.5 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The occupant door from the attached garage to the inside of the house does not self close, the self closing spring hinge is missing or not functional. The purpose is to keep a garage fire from spreading to the house. Recommend repair, replace or correct by a qualified tradesman.



3.5 Item 1(Picture)

4. Structural Components

4.2 Floors (Structural)

Inspected, Repair or Replace

Concrete slab crack runs through hallway. Recommend further evaluation by a licensed foundation or building contractor.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

5. Insulation and Ventilation

5.2 Venting Systems (Kitchens, Combustion air, Baths and Laundry)

Inspected, Repair or Replace

The bathroom exhaust fans are venting into the attic. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



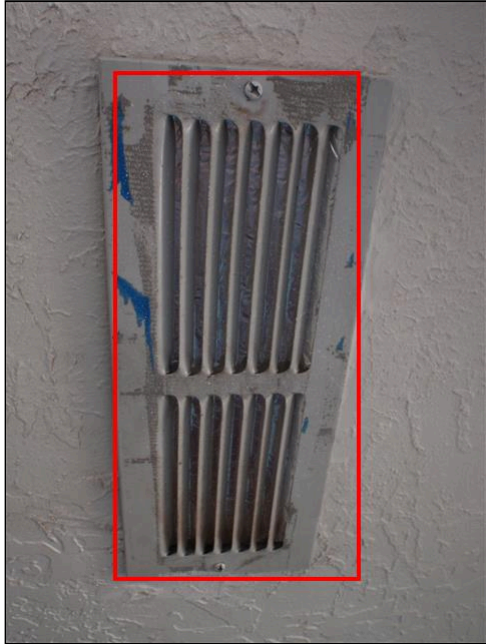
5.2 Item 1(Picture)

6. Heating / Central Air Conditioning

6.7 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) Dining area HVAC register blocked off. Recommend repair or correct by a qualified person.



6.7 Item 1(Picture)

(2) The combination HVAC system appears to be functioning at time of inspection. Combination unit manufactures date is the 16th week of 2014.



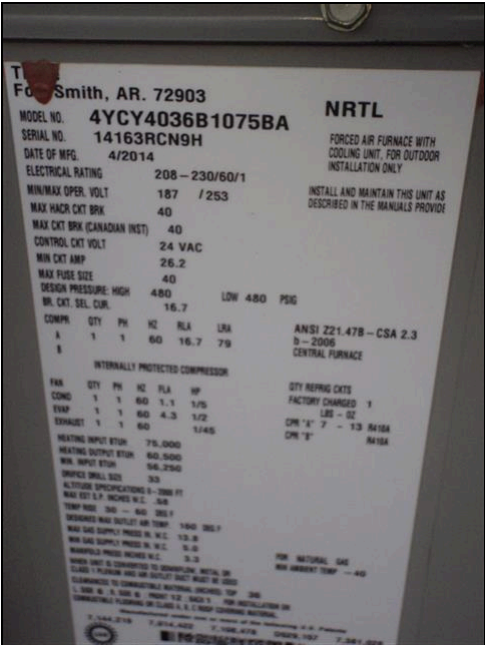
6.7 Item 2(Picture)



6.7 Item 3(Picture)



6.7 Item 4(Picture)



6.7 Item 5(Picture)

6.9 Gas/LP Firelogs and Fireplaces

Inspected, Repair or Replace

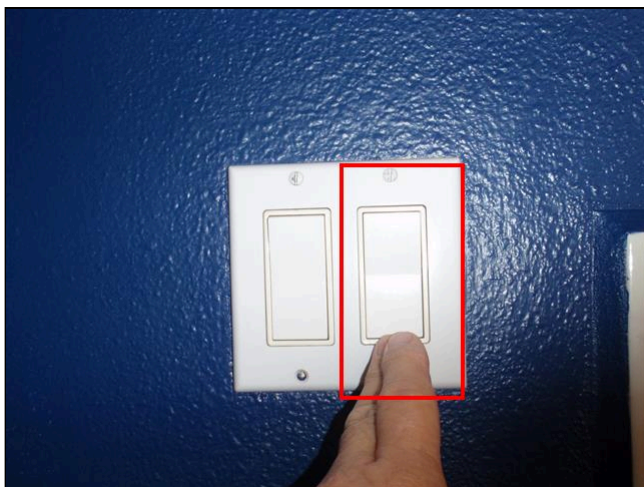
Natural gas fireplace unit appears to be functioning at the time of inspection, although very dirty and the fireplace wall switch did not function. Recommend natural gas fireplace unit be serviced by a licensed natural gas fireplace contractor.



