



Inspection Report

Mr. Home Buyer

Property Address:
1111 Somewhere in
Provo UT 84604



Ideal Inspections of America, Inc.

Felipe A. Acuna
HI7743 CBC1260387

2279 N University Pkwy 124, UT 84604
385-345-5319

www.IdeallInspections.us

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Citizens 4-Point 2012 Revised - Pics4](#)

[Florida Wind Mitigation Form - 2012 - Pics4](#)

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[Standards Of Practice](#)

[Wind Mitigation Estate Certificate](#)

[Roofing City Permit](#)

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Date: 7/4/2020	Time:	Report ID: 0921BuyerH
Property: 1111 Somewhere in Provo UT 84604	Customer: Mr. Home Buyer	Real Estate Professional: My Realtor Real State Company

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.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

We research A/C units and water heater labels for manufacture date but this information is not always 100% accurate. Other appliances labels, if founded, are provided for client' own research.

Standards of Practice:
INACHI National Association of Certified Home Inspectors

In Attendance:
Seller's agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 40 years

Temperature:
Over 65 (F) = 18 (C)

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Weather:
Clear

Home Faces:
North, West

1. Roofing

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

Roof Covering:

Tile
Concrete

Viewed roof covering from:

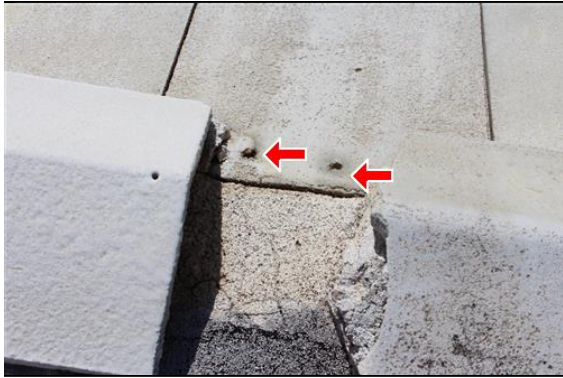
Ground
Ladder
Walked roof
Binoculars

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings and Valleys	•			
1.2	Roof Penetrations	•			
1.3	Gutters and downspouts	•			•
1.4	Roof ventilation	•			
		IN	NI	NP	RR

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

Comments:

1.0 Multiple broken tiles, exposed nails, water ponding on flat part of the roof. Signs of water leaks on attic and inside the house. Dry at the time of the inspection. Further observation, evaluation, and repair by a licensed roofing contractor is needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



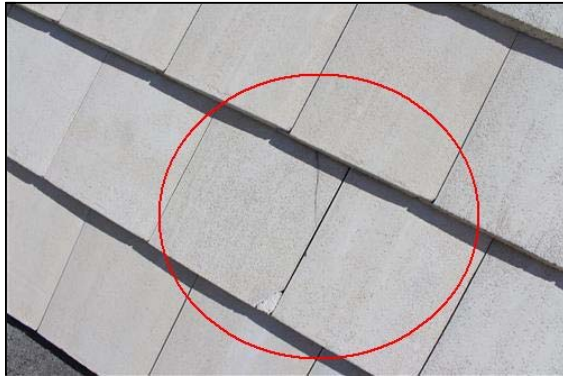
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



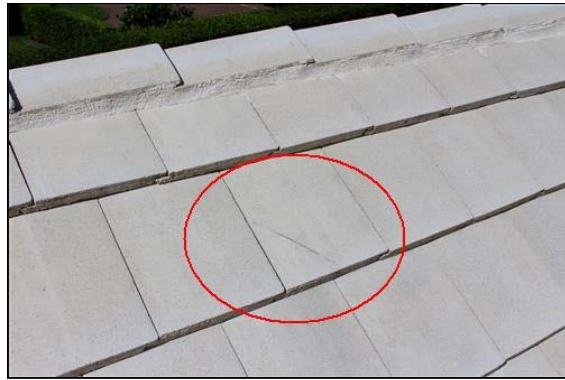
1.0 Item 9(Picture)



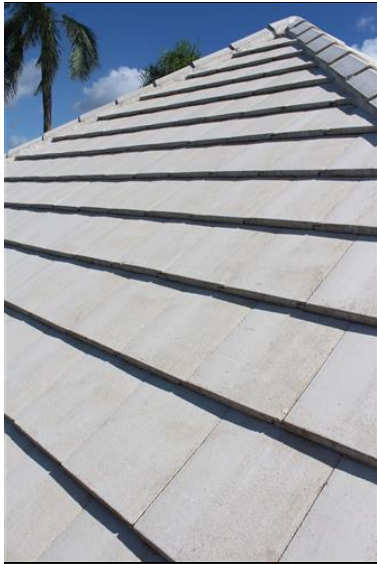
1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)

1.1 Satisfactory

1.2 Satisfactory

1.3 Installation of downspout extension is needed to avoid water erosion around pipe. Covering of pipe and downspout repair is recommended.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 Satisfactory



