



# Inspection Report

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**Property Address:**



**Top Notch Home Inspections**

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Herriman, UT 84096  
385-227-7101**

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<b>Date:</b> 10/26/2012	<b>Time:</b>	<b>Report ID:</b> Smith
<b>Property:</b>	<b>Customer:</b>	<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)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer representative

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

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## 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.

	IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>1.0 Roof Coverings</b>	•				<b>Roof Covering:</b> 3-Tab fiberglass
<b>1.1 Flashings</b>				•	<b>Viewed roof</b>
<b>1.2 Skylights, Chimneys and Roof Penetrations</b>	•				<b>covering from:</b> Walked roof
<b>1.3 Roof Drainage Systems</b>				•	

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IN NI NP RR

**1.0** The approximate age of the roof covering is 10-12 years old (life expectancy 20-25 years).



1.0 Picture 1

**1.1** (1) -There is some cracking and deterioration to the tar around vent and flue pipes on the roof. This is a potential water intrusion area.



1.1 Picture 1

(2) -There is missing and or improper kick out flashing at the edges of the roof; where the roof and siding come together. Recommend installing where needed to prevent any water intrusion or damage..



1.1 Picture 2

(3) Signs of previous water infiltration. Recommend repairs by qualified roof contractor.



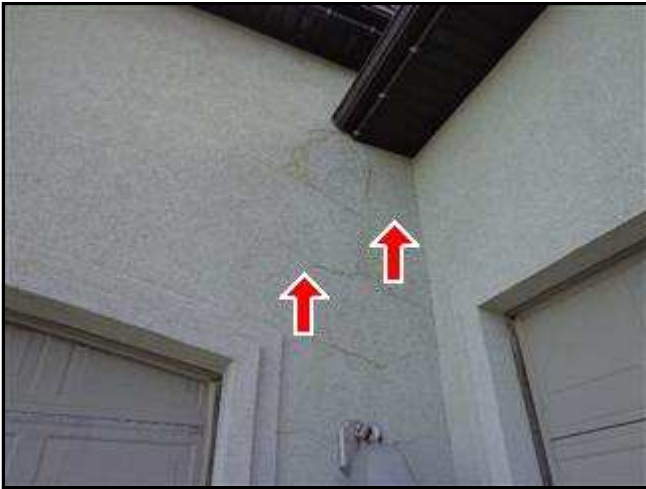
1.1 Picture 3

**1.3** (1) Damage to the East rain gutter extension. Recommend repairs.



1.3 Picture 1

(2) The gutter appears to leak at the seam on the front, rear and sides of home. I recommend cleaning and apply gutter sealant or epoxy. This is creating staining to the stucco.



1.3 Picture 2

(3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Picture 3

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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.



## 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.



		IN	NI	NP	RR
<b>2.0</b>	<b>Wall Cladding Flashing and Trim</b>				●
<b>2.1</b>	<b>Doors (Exterior)</b>				●
<b>2.2</b>	<b>Windows</b>				●
<b>2.3</b>	<b>Decks, Balconies, Stoeps, Steps, Areaways, Porches, Patio/Cover and Applicable Railings</b>				●
<b>2.4</b>	<b>Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)</b>				●
<b>2.5</b>	<b>Eaves, Soffits and Fascias</b>				●

### Styles & Materials

#### **Siding Style:**

Cement stucco

#### **Exterior Entry**

#### **Doors:**

Wood

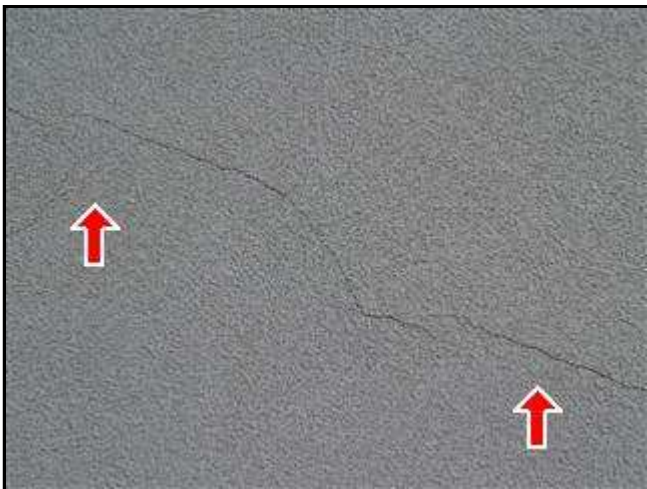
#### **Driveway:**

Concrete

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IN NI NP RR

**2.0** -Minor, common cracking to stucco system at various points. Cracking to stucco around window/door terminations. Recommend sealing. Note: Normal maintenance for stucco system