6.9 Item 1(Picture)



6.9 Item 2(Picture)



6.9 Item 3(Picture)



6.9 Item 4(Picture)



6.9 Item 5(Picture)

7. Plumbing System

7.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) Master bathroom toilet is loose from the floor. Repairs may involve re-setting the toilet on a new

wax seal. Recommend repair or correct by a licensed plumbing contractor.



7.0 Item 1(Picture)

(2) Guest bathroom bath tub plunger does not function. Recommend repair, replace or correct by licensed plumbing contractor.

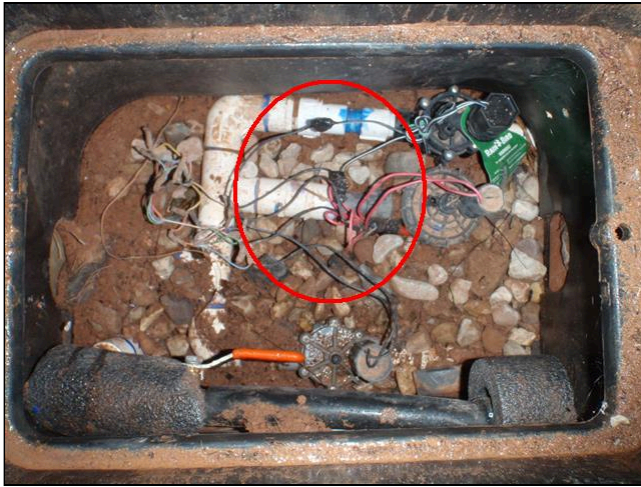


7.0 Item 2(Picture)

7.6 Sprinkler systems Yard/lawn

Inspected, Repair or Replace

Sprinkler valve wires should be connected with moisture resistant wire connectors. Recommend repair or correct by a qualified person.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

7.7 Water filtration system

Inspected, Repair or Replace

Water filtration system appears to be functioning at time of inspection, although we recommend having system serviced by a licensed plumbing contractor.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

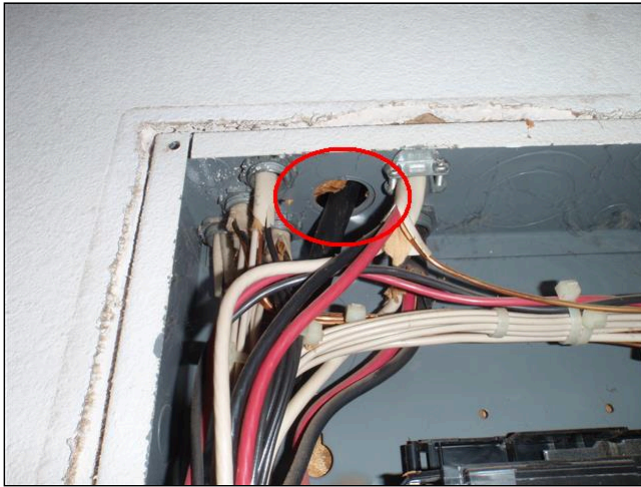
8. Electrical System

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

Circuit missing wire clamp in main electrical panel. Recommend repair, or correct by a licensed

electrical contractor.