1.4 Item 1(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 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

Wall finishing Style:

Cement stucco

Wall Material:

Masonry

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Covered porch
Patio

Driveway:

Pavers

Windows:

Single hung

		IN	NI	NP	RR
2.0	Exterior Wall	•			
2.1	Entry Door (Exterior)	•			
2.2	Patio doors (Exterior)	•			
2.3	Sliding doors or french doors (Exterior)	•			
2.4	Windows & shutters	•			
2.5	Decks, Balconies, Porches, Patio/Cover and Railings	•			
2.6	Eaves, Soffits and Fascias	•			•
2.7	Vegetation & grading	•			•
2.8	Driveways, Carport, Patio Floor, Walkways and Retaining Walls	•			
		IN	NI	NP	RR

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

Comments:

2.0 Satisfactory

2.1 Satisfactory



2.1 Item 1(Picture)

2.2 Satisfactory

2.3 Satisfactory



2.3 Item 1(Picture)

2.4 Satisfactory



2.4 Item 1(Picture)

2.5 Satisfactory

2.6 Rotted soffit in north east corner of the house. See attached Termite report. Repair is recommended.



2.6 Item 1(Picture)

2.7 Trimming of trees at least three feet away from roof line is recommended.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

2.8 Satisfactory

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

Styles & Materials

Garage Door Type and quantity:
One door automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

Occupant door:
Fire rated

Garage Type:
Attached
2-car

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			•
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Garage Door Operators	•			
3.5	Occupant Door (from garage to inside of home)	•			•
3.6	Garage Side Door(exterior door)	•			
		IN	NI	NP	RR

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Comments:

3.0 Satisfactory

3.1 Wet drywall inside garage closet. There is broken tiles on roof in this area. Further Evaluation and repair by a general contractor is recommended.



3.1 Item 1(Picture)

3.2 Satisfactory



3.2 Item 1(Picture)

3.3 Satisfactory



3.3 Item 1(Picture)

3.4 Satisfactory



3.4 Item 1(Picture)

3.5 This door should not stay open on its own. Installation of self closing hinges is recommended.



3.5 Item 1(Picture)

3.6 Door can't open properly due to hedges behind it. Trimming of hedges is recommended.



3.6 Item 1(Picture)

4(A) . KITCHEN,BATHS & LAUNDRY

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:
Gypsum Board

Wall Material:
Gypsum Board
Tile on shower-bath walls

Floor Covering(s):
Tile
Wood

Interior Doors:
Hollow core

Window Types:
Single-hung

Cabinetry:
Wood

Countertop:
Laminate
Composite

Laundry Room Location:
Utility closet

Dryer Vent:
Flexible metal

Exhaust Fans:
Fan with light

Dryer Brand:
MAYTAG

Washer Brand:
MAYTAG

		IN	NI	NP	RR
4.0.A	Ceilings	•			
4.1.A	Walls	•			•
4.2.A	Floors	•			
4.3.A	Interior Doors	•			
4.4.A	Windows	•			
4.5.A	French Doors/Sliding Doors	•			
4.6.A	Counters and Cabinets	•			
4.7.A	GFCI receptacles			•	
4.8.A	Exhaust fans on baths	•			
4.9.A	Dryer Machine (Life Expectancy 13 years)	•			
4.10.A	Washer Machine (Life Expectancy 5 - 15 years)	•			
		IN	NI	NP	RR

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Comments:

4.0.A Satisfactory



4.0.A Item 1(Picture)

4.1.A Repair of bathroom wall in the north side of the house is recommended. Sealing around diverter valve to prevent water intrusion on the wall is needed.



4.1.A Item 1(Picture)



4.1.A Item 2(Picture)



4.1.A Item 3(Picture)

4.2.A Satisfactory



4.2.A Item 1(Picture)

4.3.A Satisfactory

4.4.A Satisfactory

4.5.A Satisfactory

4.6.A Signs of leak on kitchen cabinet. Dry at the time of inspection.



4.6.A Item 1(Picture)



4.6.A Item 2(Picture)

4.7.A Installation is recommended.



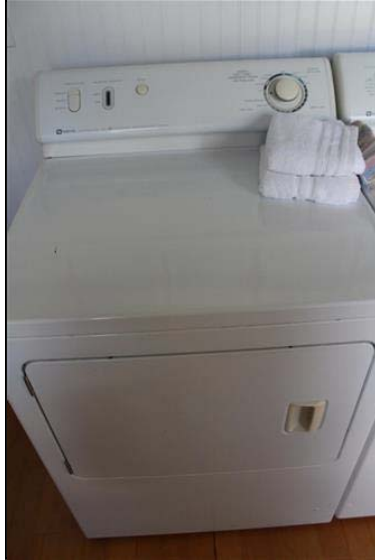
4.7.A Item 1(Picture)

4.8.A Satisfactory

4.9.A Satisfactory.



