



Inspection Report

for

Tom Jones

on

9/9/2022 7:30 AM

Inspected By

Scott Barton

Genuine Home Inspections

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310 S. 200 E.

Ivins, Ut 84737

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**180 S 1797 E
St. George, UT 84790**



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

LEGEND SUMMARY

FYI 1: Red = Safety Items,----- Blue = Most Important,----- Black = Recommended

FYI 2: Here is the website to the Standards of Practice "SOP" www.nachi.org/sop

FYI 3: Referrals Are Suggestions Only

FYI 4: By clicking on a **section** in the [TABLE OF CONTENTS](#), it will take you to that **section**.
By clicking on the [SECTION HEADER NAME](#), it will take you back the [TABLE OF CONTENTS](#).

FYI 5: For Your Information or Minor Repairs

ROOF ***ROOF TYPE(S)

FYI 6: Roofing Material(s) • Tile

EXTERIOR WALL COVERING

FYI 7: Common cracks in the stucco.

EXTERIOR GARAGE/SHED/CARPORT

FYI 8: Common drywall cracks in the ceiling/walls in the garage.

FENCE/PATIO/DECK ***FENCING TYPES

FYI 9: Fencing Types • Vinyl
• Block

FENCE/PATIO/DECK ***RETAINING WALL

FYI 10: Retaining Walls • Block

KITCHEN

FYI 11: Kitchen

KITCHEN ***RANGE/OVEN

FYI 12: Oven/range • Gas
• Electric Operating • Satisfactory

ELECTRICAL *ELECTRICAL PANEL**

FYI 13: The main electrical panel is missing the safety tag. This takes away the responsibility if anything goes wrong with the meter or incoming electrical lines. Recommend contacting the power company to inspect and install a safety tag.

PLUMBING WATER HEATER #1

FYI 14: WATER HEATER #1 Serial # RHLNM271402776 Make • Rheem Size • 50 Gallons Age • 8 Years Operating • Satisfactory

PLUMBING MAIN SHUT OFFS

FYI 15: The main house water shut off is located in the • Garage.

FYI 16: The main gas shut off is located on the • Left exterior wall.

FYI 17: The water pressure to the house was • 70 psi at the time of the inspection.

PLUMBING *DRYER**

FYI 18: Dryer • Gas
• Electric

HEATING INFORMATION (GAS)

FYI 19: HEATING (GAS) #1: Serial # EFHM625295 Make • Luxaie Size • 80,000 BTU's Age • 23 Years Thermostat Location • Hallway Operating • Satisfactory

FYI 20: The thermostat is located in the • Hallway Recommend changing the thermostat battery once a year if batteries are required or as recommended by manufacturer.

FYI 21: Recommend replacing/cleaning air filters each month for energy efficiency.

MASTER BATHROOM INFORMATION

FYI 22: • Master Bathroom
• Sink
• Toilet
• Fan
• Window
• Spa Tub/Shower
Spa Tub/Shower Material • Cultural Marble

HALL BATHROOM INFORMATION

FYI 23: • Hall Bathroom
• Sink
• Toilet
• Fan
• Window
• Tub/Shower
Tub/Shower Material • Fiberglass

ATTIC INSULATION/BRACING

FYI 24: Attic location • Garage
• Hallway, Insulation R-Value • 38+

STRUCTURAL STRUCTURE

FYI 25: Common cracks noticed in foundation.

LEGEND SUMMARY

SFTY 26: Safety issues that should be corrected as soon as possible.

EXTERIOR DOORS

SFTY 27: Recommend re-keying, re-code all the exterior locks by a licensed locksmith for safety.

SFTY 28: Safety Issue: There is Double Lock Hardware installed on the • Front exterior door. This is a safety concern to be able to exit the home in a timely manner. Recommend replacing double key lock with single key lock for safety.

ELECTRICAL ***ELECTRICAL PANEL

SFTY 29: Safety Issue: There is an Open Hole inside the • Main electrical panel(s). If a fire starts inside the electrical panel, the hole(s) could allow the fire to escape through the hole(s) and cause structural damage. Recommend the hole(s) be covered by a licensed electrician for safety.