8.1 Item 1(Picture)

8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

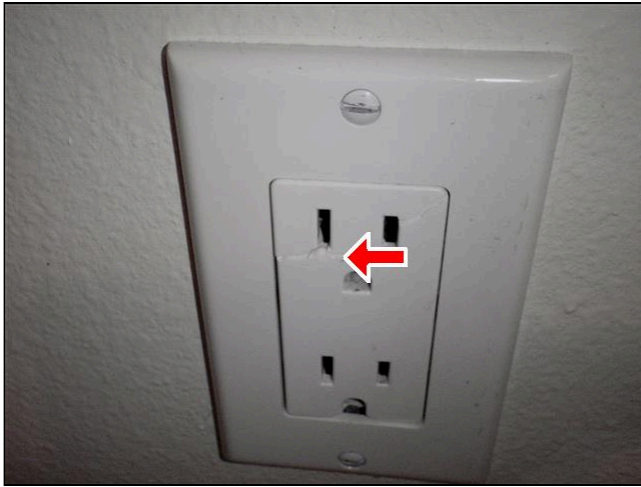
Inspected, Repair or Replace

(1) Front entry area electrical outlet is missing weather resistant cover. Recommend replacing cover by a qualified person.



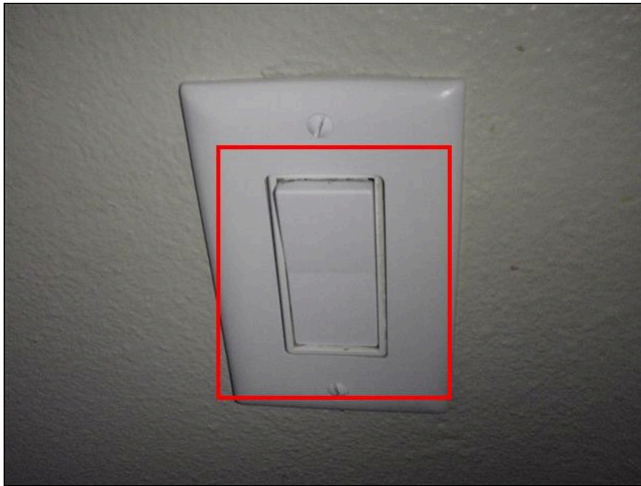
8.3 Item 1(Picture)

(2) Master bedroom electrical outlet cracked. Recommend replace or correct by a licensed electrical contractor.



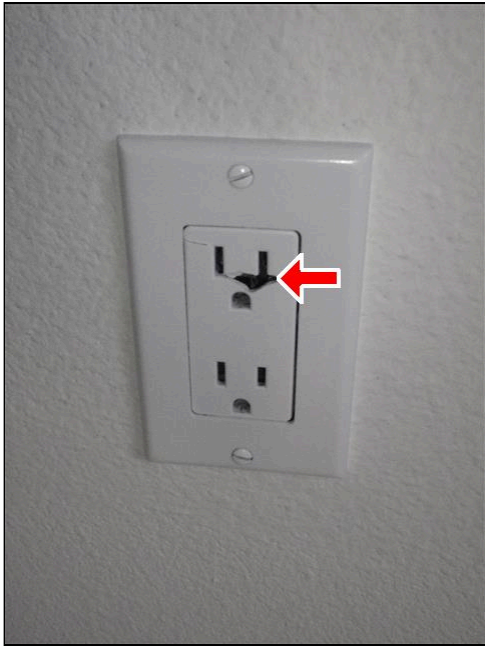
8.3 Item 2(Picture)

(3) Rear corner guest bedroom light switch is warped. Heat can cause them to warp. Recommend repair, replace or correct by a licensed electrical contractor.



8.3 Item 3(Picture)

(4) West guest bedroom electrical outlet cracked. Recommend replace or correct by a licensed electrical contractor.



8.3 Item 4(Picture)

(5) Electrical outlet in dining area, can not insert plug. Recommend repair, replace or correct by a licensed electrical contractor.



8.3 Item 5(Picture)

8.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected, Repair or Replace

(1) Laundry room electrical outlets are not GFCI protected. Recommend installing GFCI receptacles for safety by a licensed electrician.



8.5 Item 1(Picture)

(2) One kitchen electrical outlet is not GFCI protected. Recommend repair, replace or correct by a licensed electrical contractor.