4.9.A Item 1(Picture)



4.9.A Item 2(Picture)



4.9.A Item 3(Picture)

4.10.A Satisfactory.



4.10.A Item 1(Picture)



4.10.A Item 2(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.

4(B) . 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:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Carpet
Laminated T&G

Interior Doors:
Solid core

Window Types:
Single-hung

		IN	NI	NP	RR
4.0.B	Ceilings	•			
4.1.B	Walls	•			
4.2.B	Floors	•			
4.3.B	Interior Doors	•			
4.4.B	Windows	•			•
4.5.B	French Doors/Sliding Doors	•			•
4.6.B	Counters and Cabinets	•			
		IN	NI	NP	RR

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

Comments:

4.0.B Signs of water leak in bar ceiling and around a/c vent.



4.0.B Item 1(Picture)



4.0.B Item 2(Picture)



4.0.B Item 3(Picture)

4.1.B Damaged door stopper throughout the home. Repair is recommended.

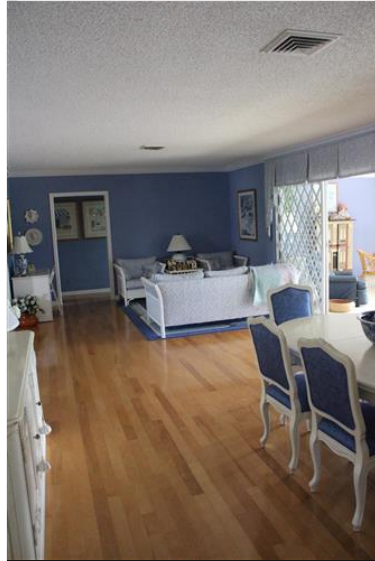


4.1.B Item 1(Picture)

4.2.B Satisfactory



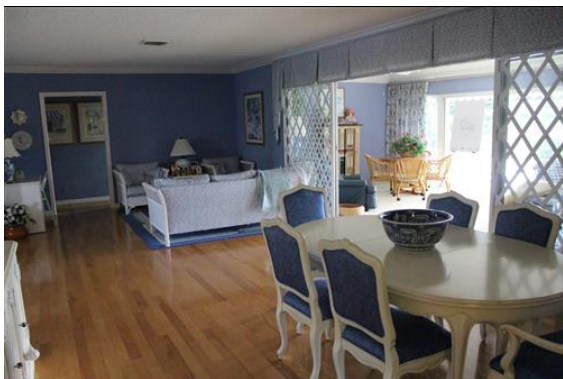
4.2.B Item 1(Picture)



4.2.B Item 2(Picture)



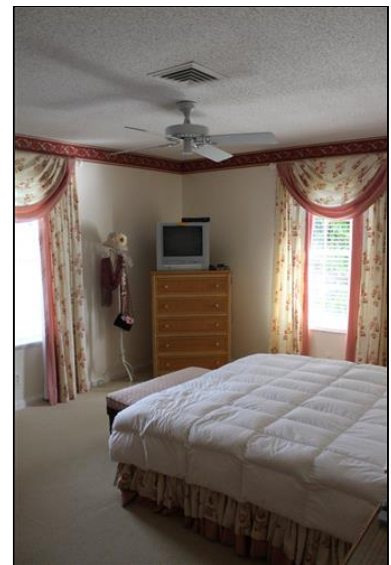
4.2.B Item 3(Picture)



4.2.B Item 4(Picture)



4.2.B Item 5(Picture)



4.2.B Item 6(Picture)

4.3.B Satisfactory



4.3.B Item 1(Picture)

4.4.B Most windows were locked and could not be tested, but many of them have defective lock system and some of them will not stay open. Further evaluation and repair is recommended.



4.4.B Item 1(Picture)

4.5.B Sliding door lock system is not working properly. Repair is recommended.



4.5.B Item 1(Picture)

4.6.B Signs of water leak in bar cabinet. Dry at the time of inspection.



4.6.B Item 1(Picture)



4.6.B Item 2(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.

5. Built-In Kitchen 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.

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Styles & Materials

Refrigerator Brand:
AMANA

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
IN SINK ERATOR

Range/Oven Brand:
GENERAL ELECTRIC

Microwave Brand:
NONE

Exhaust/Range hood:
VENTED
GENERAL ELECTRIC

		IN	NI	NP	RR
5.0	Refrigerator (Life Expectancy 9 - 13 years)	•			
5.1	Dishwasher (Life Expectancy 9 years)	•			
5.2	Ranges/Ovens/Cooktops (Life Expectancy 14 years)	•			
5.3	Microwave Cooking Equipment (Life Expectancy 9 years)			•	
5.4	Food Waste Disposer (Life Expectancy 12 years)	•			
5.5	Range Hood (s) (Life Expectancy 14 years)	•			
		IN	NI	NP	RR

