



## Inspection Report

**John Doe**

**Property Address:**  
123 Anywhere Street  
Moab, Utah 84532



**Inspections Unlimited LLC**

**Barry Ellison**  
PO Box 762  
Moab, UT 84532  
(435)220-0149



<b>Date:</b> 9/19/2006	<b>Time:</b> 5:30 PM	<b>Report ID:</b> 999
<b>Property:</b> 123 Anywhere Street Moab, Utah 84532	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

**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), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER)** = 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.

**Age Of Home:**  
Over 25 Years

**Client Is Present:**  
No

**Weather:**  
Clear

**Temperature:**  
Over 80

**Rain in last 3 days:**  
Yes

## Roofing / Chimneys and Roof Structure / Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Viewed roof covering from:**

Walked roof

**Chimney (exterior):**

Brick

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Roof Ventilation:**

Gable vents

**Attic info:**

Attic hatch

**Roof Covering:**

3-Tab fiberglass

**Method used to observe attic:**

Limited access

**Attic Insulation:**

Blown

Approximate

R-19

### Inspection Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected, Repair or Replace

Some repairs have been made to the shingles. (Picture 1) There are also some damaged shingles. (Picture 2)



1.0 Picture 1



1.0 Picture 2

#### 1.1 ROOF FLASHING

**Comments:** Inspected

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected, Repair or Replace

The chimney is pulling away from the house. (Picture 1) (Picture 2) I made the chimney move while I was on the roof. It is not attached to the home. I couldn't tell if there was an adequate foundation under the chimney or not. I do think it could be pulled back into place and secured to the home. I suggest you talk with a professional about repairs.



1.2 Picture 1



1.2 Picture 2

#### 1.3 ROOF VENTILATION

**Comments:** Inspected

#### 1.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

**Comments:** Inspected

#### 1.5 ROOF STRUCTURE AND ATTIC ACCESS (Report leak signs or condensation)

**Comments:** Inspected

I could not gain access into the upper attic, there is a permanently mounted shelf in the way. The attic above the carport is being used for storage which limits access. (Picture 1) (Picture 2) From what I could see it all looks ok.



1.5 Picture 1



1.5 Picture 2

#### **1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Not Present

#### **1.7 ATTIC INSULATION**

**Comments:** Inspected

#### **1.8 VISIBLE ELECTRIC WIRING IN ATTIC**

**Comments:** Inspected

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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.

# Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Styles & Materials

### Siding Style:

Lap  
T-111

### Siding Material:

Composite board

### Exterior Entry Doors:

Wood

### Appurtenance:

Sidewalk  
Patio  
Fence

### Driveway:

Concrete

### Window Types:

Thermal/Insulated  
Metal

## Inspection Items

### 2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

**Comments:** Inspected, Repair or Replace

On the east end of the home the siding is in the soil and is quite wet. (Picture 1) This can lead to mold and/or insect problems. There is a small place next to the roof that has some old moisture damage. It is dry now. I recommend talking with a professional.



2.0 Picture 1



2.0 Picture 2

### 2.1 DOORS (exterior)

**Comments:** Inspected

### 2.2 WINDOWS (exterior)

**Comments:** Inspected, Repair or Replace  
Some of the screens are missing, others are damaged.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Inspected

### 2.5 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

### 2.6 PLUMBING WATER FAUCETS (hose bibs)

**Comments:** Inspected, Plumbing Repair or Replace  
The hose bib in back is cracked and leaks. I suggest contacting a licensed plumber.

### 2.7 OUTLETS (exterior)

**Comments:** Inspected

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.