8.5 Item 2(Picture)

8.7 Smoke Detectors

Inspected, Repair or Replace

(1) All three bedrooms missing smoke detectors. Recommend installing smoke detectors by a qualified person.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

(2) The hallway smoke detector is old and its color has changed. Recommend replace smoke detector as per manufacturers instructions.



8.7 Item 4(Picture)

8.8 Carbon Monoxide Detectors

Not Present, Repair or Replace

There are no carbon monoxide detectors found in home. It is recommended that one be installed according to the manufacturer's instructions.

9. Interior Living Area

9.1 Walls

Inspected, Repair or Replace

All interior walls have blemishes. Recommend repair prep and paint by a qualified person.

9.2 Floors

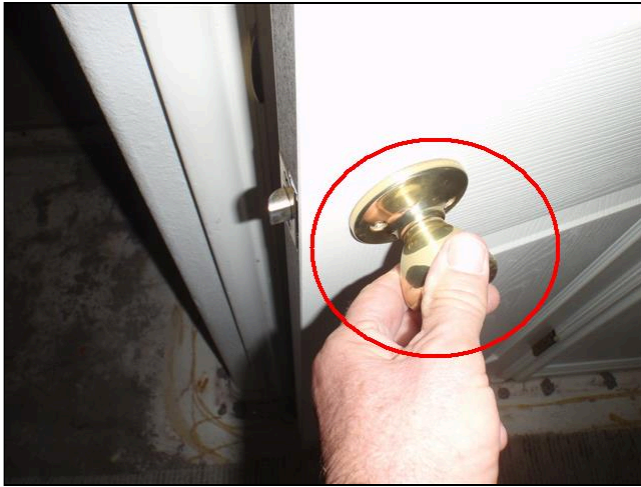
Inspected, Repair or Replace

All interior flooring is old, damaged or missing. Recommend repair, replace or correct by a licensed flooring contractor.

9.3 Doors (representative number)

Inspected, Repair or Replace

Hallway closet door knob hard to turn. Recommend repair, replace or correct by a qualified person.



9.3 Item 1(Picture)

10. Bedrooms

10.1 Walls

Inspected, Repair or Replace

All bedroom walls have blemishes. Recommend repair prep and paint by a qualified person.

10.2 Floors

Inspected, Repair or Replace

All interior flooring is old, damaged or missing. Recommend repair, replace or correct by a licensed flooring contractor.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

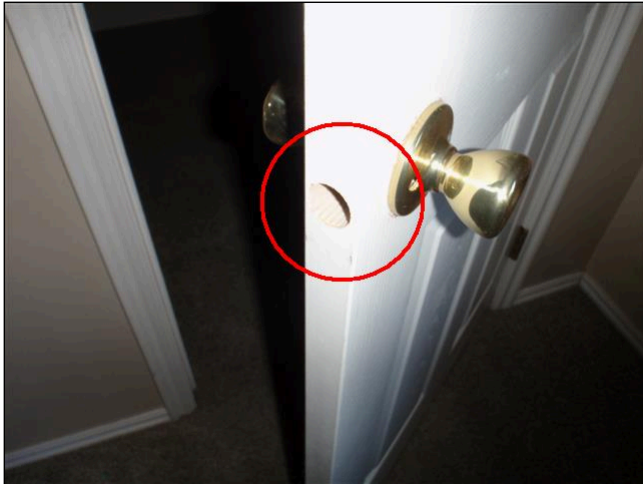


10.2 Item 3(Picture)

10.3 Doors

Inspected, Repair or Replace

(1) Rear corner bedroom closet door latch missing. Recommend replace or correct by a qualified person.



10.3 Item 1(Picture)

(2) Middle bedroom closet door not in place. Recommend repair, replace or correct by a qualified person.



10.3 Item 2(Picture)

(3) Middle guest bedroom door has a hole in it. Recommend repair or correct by a qualified person.