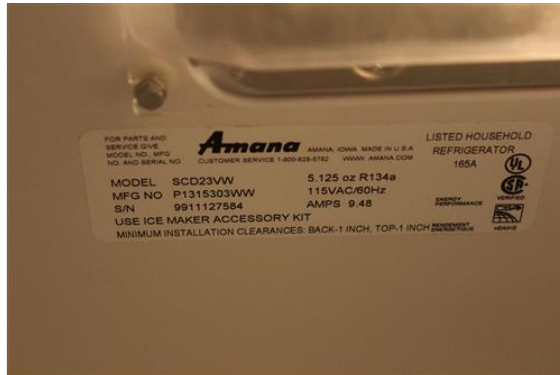
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 Satisfactory



5.0 Item 1(Picture)



5.0 Item 2(Picture)

6. 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:
Masonry

Roof Structure:
Engineered wood trusses

Roof-Type:
Hip

Method used to observe attic:
Walked

Attic info:
Attic access
Pull Down stairs

		IN	NI	NP	RR
6.0	Foundations	•			
6.1	Walls (Structural)	•			
6.2	Roof Structure and Attic	•			
		IN	NI	NP	RR

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

Comments:

6.0 Visual inspection only/inside structure not visible.

6.1 Visual inspection only/inside structure not visible.

6.2 Satisfactory.

Visual inspection only.



6.2 Item 1(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.

7. 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.

Styles & Materials

Attic Insulation:

Blown
R-19

Ventilation:

Soffit Vents

		IN	NI	NP	RR
7.0	Insulation in Attic	•			•
7.1	Ventilation of Attic and Foundation Areas	•			
7.2	Venting Systems (Kitchens, Baths and Laundry)	•			
		IN	NI	NP	RR

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

Comments:

7.0 Existing blown insulation has less than 4" thickness. Repair by a licensed contractor is recommended



7.0 Item 1(Picture)

7.1 Satisfactory.

7.2 Satisfactory

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.

8. Plumbing System

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

Water Source:

Public

Plumbing Water Supply (into home):

Copper
PVC

Plumbing Water Distribution (inside home):

Copper
PVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacture Date:

2000

Manufacturer:

RHEEM

Water Heater Location:

Utility Room

Main Water Shut-off Meter Location:

Outside on the wall

		IN	NI	NP	RR
8.0	Sanitary. Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply and Distribution System	•			
8.2	Hot Water System (Life Expectancy 6 - 12 years)	•			•
8.3	Main Water Shut-off Valve	•			
8.4	Plumbing fixtures	•			•
		IN	NI	NP	RR

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

Comments:

8.0 Satisfactory

8.1 Satisfactory

8.2 The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend repair by a licensed contractor.

This unit is working properly, but is at the end of its life expectancy and could require repair or replacement at anytime within the next five years.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.3 Satisfactory



8.3 Item 1(Picture)

8.4 Installation of hose bib anti-siphon valve is recommended. Leaking exterior hose bib. Shower/tub valve is leaking. Further evaluation and repair by a licensed contractor is needed.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)



8.4 Item 5(Picture)



8.4 Item 6(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.

9. Electrical System

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:

Below ground
Copper

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

ITE

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors, grounding and main (meter) device	•			
9.1	Main and Distribution Panels	•			•
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			•
9.3	Connected Devices and Fixtures (operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•
9.5	Smoke Detectors	•			
		IN	NI	NP	RR

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

Comments:

9.0 Satisfactory



9.0 Item 1(Picture)

9.1 Double wiring present in a main panel circuit. Further revision and repair by a Licensed electrical contractor is recommended.



9.1 Item 1(Picture)

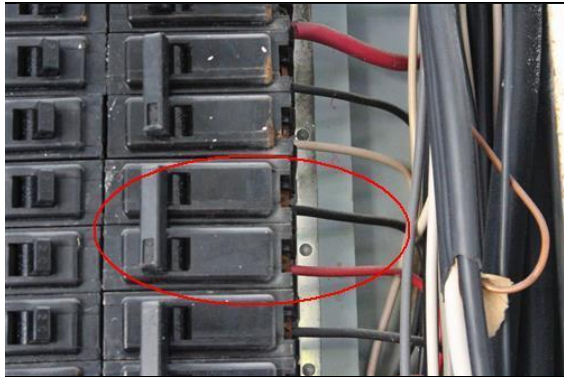


9.1 Item 2(Picture)

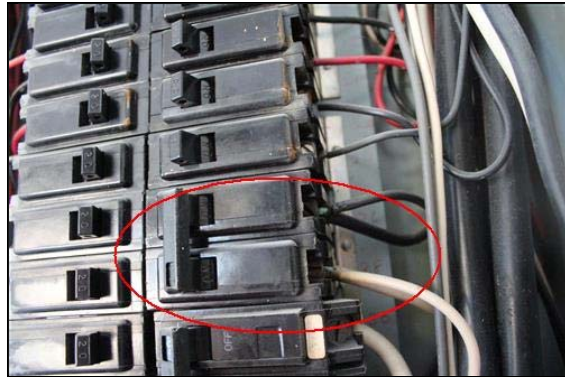


9.1 Item 3(Picture)

9.2 Double tap is connected using a 12 gauge wire into a 40Amp circuit breaker. Also, there is a 30Amp breaker with a 12 gauge wire, which doesn't meet standards. Further evaluation and repair by a licensed electrical contractor is recommended.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 Loud noise coming from transformer in attic. Further evaluation and repair as needed by a licensed contractor is recommended.