## Garage/Carport

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### Inspection Items

#### 3.0 GARAGE CEILINGS

**Comments:** Inspected

#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

**Comments:** Inspected

#### 3.2 GARAGE FLOOR

**Comments:** Inspected

#### 3.3 GARAGE DOOR (S)

**Comments:** Inspected

#### 3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

**Comments:** Inspected

#### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Not Present

## Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Exhaust/Range hood:**  
RE-CIRCULATE

**Range/Oven:**  
Electric

**Cabinetry:**  
Wood

**Countertop:**  
Laminate

### Inspection Items

#### 4.0 CEILINGS

**Comments:** Inspected

#### 4.1 WALLS

**Comments:** Inspected

#### 4.2 FLOORS

**Comments:** Inspected

#### 4.3 PANTRY/CLOSET DOORS

**Comments:** Inspected, Repair or Replace  
The pantry door has a hole in it. (Picture 1)



4.3 Picture 1

#### 4.4 WINDOWS

**Comments:** Inspected

#### 4.5 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 4.6 PLUMBING DRAINS / VENT SYSTEMS

**Comments:** Inspected

#### 4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

**Comments:** Inspected, Plumbing Repair or Replace  
The hand sprayer leaks.(Picture 1) I suggest you contact a licensed plumber.



4.7 Picture 1

#### 4.8 OUTLETS AND WALL SWITCHES

**Comments:** Inspected

The counter top outlets are not GFCI protected. This is now required on all new construction. Installing these is an easy



way to improve the safety of the home.

**4.9 DISHWASHER**

**Comments:** Inspected

**4.10 RANGES/OVENS/COOKTOPS**

**Comments:** Inspected

**4.11 RANGE HOOD**

**Comments:** Inspected

**4.12 TRASH COMPACTOR**

**Comments:** Not Present

**4.13 FOOD WASTE DISPOSER**

**Comments:** Inspected

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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.

## Rooms

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.

### Styles & Materials

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Carpet  
Laminate

**Interior Doors:**

Hollow core

### Inspection Items

#### 5.0 CEILINGS

**Comments:** Inspected

#### 5.1 WALLS

**Comments:** Inspected, Repair or Replace

There seems to be moisture behind the sheetrock and under the carpet in the basement. (Picture 1) I was able to get a reading with the moisture meter pretty much anywhere below three feet in height. (Picture 2) The highest readings were in the storage room and under the windows in the family room. I recommend contacting a professional.



5.1 Picture 1



5.1 Picture 2

#### 5.2 FLOORS

**Comments:** Inspected

#### 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

#### 5.4 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

The door to the pink bedroom sticks. That is probably what caused the damage.(Picture 1)



5.4 Picture 1

#### 5.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

One of the bedroom windows has had a pane of glass broken, so it is no longer insulating. Quite a few of the windows have had the seals go bad. (Picture 1) I suggest contact a window professional.



5.5 Picture 1

## 5.6 OUTLETS AND WALL SWITCHES

**Comments:** Inspected, Electrical Repair or Replace  
The phone jack in the hall way has been removed.(Picture 1)

The light switch on the fan in the basement is very stiff. You may want to contact an electrician.



5.6 Picture 1



5.6 Picture 2

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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.

## Upstairs Bath

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### Styles & Materials

#### Exhaust Fans:

Fan only

### Inspection Items

#### 6.0.A CEILINGS

**Comments:** Inspected

#### 6.1.A WALLS

**Comments:** Inspected

#### 6.2.A FLOORS

**Comments:** Inspected

#### 6.3.A COUNTERTOPS AND CABINETS

**Comments:** Inspected

#### 6.4.A DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.5.A WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected, Plumbing Repair or Replace

The drain plug valve is leaking under the sink.(Picture 1)



6.6.A Picture 1

#### 6.7.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

**Comments:** Inspected

FYI: The shower switch is hard to use. You may want to contact a plumber.

#### 6.8.A OUTLETS AND SWITCHES

**Comments:** Inspected, Electrical Repair or Replace

The knob for the heat lamp switch is broken.

#### 6.9.A EXHAUST FAN

**Comments:** Inspected

## Downstairs Bath

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### Styles & Materials

#### Exhaust Fans:

Fan only

### Inspection Items

#### 6.0.B CEILINGS

**Comments:** Inspected

#### 6.1.B WALLS

**Comments:** Inspected, Repair or Replace  
There is moisture behind the paneling in the bathroom also.

#### 6.2.B FLOORS

**Comments:** Inspected

#### 6.3.B COUNTERTOPS AND CABINETS

**Comments:** Inspected

#### 6.4.B DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.5.B WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 6.7.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