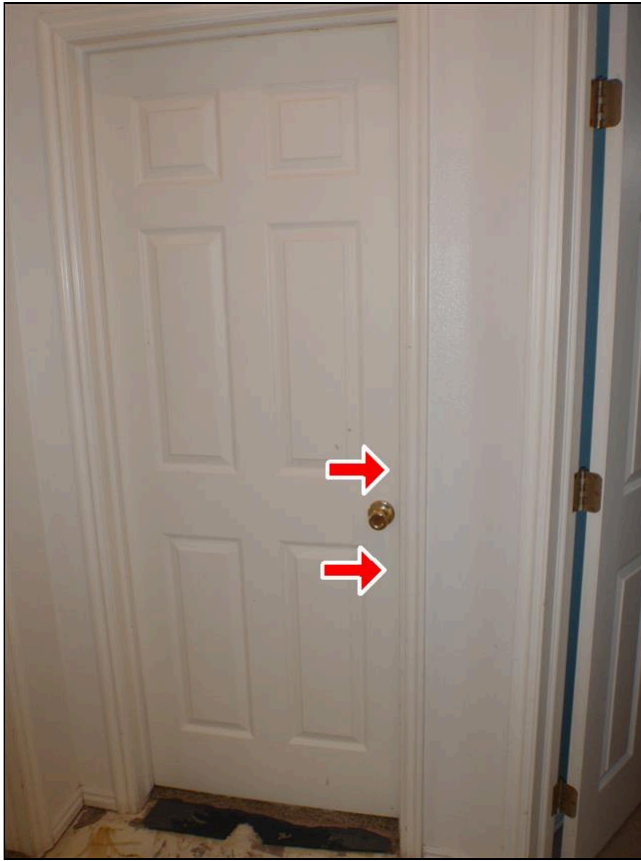


10.3 Item 3(Picture)



10.3 Item 4(Picture)

(4) Rear corner bedroom door hitting door jamb. Recommend repair or correct by a qualified person.



10.3 Item 5(Picture)

11. Bathrooms

11.1 Walls

Inspected, Repair or Replace

Guest bathroom lower wall trim shows sign of wood rot as well as termite intrusion. Recommend repair or correct by a licensed pest control and building contractor.



11.1 Item 1(Picture)

11.2 Floors

Inspected, Repair or Replace

Master bathroom vinyl floor shows signs of wear, chips and stains in areas. Recommend repair, replace

or correct by a licensed flooring contractor.



11.2 Item 1(Picture)



11.2 Item 2(Picture)

11.4 Doors

Inspected, Repair or Replace

Master bathroom closet door upper roller does not stay in track. Recommend repair, replace or correct by a qualified person.



11.4 Item 1(Picture)



11.4 Item 2(Picture)

12. Kitchen

12.4 Doors (representative number)

Inspected, Repair or Replace

Kitchen pantry doors are missing. Recommend replacing doors by a licensed door contractor.



12.4 Item 1(Picture)

13. Laundry Room

13.0 Dryer Vent

Inspected, Repair or Replace

The dryer vent duct has a build-up of lint. Recommend cleaning dryer vent pipe by a qualified person.



13.0 Item 1(Picture)



13.0 Item 2(Picture)

13.2 220 Volt Dryer outlet**Inspected, Repair or Replace**

The dryer 220 electrical outlet appears to be the three prong type. Recommend upgrading to the newer four prong electrical outlet for newer dryers by a licensed electrical contractor.



13.2 Item 1(Picture)

13.6 Floor**Inspected, Repair or Replace**

Laundry room flooring is old and damaged. Recommend repair, replace or correct by a licensed flooring contractor.