ELECTRICAL CIRCUIT BREAKERS

SFTY 30: Safety Issue: Double Tap(s) were noticed in the • Main for the • 20 AMP breakers. This could cause arcing and cause the wires to overheat. Recommend further evaluation and corrections be made by a licensed electrician for safety.

SFTY 31: Safety Issue: The • 50 AMP GFCI/ARC Fault Circuit Breaker inside the • Main electrical panel(s) Did Not Trip when tested. This limits the safety protection. Recommend replacing the circuit breaker by a licensed electrician for safety.

ELECTRICAL WIRING

SFTY 32: Safety Issue: Exposed Wiring noticed in the • Kitchen Cabinet and On Top Of The Cabinets. All exposed wiring should be in an approved electrical conduit. If wires are damaged, this could cause shock or possible serious bodily injury. Recommend repairs be made by a licensed electrician for safety.

ELECTRICAL OUTLET/FIXTURES/SWITCHES

SFTY 33: Safety Issue: No GFCI Protection noticed for the • Exterior • Garage electrical outlets. GFCI's protect against shock or possible serious bodily injury. Recommend installing GFCI by a licensed electrician for safety.

SFTY 34: Safety Issue: The • Rear Exterior GFCI outlet Did Not Trip when tested. GFCI's protect against shock or possible serious bodily injury. Recommend replacing the GFCI by a licensed electrician for safety.

SFTY 35: Safety Issue: Broken/Missing Weatherproof Cover on the • Rear exterior outlet(s). This could allow water intrusion and could cause shock or possible serious bodily injury. Recommend installing weatherproof cover(s) for safety.

ELECTRICAL SMOKE/CARBON DETECTOR

SFTY 36: Recommend replacing the Smoke/Carbon Monoxide Detector Batteries once a year for safety.

SFTY 37: Safety Issue: No Carbon Monoxide Detector was noticed in the home. Carbon Monoxide can cause serious bodily injury. Carbon monoxide detector should be installed where natural gas or wood burning appliances are installed. Recommend installing carbon monoxide detector for safety.

PLUMBING FLOW/PIPES

SFTY 38: Safety Issue: There Is No Cap on the natural gas line • Behind The Kitchen Stove. The natural gas could get turned on accidentally and this will put natural gas into the livable space. If the natural gas is not being used, recommend installing cap on the natural gas line by a licensed plumber for safety.

LEGEND SUMMARY

DAMG 39: Items that are damaged or in need of repair that should be addressed.

ROOF TILE

DAMG 40: Out Of Place roof tiles and exposed felt noticed on the • Right side of the roof. This could be a point of water intrusion and could cause water damage and/or lead to structural damage. Recommend repairs be made.

DAMG 41: Debris noticed on or in the • Valleys
• Gutters. This could be a point of water intrusion and could cause water damage and/or lead to structural damage. Recommend cleaning valleys and gutters to ensure proper drainage.

DAMG 42: The exhaust vent pipe is starting to Rust. Recommend replacing the vent pipe.

ROOF GUTTERS, DOWNSPOUTS & SCUPPERS

DAMG 43: Missing Downspout Extension(s) were noticed on the • Front
• Rear side(s) of the house. Downspouts divert rainwater away from the foundation. Recommend installing downspout extension(s) for proper drainage.

EXTERIOR WALL COVERING

DAMG 44: Stucco Damage/Holes were noticed on the • Front
• Rear side of the house. This could be a point of water/insect intrusion and could cause structural damage. Recommend repairs be made to ensure water/insect tightness.

GROUNDS GRADING

DAMG 45: All yard drains should be cleaned out a couple times a year.

GROUNDS TREES AND SHRUBS

DAMG 46: The Shrub Branches have grown too close to the house. This could cause damage to the house. Recommend trimming back the shrubs.

FENCE/PATIO/DECK FENCING

DAMG 47: Damaged Vinyl Fencing was noticed at the • Left side of the house. Recommend repairs be made.

KITCHEN CABINETS & COUNTERTOPS

DAMG 48: Separation was noticed between the kitchen sink and countertop. Recommend sealing to ensure water tightness.

KITCHEN SINK

DAMG 49: The Kitchen Sink Drain is Rusting. Recommend the sink drain be repair/replaced.