2.0 Picture 1

**2.1** (1) There Is some deterioration to the paint finish around several exterior door frame and trim. Recommend painting to protect.



2.1 Picture 1

(2) The door casing on the East garage exit door is severely damaged. Recommend repairs.



2.1 Picture 2



(3) Dead bolt lock on basement door is hard to lock. Recommend repairs.



2.1 Picture 3

**2.2** (1) Recommend caulking and sealing the exterior windows to prevent water and air infiltration.



2.2 Picture 1

(2) -There are some basement window wells that were installed below the grading this could result in water intrusion problems. Recommend lowering the grading inside the window well and filling with 3-4" of gravel.



2.2 Picture 2

**2.3** (1) Front porch inspected.



2.3 Picture 1

(2) Recommend caulking seam between porch cap and stairway; to help prevent any future water intrusion.



2.3 Picture 2

**2.4** (1) Homes built on hillsides are prone to grading issues. There are areas around the home where the grading is sloping toward the foundation walls. This could result in possible water intrusion problems. If this is a concern I recommend further evaluation from a qualified contractor.



2.4 Picture 1

(2) There is a drain installed in the bottom of the North exterior stairway leading to the basement due to the negative slope toward the home. Top Notch Home Inspections does not inspect/test underground drain systems. Recommend further evaluation.



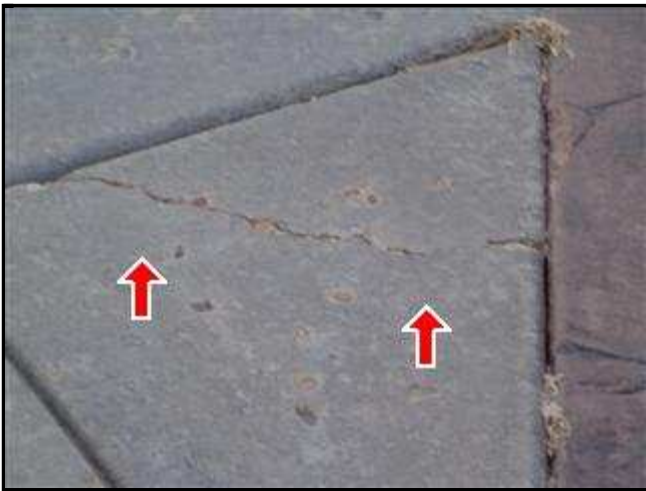
2.4 Picture 2

(3) -Missing handrailing on the basement entry steps. Recommend repairs for future safety.



2.4 Picture 3

(4) There is some minor cracking and flaking to the driveway. Recommend sealing to protect from further deterioration.



2.4 Picture 4



**2.5** (1) Recommend staining all exposed wood columns, shutters and trim on the exterior of the home to seal and protect.



2.5 Picture 1

(2) Wood shutter on front of house needs securing.



2.5 Picture 2

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

### 3. Garage

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>3.0</b>	<b>Garage Ceilings</b>	•				<b>Garage Door</b>
<b>3.1</b>	<b>Garage Walls (including Firewall Separation)</b>	•				<b>Type:</b>
<b>3.2</b>	<b>Garage Floor</b>	•				Two automatic
<b>3.3</b>	<b>Garage Door (s)</b>				•	<b>Garage Door</b>
<b>3.4</b>	<b>Occupant Door (from garage to inside of home)</b>	•				<b>Material:</b>
<b>3.5</b>	<b>Garage Door Operators (Report whether or not doors will reverse when met with resistance)</b>	•				Metal

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IN NI NP RR

#### 3.3 Damaged garage door trim.



3.3 Picture 1



## 4. Interiors

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.