13.6 Item 1(Picture)

14. Built-In Kitchen Appliances

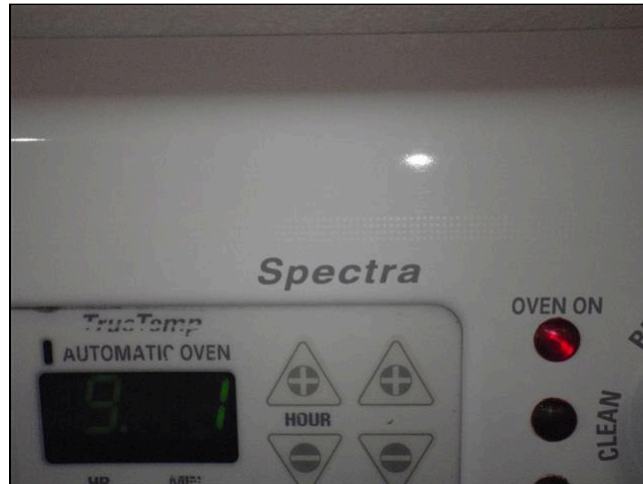
14.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

(1) The stove left rear top burner does not light. Recommend repair, replace or correct by a licensed appliance contractor.



14.1 Item 1(Picture)



14.1 Item 2(Picture)

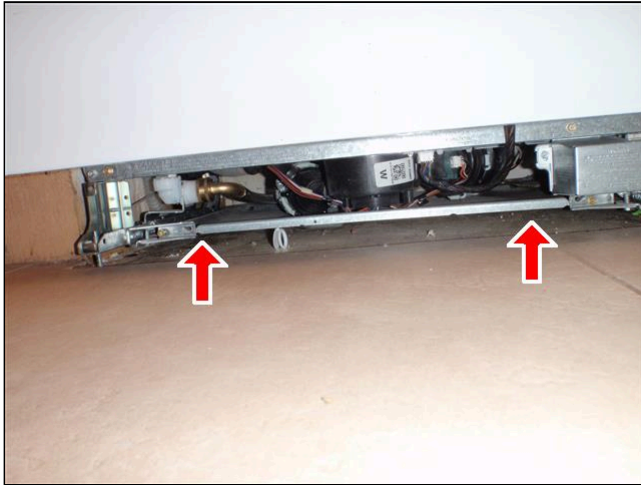
(2) Range Anti Tip Bracket is not installed on freestanding, slide in or drop in range. Recommend installing Anti Tip Bracket by a qualified person for safety.



14.1 Item 3(Picture)

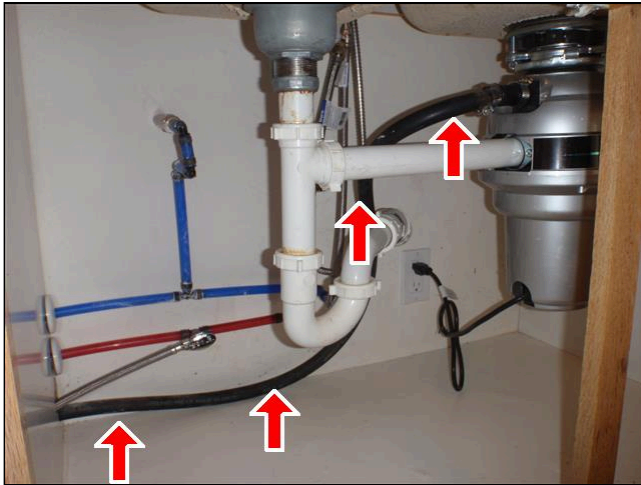
14.2 Dishwasher**Inspected, Repair or Replace**

(1) Dishwasher lower front panel missing. Recommend replace or correct by a qualified person.



14.2 Item 1(Picture)

(2) The dishwasher was installed without a high loop in the drain hose. The drain hose must have a high loop in the hose from the floor to prevent backflow of water into the dishwasher or water siphoning out during operation. Recommend repair, replace or correct by a licensed plumbing contractor.



14.2 Item 2(Picture)

(3) The dishwasher appears to be functioning at the time of the inspection.



14.2 Item 3(Picture)



14.2 Item 4(Picture)



14.2 Item 5(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**INVOICE**

Blue Majestic Home Inspections LLC
Office (435) 705-1111
Dave Cell (435) 705-4628
Inspected By: Dave Bennett, CPI

Inspection Date: 11/18/2021
Report ID: WebsiteSample

Customer Info:	Inspection Property:
Sample Report	5741 Sample Property Drive Washington UT 84780
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note: Thank You - We Appreciate Your Business