KITCHEN DISHWASHER

DAMG 50: Dishwasher Is Not Mounted to cabinet. The dishwasher could tip outwards and cause personal injury. Recommend repairs be made.

ELECTRICAL ***ELECTRICAL PANEL

DAMG 51: The • Main electrical panel breakers are Not Clearly Labeled. Recommend labeling breakers.

PLUMBING WATER HEATER #1

DAMG 52: No Expansion Tank was noticed for the house piping. This is a plumbing requirement. Recommend installing an expansion tank.

PLUMBING FLOW/PIPES

DAMG 53: Rust/Corrosion/Hard Water Deposits noticed on the Pressure Regulating Valve inside the garage. No active leaks noticed. Recommend repairs be made to ensure water tightness.

MASTER BATHROOM SINK

DAMG 54: Drain Stop for the • Master Bathroom sinks do not open properly. Recommend repairs be made for proper operation.

MASTER BATHROOM TUB / SHOWER

DAMG 55: Separation was noticed in the • Master Bathroom between the tub spout and shower wall. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.

DAMG 56: Separation was noticed in the • Master Bathroom between the spa tub and shower walls. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.

HALL BATHROOM TUB / SHOWER

DAMG 57: Separation was noticed in the • Hall Bathroom between the tub spout and shower wall. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.

INTERIOR FLOORING/CEILING/WALLS

DAMG 58: The • Master Bedroom ceiling fan(s) Out Of Balance. Recommend repair/replace the ceiling fan(s).

INTERIOR DOOR

DAMG 59: The • Master Bedroom door is hitting at the • Side. Recommend adjusting the door/latch for proper operation.

INTERIOR WINDOW

DAMG 60: The • Living Room window Spring Mechanisms have failed. Recommend repairs be made.

DAMG 61: The • Living Room window is Difficult To Open And Close. Recommend repairs or adjustments be made for proper operation.

ATTIC INSULATION/BRACING

 **62:** Missing Insulation noticed in the • Hallway attic. Recommend installing insulating in the attic for energy efficiency.

Friday, September 9, 2022
Tom Jones
180 S 1797 E
St. George, UT 84790




Dear Tom Jones,

We have enclosed the report for the property inspection we conducted for you on Friday, September 9, 2022 at:

180 S 1797 E
St. George, UT 84790

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = For Your Information Or Minor Repairs
-  = Safety condition that should be corrected as soon as possible.
-  = Items that are damaged or in need of repair that should be addressed.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Scott Barton
Genuine Home Inspections



Table of Contents

Executive Summary.....	2
Exclusions and Limitations.....	10
LEGEND.....	12
Roof.....	13
Exterior.....	16
Grounds.....	19
Fence/Patio/Deck.....	20
Kitchen.....	21
Electrical.....	23
Plumbing.....	28
Heating.....	31
Cooling.....	32
Master Bathroom.....	33
Hall Bathroom.....	36
Interior.....	38
Attic.....	40
Structural.....	41
REFERRALS.....	42
Environmental Concerns.....	43

Exclusions and Limitations

You have contracted with Genuine Home Inspections to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator. Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm. Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded. Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber

that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist. Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home. Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

LEGEND

SUMMARY



Safety issues that should be corrected as soon as possible.



Items that are damaged or in need of repair that should be addressed.



Red = Safety Items,----- Blue = Most Important,----- Black = Recommended



Here is the website to the Standards of Practice "SOP" www.nachi.org/sop



Referrals Are Suggestions Only



By clicking on a **section** in the [TABLE OF CONTENTS](#), it will take you to that **section**.

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For Your Information or Minor Repairs

Roof

***ROOF TYPE(S)

FYI Roofing Material(s) • Tile



TILE

DAMG Out Of Place roof tiles and exposed felt noticed on the • Right side of the roof. This could be a point of water intrusion and could cause water damage and/or lead to structural damage. Recommend repairs be made.





Debris noticed on or in the • Valleys

• Gutters. This could be a point of water intrusion and could cause water damage and/or lead to structural damage. Recommend cleaning valleys and gutters to ensure proper drainage.



The exhaust vent pipe is starting to Rust. Recommend replacing the vent pipe.