Kitchen



Living Room

### **Styles & Materials**

#### **Ceiling Materials:**

Plaster

#### **Wall Material:**

Plaster

#### **Floor Covering(s):**

Carpet

Tile

#### **Interior Doors:**

		IN	NI	NP	RR
<b>4.0</b>	<b>Ceilings</b>	•			
<b>4.1</b>	<b>Walls</b>				•
<b>4.2</b>	<b>Floors</b>				•
<b>4.3</b>	<b>Steps, Stairways, Balconies and Railings</b>	•			
<b>4.4</b>	<b>Counters and Cabinets (representative number)</b>				•
<b>4.5</b>	<b>Doors (representative number)</b>				•
<b>4.6</b>	<b>Windows (representative number)</b>				•

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Wood  
**Window Types:**  
 Double-hung  
**Cabinetry:**  
 Wood  
**Countertop:**  
 Granite

**4.1** (1) Hole in wall at garage entry.



4.1 Picture 1

(2) There are areas around the home that need touch up paint due to nail holes being filled.



4.1 Picture 2

(3) There is wood trim, doors and moulding throughout the house that is in need of caulking and stain. Recommended general maintenance for wood preservation.

**4.2** (1) There are areas in the carpet that are bubbling. Recommend having the carpet stretched.



4.2 Picture 1

(2) No drain in laundry. Recommend adding catch basin to prevent water damage.



4.2 Picture 2

**4.4** (1) There is some cracking to the caulking in the seams between countertop and back splash trim.



4.4 Picture 1

(2) Missing heat register under kitchen sink.



4.4 Picture 2

**4.5** Missing door knob in Northeast bedroom closet.



4.5 Picture 1

**4.6** Broken blind in the North upstairs bedroom.



4.6 Picture 1

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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.



## 5. 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.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>5.0</b>	<b>Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	•				<b>Foundation:</b> Poured concrete <b>Floor Structure:</b> Wood joists <b>Roof Structure:</b> Engineered wood trusses <b>Roof-Type:</b> Hip <b>Method used to observe attic:</b> Walked <b>Attic info:</b> Attic access
<b>5.1</b>	<b>Walls (Structural)</b>	•				
<b>5.2</b>	<b>Columns or Piers</b>	•				
<b>5.3</b>	<b>Floors (Structural)</b>	•				
<b>5.4</b>	<b>Ceilings (Structural)</b>	•				
<b>5.5</b>	<b>Roof Structure and Attic</b>	•				

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**5.0** Plaster cracks around the foundation wall. Cosmetic only.

Limited visibility due to finish. Interior sections of the home were scanned with a infrared camera, in an effort to detect moisture. No moisture was detected at time of inspection.

-There was limited observation to the framing and support due to the basement being finished.

-There are areas around the home where the grading is sloping toward the foundation walls. This could result in possible water intrusion problems;



5.0 Picture 1



## 5.5 Engineered trusses



5.5 Picture 1

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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.

## 6. 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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>6.0</b>	<b>Plumbing Drain, Waste and Vent Systems</b>	●				<b>Water Source:</b> Public
<b>6.1</b>	<b>Plumbing Water Supply, Distribution System and Fixtures</b>	●				<b>Plumbing Water Supply (into home):</b> Not visible
<b>6.2</b>	<b>Hot Water Systems, Controls, Chimneys, Flues and Vents</b>	●				<b>Plumbing Water Distribution (inside home):</b> Copper PVC
<b>6.3</b>	<b>Main Water Shut-off Device (Describe location)</b>	●				<b>Plumbing Waste:</b> ABS
<b>6.4</b>	<b>Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)</b>	●				<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>6.5</b>	<b>Main Fuel Shut-off (Describe Location)</b>	●				<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)
<b>6.6</b>	<b>Sump Pump</b>			●		<b>Manufacturer:</b> RHEEM <b>Water Heater Location:</b> Basement Utility Room

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IN NI NP RR

**6.0** Plumbing drain system located in basement. Recommend adding cover cap for cosmetic purposes,



6.0 Picture 1

**6.1** (1) Top Notch Home Inspections does not inspect water softeners.



6.1 Picture 1

(2) The jetted tub worked at the time of inspection; however the motor, pump and electrical was not inspected due to no access.