9.3 Item 1(Picture)

9.4 The outside outlet cover is damaged and needs repair or replace.



9.4 Item 1(Picture)

9.5 Satisfactory

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.

10. Central Air Conditioning System

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

Number of AC Only Units: Two	Filter Type: Disposable	Duct: Insulated
Cooling Equipment Type: Heat Pump Forced Air (provides cool and warm air)	Energy Source: Electricity	Ductwork: Flexible
Manufacturer and date(Handler Unit 1): LENNOX 1998	Manufacturer and date(Compressor-Condenser Unit 1): TRANE 2006	Manufacturer and date(Handler Unit 2): BRYANT 1994
Manufacturer and date(Compressor-Condenser Unit 2): TEMPSTAR 1990		

		IN	NI	NP	RR
10.0	Handler Equipment (Indoor unit) (Life Expectancy 10 - 15 years)	•			
10.1	Compressor-Condenser (Exterior unit) (Life Expectancy 10 - 15 years)	•			
10.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
10.3	Normal Operating Controls (Thermostat)	•			
10.4	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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

Comments:

10.0 Satisfactory

Unit 1

This unit is working properly, but is at the end of its life expectancy and could require repair or replacement at anytime within the next five years.

The ambient air test was performed by using thermometers on the air handler to determine if the difference in temperatures of the supply and return air are between 14 and 22 degrees which indicates that the unit is cooling as intended.

The supply air temperature on your system read **74** degrees,

The return air temperature was **59** degrees.

This indicates a difference of **15** degrees.

Unit 2

This unit is working properly, but is at the end of its life expectancy and could require repair or replacement at anytime within the next five years.

The ambient air test was performed by using thermometers on the air handler to determine if the difference in temperatures of the supply and return air are between 14 and 22 degrees which indicates that the unit is cooling as intended.

The supply air temperature on your system read **75** degrees,

The return air temperature was **62** degrees.

This indicates a difference of **13** degrees.



10.0 Item 1(Picture) Unit 2



10.0 Item 2(Picture) Unit 1



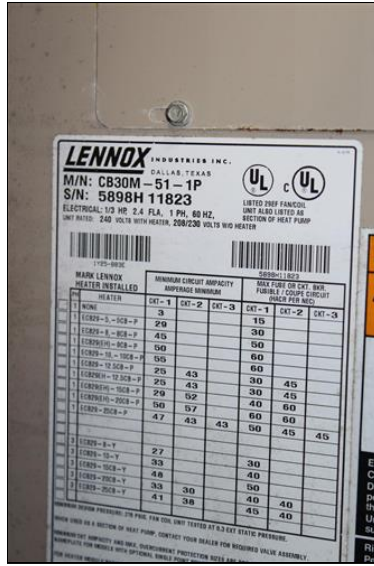
10.0 Item 3(Picture)



10.0 Item 4(Picture) Unit 1



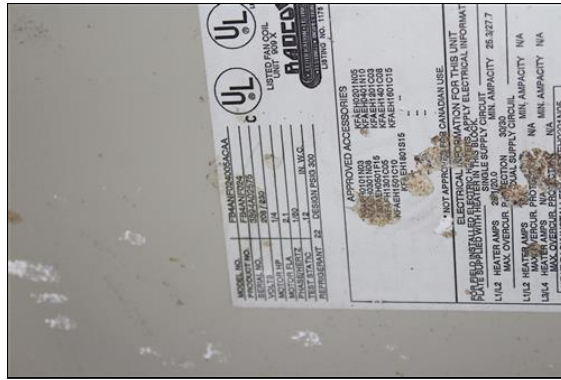
10.0 Item 5(Picture) Unit 2



10.0 Item 6(Picture) Unit 1



10.0 Item 7(Picture) Unit 2



10.0 Item 8(Picture) Unit 2

10.1 Unit 1

Satisfactory.

Unit 2

This unit is working properly, but is at the end of its life expectancy and could require repair or replacement at anytime within the next five years.



10.1 Item 1(Picture)



10.1 Item 2(Picture) Unit 2



10.1 Item 3(Picture) Unit 1

10.2 Some ducts in the attic are not properly seal. Repair is recommended.



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.2 Item 4(Picture)

10.3 Satisfactory



10.3 Item 1(Picture) Unit 2



10.3 Item 2(Picture) Unit 1

10.4 No a/c vents on bathroom. Installation is recommended.

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.