GUTTERS, DOWNSPOUTS & SCUPPERS



Missing Downspout Extension(s) were noticed on the • Front

• Rear side(s) of the house. Downspouts divert rainwater away from the foundation. Recommend installing downspout extension(s) for proper drainage.





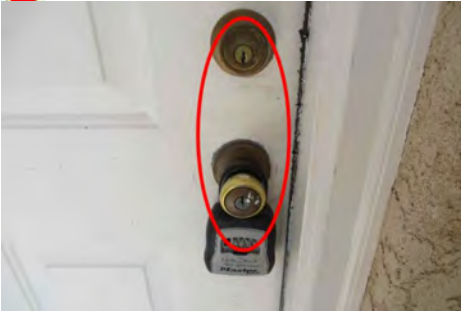
Exterior

***EXTERIOR SIDING TYPE(S)

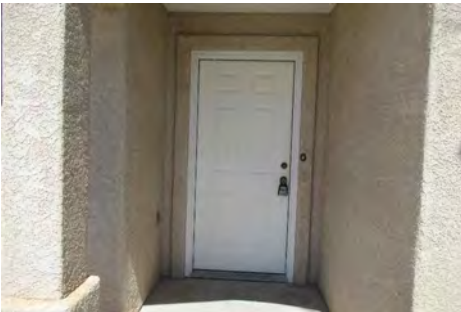
Siding Material • Stucco

EXTERIOR DOORS

SFTY Recommend re-keying, re-code all the exterior locks by a licensed locksmith for safety.



SFTY Safety Issue: There is Double Lock Hardware installed on the • Front exterior door. This is a safety concern to be able to exit the home in a timely manner. Recommend replacing double key lock with single key lock for safety.



EXTERIOR WALL COVERING

FYI Common cracks in the stucco.





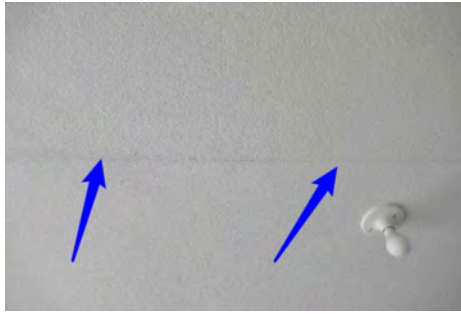
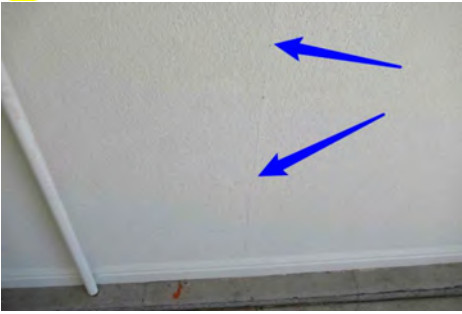
Stucco Damage/Holes were noticed on the • Front

• Rear side of the house. This could be a point of water/insect intrusion and could cause structural damage. Recommend repairs be made to ensure water/insect tightness.



GARAGE/SHED/CARPORT

FYI Common drywall cracks in the ceiling/walls in the garage.



Common concrete cracks in the garage floor.



Grounds

GRADING

DAMG All yard drains should be cleaned out a couple times a year.



TREES AND SHRUBS

DAMG The Shrub Branches have grown too close to the house. This could cause damage to the house. Recommend trimming back the shrubs.



Fence/Patio/Deck

***FENCING TYPES

- FYI** Fencing Types • Vinyl
- Block



FENCING

- DAMG** Damaged Vinyl Fencing was noticed at the • Left side of the house. Recommend repairs be made.