**Comments:** Inspected

#### 6.8.B OUTLETS AND SWITCHES

**Comments:** Inspected

#### 6.9.B EXHAUST FAN

**Comments:** Inspected

## Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured concrete

**Wall Structure:**

Wood

**Method used to observe Crawlspace:**

Crawled

**Columns or Piers:**

Wood posts

**Floor Structure:**

Wood joists

**Floor System Insulation:**

Loose fill (netted)

Approximate

Above R-19

### Inspection Items

#### 7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected, Repair or Replace

There is water getting into the crawlspace in the north west corner.(Picture 1)



7.0 Picture 1

#### 7.1 WALLS (Structural)

**Comments:** Inspected

#### 7.2 COLUMNS OR PIERS

**Comments:** Inspected, Repair or Replace

Some of the shelving is sitting in the dirt. (Picture 1) This can lead to termites or other problems. I suggest you contact a professional.



7.2 Picture 1

#### 7.3 FLOORS (Structural)

**Comments:** Inspected

#### 7.4 CEILINGS (structural)

**Comments:** Inspected

#### 7.5 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

#### 7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Not Present

## 7.7 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

**Comments:** Inspected

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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.

# Plumbing System

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The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply:</b> Copper	<b>Plumbing Water Distribution (inside building):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste Line:</b> ABS	<b>Water Heater Power Source:</b> Electric
<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Clothes Dryer Vent Material:</b> Metal	

## Inspection Items

### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected, Plumbing Repair or Replace

The extension on the water heater's pressure and temperature valve is too small. I suggest contacting a licensed plumber.

### 8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

### 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

### 8.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

### 8.6 SUMP PUMP

**Comments:** Not Present

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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.



## Electrical System

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The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Overhead service  
Aluminum

**Branch wire 15 and 20 AMP:**

Copper

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Wiring Methods:**

Romex

**Dryer Power Source:**

220 Electric

### Inspection Items

#### 9.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

#### 9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected

#### 9.3 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)

**Comments:** Inspected

#### 9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

#### 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

#### 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

The panel is located in the laundry area behind the dryer.

#### 9.7 SMOKE DETECTORS

**Comments:** Inspected

FYI: There are no smoke detectors in the home. I always recommend that you install smoke alarms in each bedroom. In addition installing a carbon monoxide detector is an easy way to improve the safety of your home.

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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.

## Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Radiant Ceiling	<b>Heating Equipment Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Cooling Equipment Type:</b> Swamp Cooler	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units (excluding heat pumps):</b> One
<b>Ductwork:</b> Non-insulated	<b>Types of Fireplaces:</b> Solid Fuel Stand-alone	<b>Operable Fireplaces:</b> One

### Inspection Items

#### 10.0 HEATING EQUIPMENT / AIR HANDLER

**Comments:** Inspected

#### 10.1 COOLING EQUIPMENT / AIR HANDLER

**Comments:** Inspected

#### 10.2 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 10.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Not Present

#### 10.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Not Present

#### 10.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected, Repair or Replace  
As I mentioned earlier the chimney is moving.

#### 10.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Inspected

#### 10.8 SWAMP COOLER

**Comments:** Inspected, Repair or Replace  
The wiring for the swamp cooler is not in conduit and is decaying in the sun.(Picture 1) I suggest you contact a licensed professional.



10.8 Picture 1

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.



# General Summary



Inspections Unlimited LLC

PO Box 762  
Moab, UT 84532  
(435)220-0149

Customer  
John Doe

Property Address  
123 Anywhere Street  
Moab, Utah 84532

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 appear to warrant 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, efficiency, or safety 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.

## Roofing / Chimneys and Roof Structure / Attic

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### 1.0 ROOF COVERINGS

#### Inspected, Repair or Replace

Some repairs have been made to the shingles. (Picture 1) There are also some damaged shingles. (Picture 2)

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected, Repair or Replace

The chimney is pulling away from the house.(Picture 1) (Picture 2) I made the chimney move while I was on the roof. It is not attached to the home. I couldn't tell if there was an adequate foundation under the chimney or not. I do think it could be pulled back into place and secured to the home. I suggest you talk with a professional about repairs.