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. *A child can drown in the time it takes to answer a phone.* A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.inh.org/foryourhealth/article_children.html

Styles & Materials

Style:
In ground
Heated

Shape:
Freeform

Wall Material:
Gunite (concrete)

		IN	Yes	NI	NP	RR	No
11.0	Operational Condition of Pool	•					
11.1	Surface Walls and Floor of Pool	•					
11.2	Permanent Accessories Condition	•					
11.3	Pumps for Circulation of Water	•					
11.4	Pumps for Vacuum or Cleaning	•					
11.5	Pool Heaters	•				•	
11.6	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)	•					
11.7	Overflow Skimmers and Drains	•					
11.8	Chemicals for Pool (Capable of being stored with a lock)				•		
11.9	Does Pool have any rescue equipment?	•					•
11.10	Do Steps and ladders exist on both sides of the pool?	•	•				
11.11	Is the Pool depth marked on outside area of Pool?	•					•
11.12	Is there a depth of at least eight feet to allow for safe diving?	•					•
11.13	Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?	•					•
11.14	Is the pool fenced?	•					•
11.15	Are Electric Lights Secure?	•	•				
11.16	Water Level should be within inches from Rim to allow an easier climb out.	•					
11.17	Pool Design at waters edge should not include protrusions that could injure swimmer	•					
11.18	Does the surface around pool encourage drainage away from pool?	•	•				
		IN	Yes	NI	NP	RR	No

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

Comments:

11.0 Satisfactory

11.1 Satisfactory

11.2 Satisfactory

11.3 Satisfactory



11.3 Item 1(Picture)

11.4 Satisfactory



11.4 Item 1(Picture)



11.4 Item 2(Picture)

11.5 Pool Heater was disconnected.



11.5 Item 1(Picture)

11.6 Satisfactory

11.7 Satisfactory



11.7 Item 1(Picture)

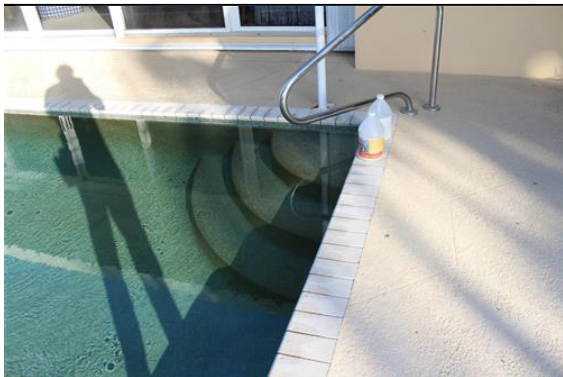


11.7 Item 2(Picture)



11.7 Item 3(Picture)

11.10



11.10 Item 1(Picture)



11.10 Item 2(Picture)

11.14 Installation of a fence is recommended.

11.16 Satisfactory



11.16 Item 1(Picture)

11.17 Satisfactory

11.18 Satisfactory

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.

General Summary



Ideal Inspections of America, Inc.

2279 N University Pkwy 124, UT 84604
385-345-5319

www.Ideallnspections.us

Customer
Mr. Home Buyer

Address
1111 Somewhere in
Provo UT 84604

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.

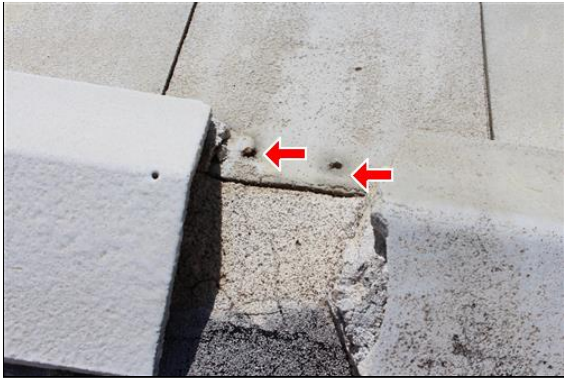
1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

Multiple broken tiles, exposed nails, water ponding on flat part of the roof. Signs of water leaks on attic and inside the house. Dry at the time of the inspection. Further observation, evaluation, and repair by a licensed roofing contractor is needed.

1. Roofing



1.0 Item 1(Picture)



1.0 Item 2(Picture)



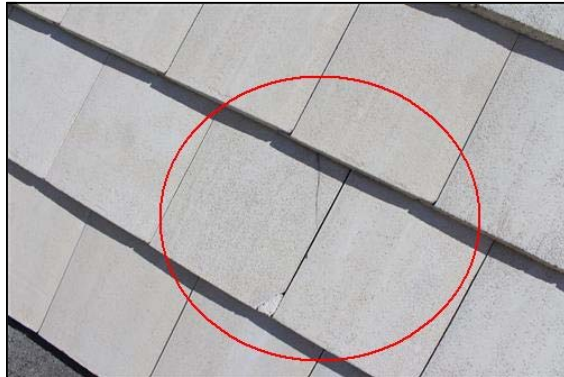
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