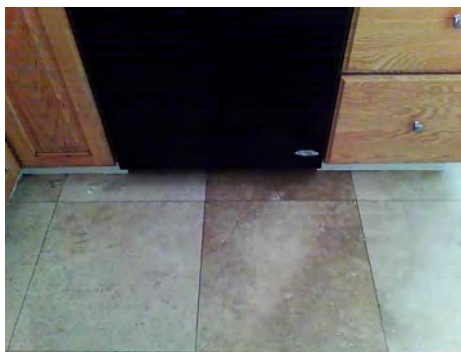
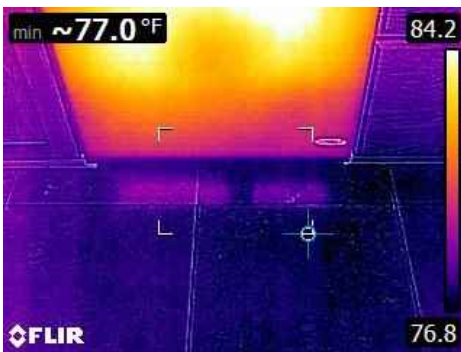
***RETAINING WALL

- FYI** Retaining Walls • Block



Kitchen

FYI Kitchen



CABINETS & COUNTERTOPS

DAMG Separation was noticed between the kitchen sink and countertop. Recommend sealing to ensure water tightness.



SINK

DAMG The Kitchen Sink Drain is Rusting. Recommend the sink drain be repair/replaced.



DISHWASHER

DAMG Dishwasher Is Not Mounted to cabinet. The dishwasher could tip outwards and cause personal injury. Recommend repairs be made.



***RANGE/OVEN

FYI Oven/range • Gas
• Electric Operating • Satisfactory



Electrical

***ELECTRICAL PANEL

The main electrical panel shut off is located on the • Right exterior wall.



Main electrical panel has a • 150 AMP service.



FYI The main electrical panel is missing the safety tag. This takes away the responsibility if anything goes wrong with the meter or incoming electrical lines. Recommend contacting the power company to inspect and install a safety tag.



SFTV Safety Issue: There is an Open Hole inside the • Main electrical panel(s). If a fire starts inside the electrical panel, the hole(s) could allow the fire to escape through the hole(s) and cause structural damage. Recommend the hole(s) be covered by a licensed electrician for safety.

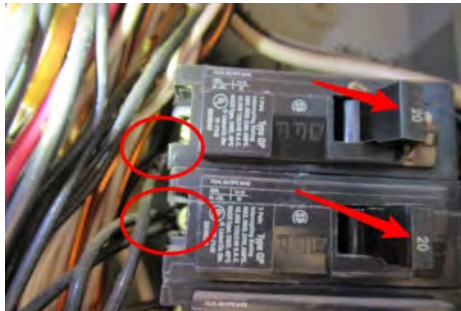


DAMG The • Main electrical panel breakers are Not Clearly Labeled. Recommend labeling breakers.



CIRCUIT BREAKERS

SFTV Safety Issue: Double Tap(s) were noticed in the • Main for the • 20 AMP breakers. This could cause arcing and cause the wires to overheat. Recommend further evaluation and corrections be made by a licensed electrician for safety.

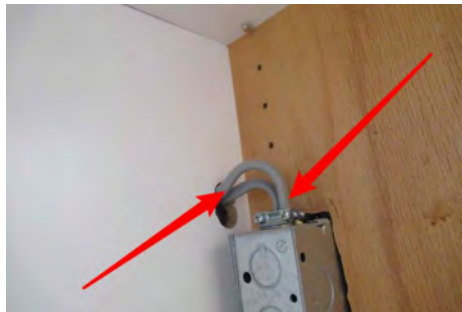


SFTY **Safety Issue:** The • 50 AMP GFCI/ARC Fault Circuit Breaker inside the • Main electrical panel(s) Did Not Trip when tested. This limits the safety protection. Recommend replacing the circuit breaker by a licensed electrician for safety.



WIRING

SFTY **Safety Issue:** Exposed Wiring noticed in the • Kitchen Cabinet and On Top Of The Cabinets. All exposed wiring should be in an approved electrical conduit. If wires are damaged, this could cause shock or possible serious bodily injury. Recommend repairs be made by a licensed electrician for safety.



OUTLET/FIXTURES/SWITCHES

SFTY Safety Issue: No GFCI Protection noticed for the • Exterior

• Garage electrical outlets. GFCI's protect against shock or possible serious bodily injury. Recommend installing GFCI by a licensed electrician for safety.



SFTY Safety Issue: The • Rear Exterior GFCI outlet Did Not Trip when tested. GFCI's protect against shock or possible serious bodily injury. Recommend replacing the GFCI by a licensed electrician for safety.