6.1 Picture 2

**6.2** -The water heater was functioning but is rated marginal due to it's age. The design life of a water heater in Utah is 5-6 years (as per manufacturer). Water heater is a Rheem 50 Gallon 2004.



6.2 Picture 1

**6.3** Located in basement cold storage.



6.3 Picture 1

**6.5** Gas shut off located on Southwest exterior.



6.5 Picture 1

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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.

## 7. 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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>Electrical Service Conductors:</b> Below ground <b>Panel capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Branch wire 15 and 20 AMP:</b> Copper <b>Wiring Methods:</b> Romex
7.0	Service Entrance Conductors	•				
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
7.3	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)				•	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•	
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors	•				
7.8	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	

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**7.1** (1) 2- 100 amp shut-offs. Located East exterior.



7.1 Picture 1

(2) Two electrical sub-panels located in basement.



7.1 Picture 2

(3) Second sub-panel.



7.1 Picture 3

**7.3** Exterior outlets had no power. We were unable to locate the GFCI outlet to re-set the power. Recommend asking homeowner.

Upstairs Bedroom Bathroom GFCI outlet is broken (jammed). Recommend repairs.

**7.5** Upstairs Bedroom bath has a damaged GFCI outlet.

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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.

## 8. 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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>8.0</b>	<b>Heating Equipment</b>				•	<b>Heat Type:</b> Forced Air
<b>8.1</b>	<b>Normal Operating Controls</b>	•				<b>Energy Source:</b> Gas
<b>8.2</b>	<b>Automatic Safety Controls</b>	•				<b>Number of Heat Systems (excluding wood):</b> One
<b>8.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	•				<b>Heat System Brand:</b> ARMSTRONG
<b>8.4</b>	<b>Presence of Installed Heat Source in Each Room</b>	•				<b>Ductwork:</b> Non-insulated
<b>8.5</b>	<b>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</b>	•				<b>Filter Type:</b> Disposable
<b>8.6</b>	<b>Gas/LP Firelogs and Fireplaces</b>				•	<b>Types of Fireplaces:</b> Vented gas logs
<b>8.7</b>	<b>Cooling and Air Handler Equipment</b>				•	<b>Operable Fireplaces:</b> One
<b>8.8</b>	<b>Normal Operating Controls</b>	•				<b>Cooling Equipment Type:</b> Air conditioner unit
<b>8.9</b>	<b>Presence of Installed Cooling Source in Each Room</b>	•				<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Central Air Manufacturer:</b> PAYNE
						<b>Number of AC Only Units:</b> One

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IN NI NP RR

**8.0** Armstrong Aire 80,000 BTU's Date of manufacturer 2002.

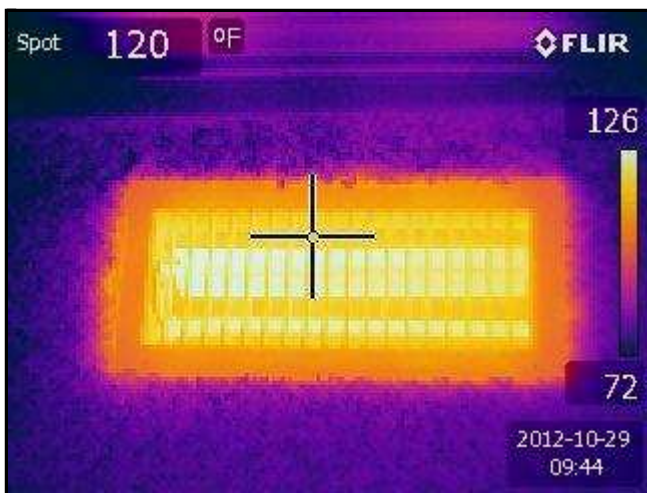
Design life of a forced air heating system in Utah is approx. 12-14 years. Therefore, this system is approaching its design life.

Recommend changing filters.



8.0 Picture 1

**8.3** (1) Heat distribution viewed through an infrared camera: Minimum of 17-22 degree differential between room air and air measured from register.



8.3 Picture 1

(2) Dirt accumulating around heat register because furnace filter needs replacing.



8.3 Picture 2

**8.6** Gas direct vent fireplace in Living Room. Natural gas fireplace with a standing pilot system that is operated by the wall switch. Wired for blower, but no blower present. Recommend cleaning glass.