1. Roofing



1.0 Item 9(Picture)



1.0 Item 10(Picture)

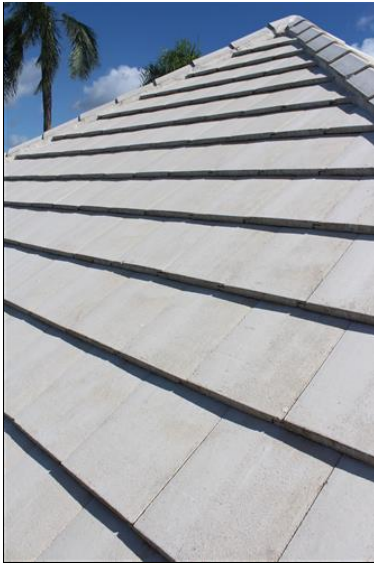


1.0 Item 11(Picture)



1.0 Item 12(Picture)

1. Roofing



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)

1.3 Gutters and downspouts Inspected, Repair or Replace

Installation of downspout extension is needed to avoid water erosion around pipe. Covering of pipe and downspout repair is recommended.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. Exterior



2.6 Eaves, Soffits and Fascias Inspected, Repair or Replace

Rotted soffit in north east corner of the house. See attached Termite report. Repair is recommended.

2. Exterior



2.6 Item 1(Picture)

2.7 Vegetation & grading

Inspected, Repair or Replace

Trimming of trees at least three feet away from roof line is recommended.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

3. Garage

3.1 Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

Wet drywall inside garage closet. There is broken tiles on roof in this area. Further Evaluation and repair by a general contractor is recommended.



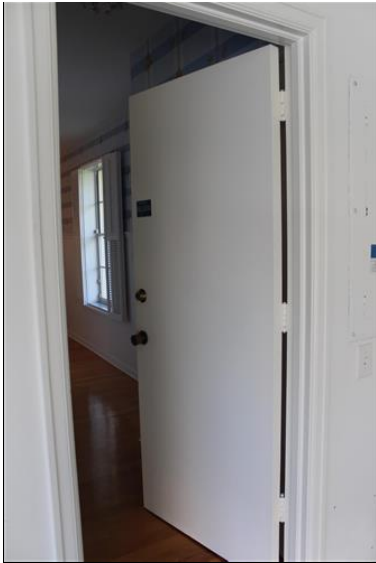
3.1 Item 1(Picture)

3.5 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

This door should not stay open on its own. Installation of self closing hinges is recommended.

3. Garage



3.5 Item 1(Picture)

4(A). KITCHEN,BATHS & LAUNDRY

4.1.A Walls

Inspected, Repair or Replace

Repair of bathroom wall in the north side of the house is recommended. Sealing around diverter valve to prevent water intrusion on the wall is needed.



4.1.A Item 1(Picture)



4.1.A Item 2(Picture)



4.1.A Item 3(Picture)

4(B). ROOMS

4(B). ROOMS

4.4.B Windows

Inspected, Repair or Replace

Most windows were locked and could not be tested, but many of them have defective lock system and some of them will not stay open. Further evaluation and repair is recommended.



4.4.B Item 1(Picture)

4.5.B French Doors/Sliding Doors

Inspected, Repair or Replace

Sliding door lock system is not working properly. Repair is recommended.



4.5.B Item 1(Picture)

7. Insulation and Ventilation

7.0 Insulation in Attic

Inspected, Repair or Replace

Existing blown insulation has less than 4" thickness. Repair by a licensed contractor is recommended



7.0 Item 1(Picture)

8. Plumbing System

8.2 Hot Water System (Life Expectancy 6 - 12 years)

Inspected, Repair or Replace

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend repair by a licensed contractor.

This unit is working properly, but is at the end of its life expectancy and could require repair or replacement at anytime within the next five years.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.4 Plumbing fixtures

Inspected, Repair or Replace

Installation of hose bib anti-siphon valve is recommended. Leaking exterior hose bib. Shower/tub valve is leaking. Further evaluation and repair by a licensed contractor is needed.