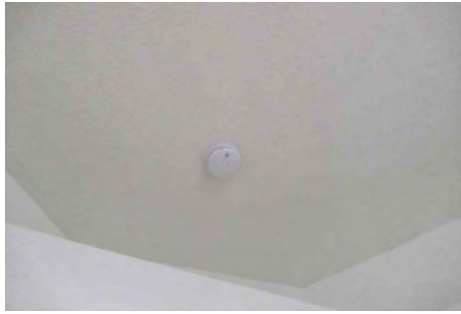


SFTY Safety Issue: Broken/Missing Weatherproof Cover on the • Rear exterior outlet(s). This could allow water intrusion and could cause shock or possible serious bodily injury. Recommend installing weatherproof cover(s) for safety.



SMOKE/CARBON DETECTOR

SFTY Recommend replacing the Smoke/Carbon Monoxide Detector Batteries once a year for safety.

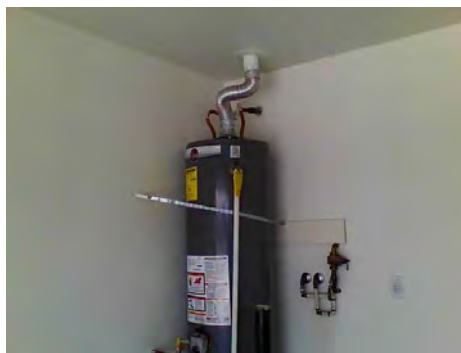
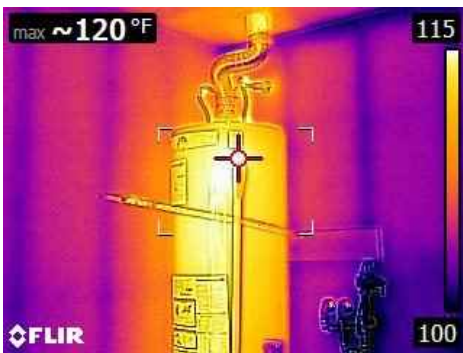
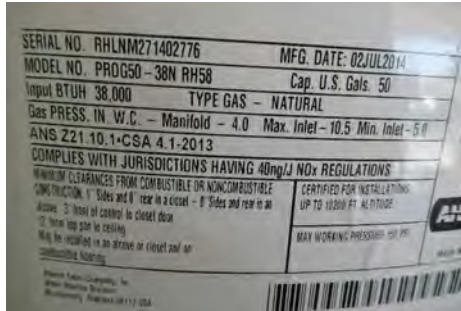


SFTY Safety Issue: No Carbon Monoxide Detector was noticed in the home. Carbon Monoxide can cause serious bodily injury. Carbon monoxide detector should be installed where natural gas or wood burning appliances are installed. Recommend installing carbon monoxide detector for safety.

Plumbing

WATER HEATER #1

FYI WATER HEATER #1 Serial # RHLNM271402776 Make • Rheem Size • 50 Gallons Age • 8 Years
Operating • Satisfactory



DAMG No Expansion Tank was noticed for the house piping. This is a plumbing requirement. Recommend installing an expansion tank.



MAIN SHUT OFFS

FYI The main house water shut off is located in the • Garage.



FYI The main gas shut off is located on the • Left exterior wall.

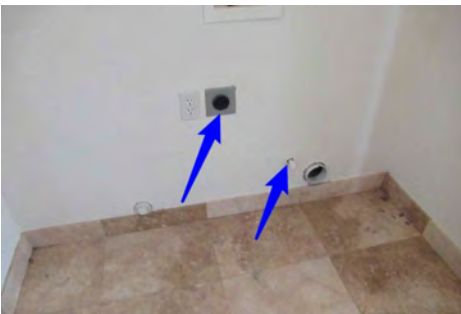


FYI The water pressure to the house was • 70 psi at the time of the inspection.



***DRYER

FYI Dryer • Gas
• Electric



FLOW/PIPES

DAMG Rust/Corrosion/Hard Water Deposits noticed on the Pressure Regulating Valve inside the garage. No active leaks noticed. Recommend repairs be made to ensure water tightness.