## Exterior

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### 2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

#### Inspected, Repair or Replace

On the east end of the home the siding is in the soil and is quite wet.(Picture 1) This can lead to mold and/or insect problems. There is a small place next to the roof that has some old moisture damage. It is dry now. I recommend talking with a professional.

## 2.2 WINDOWS (exterior)

### Inspected, Repair or Replace

Some of the screens are missing, others are damaged.

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## Kitchen Components and Appliances

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## 4.3 PANTRY/CLOSET DOORS

### Inspected, Repair or Replace

The pantry door has a hole in it. (Picture 1)

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## Rooms

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## 5.1 WALLS

### Inspected, Repair or Replace

There seems to be moisture behind the sheetrock and under the carpet in the basement. (Picture 1) I was able to get a reading with the moisture meter pretty much anywhere below three feet in height. (Picture 2) The highest readings were in the storage room and under the windows in the family room. I recommend contacting a professional.

## 5.4 DOORS (REPRESENTATIVE NUMBER)

### Inspected, Repair or Replace

The door to the pink bedroom sticks. That is probably what caused the damage.(Picture 1)

## 5.5 WINDOWS (REPRESENTATIVE NUMBER)

### Inspected, Repair or Replace

One of the bedroom windows has had a pane of glass broken, so it is no longer insulating. Quite a few of the windows have had the seals go bad. (Picture 1) I suggest contact a window professional.

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## Downstairs Bath

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## 6.1.B WALLS

### Inspected, Repair or Replace

There is moisture behind the paneling in the bathroom also.

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## Structural Components

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## 7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

### Inspected, Repair or Replace

There is water getting into the crawlspace in the north west corner.(Picture 1)

## 7.2 COLUMNS OR PIERS

### Inspected, Repair or Replace

Some of the shelving is sitting in the dirt. (Picture 1) This can lead to termites or other problems. I suggest you contact a professional.

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## Heating / Central Air Conditioning

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## 10.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

### **Inspected, Repair or Replace**

As I mentioned earlier the chimney is moving.

#### **10.8 SWAMP COOLER**

### **Inspected, Repair or Replace**

The wiring for the swamp cooler is not in conduit and is decaying in the sun.(Picture 1) I suggest you contact a licensed professional.

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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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# Plumbing Summary



Inspections Unlimited LLC

PO Box 762  
Moab, UT 84532  
(435)220-0149

Customer  
John Doe

Property Address  
123 Anywhere Street  
Moab, Utah 84532

The following items or discoveries indicate that these plumbing systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant 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, efficiency, or safety 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.

## Exterior

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### 2.6 PLUMBING WATER FAUCETS (hose bibs)

**Inspected, Plumbing Repair or Replace**

The hose bib in back is cracked and leaks. I suggest contacting a licensed plumber.

## Kitchen Components and Appliances

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### 4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

**Inspected, Plumbing Repair or Replace**

The hand sprayer leaks.(Picture 1) I suggest you contact a licensed plumber.

## Upstairs Bath

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### 6.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Inspected, Plumbing Repair or Replace**

The drain plug valve is leaking under the sink.(Picture 1)

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## **Plumbing System**

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**8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Inspected, Plumbing Repair or Replace**

The extension on the water heater's pressure and temperature valve is to small. I suggest contacting a licensed plumber.

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# Electrical Summary



Inspections Unlimited LLC

PO Box 762  
Moab, UT 84532  
(435)220-0149

Customer  
John Doe

Property Address  
123 Anywhere Street  
Moab, Utah 84532

The following items or discoveries indicate that these electrical systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant 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, efficiency, or safety 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.

## Rooms

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### 5.6 OUTLETS AND WALL SWITCHES

#### Inspected, Electrical Repair or Replace

The phone jack in the hall way has been removed.(Picture 1)

The light switch on the fan in the basement is very stiff. You may want to contact an electrician.

## Upstairs Bath

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### 6.8.A OUTLETS AND SWITCHES

#### Inspected, Electrical Repair or Replace

The knob for the heat lamp switch is broken.

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**Inspections Unlimited LLC**

**Barry Ellison  
PO Box 762  
Moab, UT 84532  
(435)220-0149**