8. Plumbing System



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

8. Plumbing System



8.4 Item 5(Picture)



8.4 Item 6(Picture)

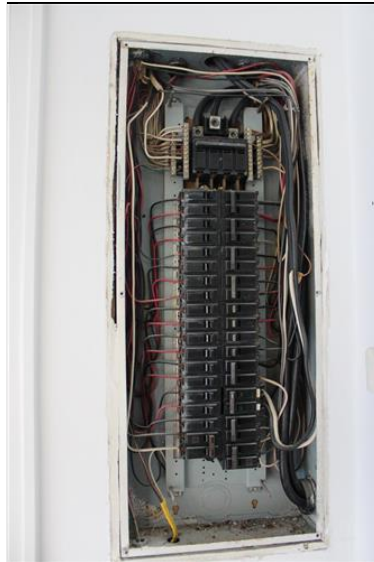
9. Electrical System

9.1 Main and Distribution Panels Inspected, Repair or Replace

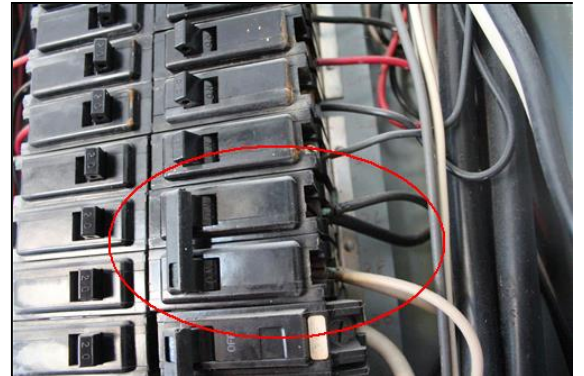
Double wiring present in a main panel circuit. Further revision and repair by a Licensed electrical contractor is recommended.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

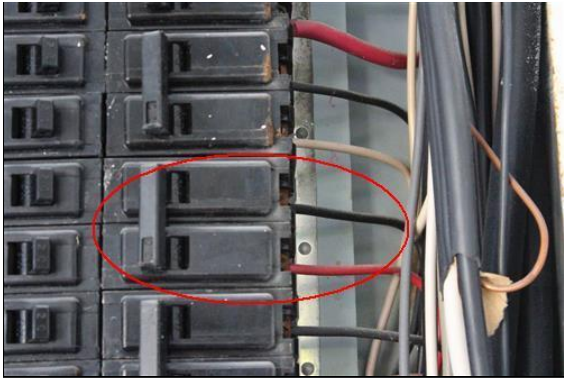


9.1 Item 3(Picture)

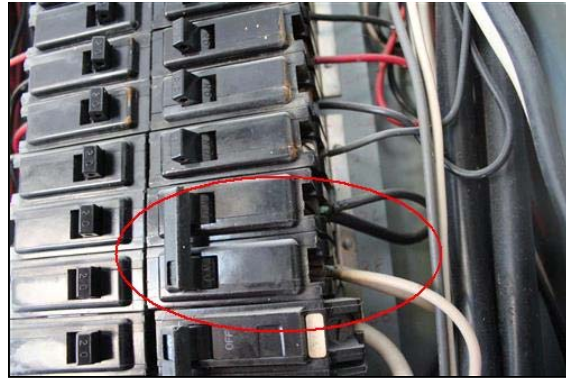
9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage Inspected, Repair or Replace

Double tap is connected using a 12 gauge wire into a 40Amp circuit breaker. Also, there is a 30Amp breaker with a 12 gauge wire, which doesn't meet standards. Further evaluation and repair by a licensed electrical contractor is recommended.

9. Electrical System



9.2 Item 1(Picture)

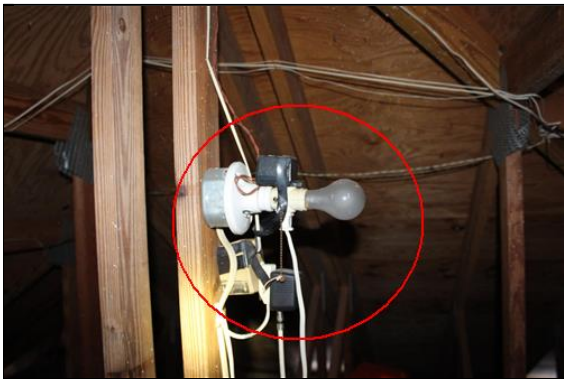


9.2 Item 2(Picture)

9.3 Connected Devices and Fixtures (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

Loud noise coming from transformer in attic. Further evaluation and repair as needed by a licensed contractor is recommended.



9.3 Item 1(Picture)

9.4 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

The outside outlet cover is damaged and needs repair or replace.



9.4 Item 1(Picture)

10. Central Air Conditioning System

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

Inspected, Repair or Replace

Some ducts in the attic are not properly seal. Repair is recommended.

10. Central Air Conditioning System



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.2 Item 4(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.

PAYMENT RECEIPT



Ideal Inspections of America, Inc.
2279 N University Pkwy 124, UT 84604
385-345-5319

Inspection Date: 7/4/2020
Report ID: 0921BuyerH

www.IdeallInspections.us
Inspected By: Felipe A. Acuna

Customer Info:	Inspection Property:
Mr. Home Buyer 1111 Somewhere in Provo UT 84604	1111 Somewhere in Provo UT 84604
Customer's Real Estate Professional: My Realtor Real State Company	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection Sq Ft 3,001 - 3,500	350.00	1	350.00
Wind Mitigation	100.00	1	100.00
4 Point Report	100.00	1	100.00
Pool Inspection	50.00	1	50.00
Termite Inspection	75.00	1	75.00
Inspection Discount	-50.00	6	-300.00

Tax \$0.00
Total Price \$375.00

Payment Method: Check
Payment Status: Paid
Note: Make all checks payable to Ideal Inspections of America