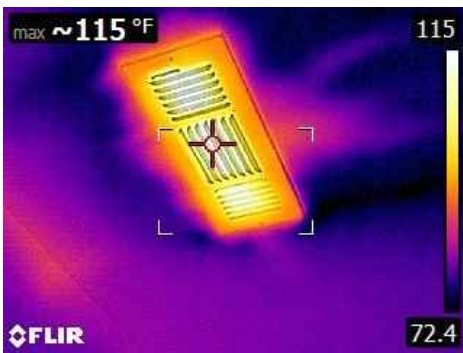
Safety Issue: There Is No Cap on the natural gas line • Behind The Kitchen Stove. The natural gas could get turned on accidentally and this will put natural gas into the livable space. If the natural gas is not being used, recommend installing cap on the natural gas line by a licensed plumber for safety.



Heating

INFORMATION (GAS)

FYI HEATING (GAS) #1: Serial # EFHM625295 Make • Luxaie Size • 80,000 BTU's Age • 23 Years
Thermostat Location • Hallway Operating • Satisfactory



FYI The thermostat is located in the • Hallway Recommend changing the thermostat battery once a year if batteries are required or as recommended by manufacturer.



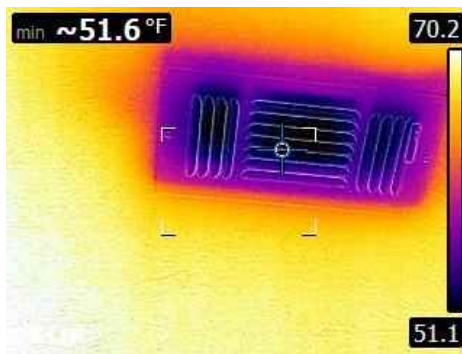
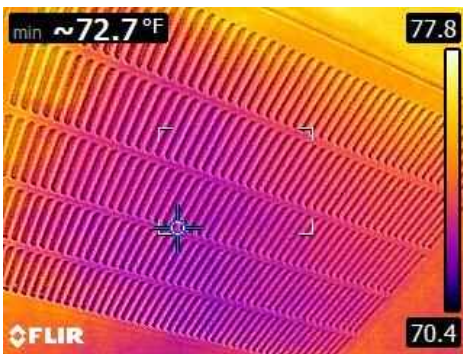
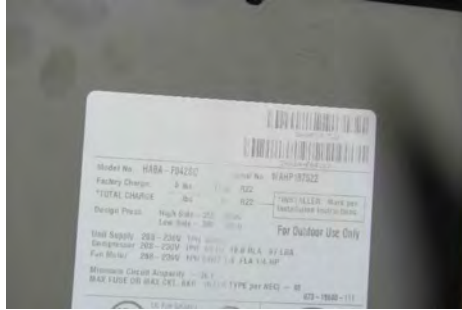
FYI Recommend replacing/cleaning air filters each month for energy efficiency.



Cooling

INFORMATION

COOLING #1 Serial # WAHP187522 Make • Luxair Size • 3.5 Ton Age • 23 Years Thermostat Location •
Hallway Operating • Satisfactory TD • 18-22