8.6 Picture 1

**8.7** (1) Payne 5 Ton A.C. Unit located on East exterior.



8.7 Picture 1



(2) The insulation around the ac lines is damaged and or missing. This prevent ac system from functioning properly. Recommend repairs.



8.7 Picture 2

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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.



## 9. Insulation and Ventilation

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

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>9.0</b>	<b>Insulation in Attic</b>	•				<b>Attic Insulation:</b> Blown
<b>9.1</b>	<b>Insulation Under Floor System</b>		•			<b>Ventilation:</b> Ridge vents Soffit Vents
<b>9.2</b>	<b>Ventilation of Attic and Foundation Areas</b>	•				<b>Exhaust Fans:</b> Fan with light
<b>9.3</b>	<b>Venting Systems (Kitchens, Baths and Laundry)</b>	•				<b>Dryer Power Source:</b> 220 Electric <b>Dryer Vent:</b> Flexible Metal

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

**9.0** 10-12 inches of insulation R 32 Loose fill insulation in attic.



9.0 Picture 1

## 9.2 Soffit and Ridge ventilation in attic.



9.2 Picture 1

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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.

## 10. 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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>10.0</b>	<b>Dishwasher</b>	•				<b>Dishwasher</b>
<b>10.1</b>	<b>Ranges/Ovens/Cooktops</b>	•				<b>Brand:</b> FRIGIDAIRE
<b>10.2</b>	<b>Range Hood (s)</b>	•				<b>Disposer Brand:</b> BADGER
<b>10.3</b>	<b>Food Waste Disposer</b>	•				<b>Range/Oven:</b> FRIGIDAIRE
<b>10.4</b>	<b>Microwave Cooking Equipment</b>	•				<b>Built in</b> <b>Microwave:</b> FRIGIDAIRE

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

**10.0** All of the kitchen appliances were working at the time of inspection; however have exceeded their design life. Design life of kitchen appliances in Utah is 5-7 years per manufacturer. Information only.



10.0 Picture 1

### 10.1 Electric Range



10.1 Picture 1

### 10.3 Badger 1/2 H.P. Disposal



10.3 Picture 1

### 10.4 Micro-Hood



10.4 Picture 1

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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.



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# General Summary

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## Top Notch Home Inspections

**6336 Hawks Bluff Road  
Herriman, UT 84096  
385-227-7101**

**Customer**

**Address**

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.

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## 1. Roofing

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### 1.1 Flashings

#### Repair or Replace

- (1) -There is some cracking and deterioration to the tar around vent and flue pipes on the roof. This is a potential water intrusion area.
- (2) -There is missing and or improper kick out flashing at the edges of the roof; where the roof and siding come together. Recommend installing where needed to prevent any water intrusion or damage..
- (3) Signs of previous water infiltration. Recommend repairs by qualified roof contractor.

### 1.3 Roof Drainage Systems

#### Repair or Replace

- (1) Damage to the East rain gutter extension. Recommend repairs.
- (2) The gutter appears to leak at the seam on the front, rear and sides of home. I recommend cleaning and apply gutter sealant or epoxy. This is creating staining to the stucco.
- (3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

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## 2. Exterior

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### 2.0 Wall Cladding Flashing and Trim

#### Repair or Replace

-Minor, common cracking to stucco system at various points. Cracking to stucco around window/door terminations. Recommend sealing. Note: Normal maintenance for stucco system

### 2.1 Doors (Exterior)

#### Repair or Replace

(1) There Is some deterioration to the paint finish around several exterior door frame and trim. Recommend painting to protect.

(2) The door casing on the East garage exit door is severely damaged. Recommend repairs.

(3) Dead bolt lock on basement door is hard to lock. Recommend repairs.

### 2.2 Windows

#### Repair or Replace

(1) Recommend caulking and sealing the exterior windows to prevent water and air infiltration.

(2) -There are some basement window wells that were installed below the grading this could result in water intrusion problems. Recommend lowering the grading inside the window well and filling with 3-4" of gravel.

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Repair or Replace

(1) Front porch inspected.

(2) Recommend caulking seam between porch cap and stairway; to help prevent any future water intrusion.

### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Repair or Replace

(1) Homes built on hillsides are prone to grading issues. There are areas around the home where the grading is sloping toward the foundation walls. This could result in possible water intrusion problems. If this is a concern I recommend further evaluation from a qualified contractor.

(2) There is a drain installed in the bottom of the North exterior stairway leading to the basement due to the negative slope toward the home. Top Notch Home Inspections does not inspect/test underground drain systems. Recommend further evaluation.

(3) -Missing handrailing on the basement entry steps. Recommend repairs for future safety.

(4) There is some minor cracking and flaking to the driveway. Recommend sealing to protect from further deterioration.

### 2.5 Eaves, Soffits and Fascias

#### Repair or Replace

(1) Recommend staining all exposed wood columns, shutters and trim on the exterior of the home to seal and protect.

(2) Wood shutter on front of house needs securing.

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## 3. Garage

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### 3.3 Garage Door (s)

#### Repair or Replace

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### 3. Garage

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Damaged garage door trim.

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### 4. Interiors

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#### 4.1 Walls

##### Repair or Replace

- (1) Hole in wall at garage entry.
- (2) There are areas around the home that need touch up paint due to nail holes being filled.
- (3) There is wood trim, doors and moulding throughout the house that is in need of caulking and stain. Recommended general maintenance for wood preservation.

#### 4.2 Floors

##### Repair or Replace

- (1) There are areas in the carpet that are bubbling. Recommend having the carpet stretched.
- (2) No drain in laundry. Recommend adding catch basin to prevent water damage.

#### 4.4 Counters and Cabinets (representative number)

##### Repair or Replace

- (1) There is some cracking to the caulking in the seams between countertop and back splash trim.

- (2) Missing heat register under kitchen sink.

#### 4.5 Doors (representative number)

##### Repair or Replace

Missing door knob in Northeast bedroom closet.

#### 4.6 Windows (representative number)

##### Repair or Replace

Broken blind in the North upstairs bedroom.

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### 7. Electrical System

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#### 7.3 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)

##### Repair or Replace

Exterior outlets had no power. We were unable to locate the GFCI outlet to re-set the power. Recommend asking homeowner.

Upstairs Bedroom Bathroom GFCI outlet is broken (jammed). Recommend repairs.

#### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

##### Repair or Replace

Upstairs Bedroom bath has a damaged GFCI outlet.

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## 8. Heating / Central Air Conditioning

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### 8.0 Heating Equipment

#### Repair or Replace

Armstrong Aire 80,000 BTU's Date of manufacturer 2002.

Design life of a forced air heating system in Utah is approx. 12-14 years. Therefore, this system is approaching its design life.

Recommend changing filters.

### 8.6 Gas/LP Firelogs and Fireplaces

#### Repair or Replace

Gas direct vent fireplace in Living Room. Natural gas fireplace with a standing pilot system that is operated by the wall switch. Wired for blower, but no blower present. Recommend cleaning glass.

### 8.7 Cooling and Air Handler Equipment

#### Repair or Replace

(1) Payne 5 Ton A.C. Unit located on East exterior.

(2) The insulation around the ac lines is damaged and or missing. This prevent ac system from functioning properly. Recommend repairs.

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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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# Top Notch Home Inspections

## Inspection Contract Agreement

This contract is an agreement between the client listed below, and Luckie Bogenschutz D/B/A Top Notch Home Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" prescribed by the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI) and other trade organizations. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Top Notch Home Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Top Notch Home Inspections in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Top Notch Home Inspections Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Top Notch Home Inspections. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and Top Notch Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.



**Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.**

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Top Notch Home Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Top Notch Home Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon heated square feet of the home to be inspected. Payments must be made at the time of inspection. Top Notch Home Inspections agrees to provide you with a report within three business days or sooner by providing your email address.

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

**Top Notch Home Inspections MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.**

Client Name:

Customer Signature (if signing in person)\_\_\_\_\_

Inspector Signature (if signing in person)\_\_\_\_\_

Luckie Bogenschutz Top Notch Home Inspections

**Location:**

Salt Lake City UT

**Date: 10/26/2012**

**Inspector: Luckie Bogenschutz**

**Total Inspection Cost: \$300.00**

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