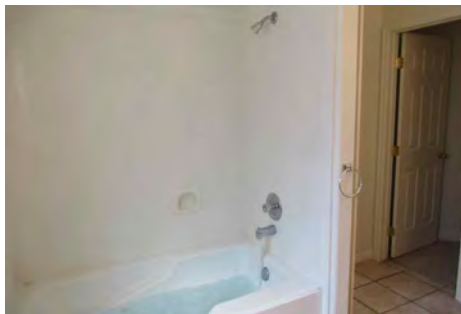
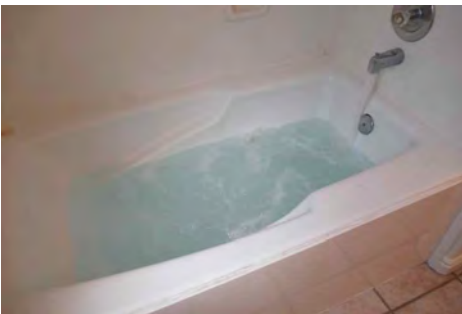
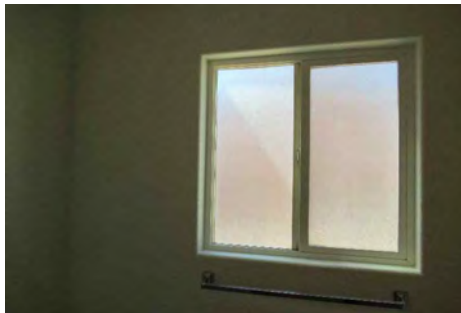
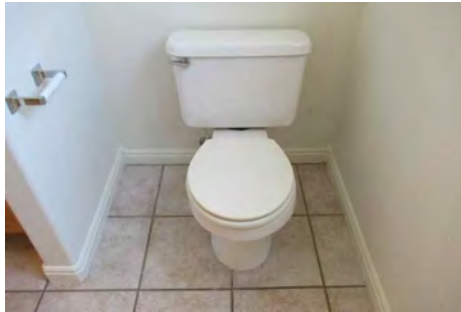
Master Bathroom

INFORMATION

FYI • Master Bathroom

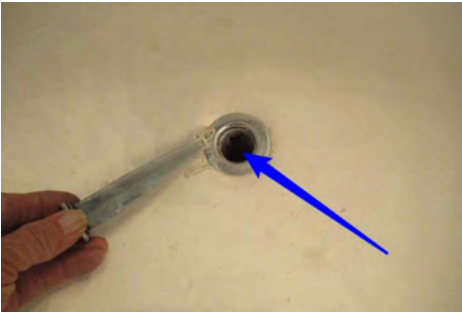
- Sink
- Toilet
- Fan
- Window
- Spa Tub/Shower

Spa Tub/Shower Material • Cultural Marble



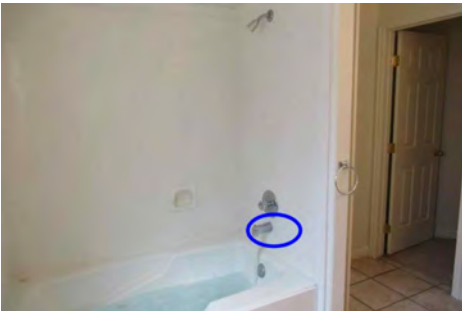
SINK

DAMG Drain Stop for the • Master Bathroom sinks do not open properly. Recommend repairs be made for proper operation.

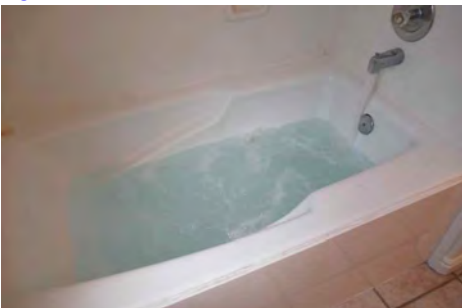


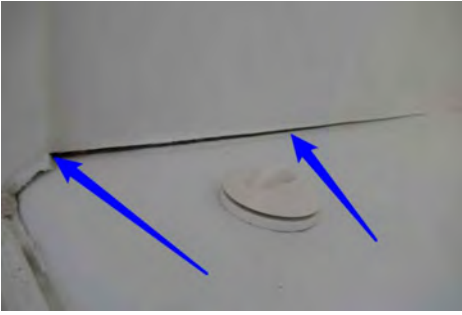
TUB / SHOWER

DAMG Separation was noticed in the • Master Bathroom between the tub spout and shower wall. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.



DAMG Separation was noticed in the • Master Bathroom between the spa tub and shower walls. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.



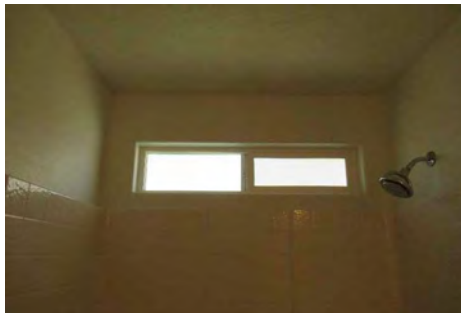


Hall Bathroom

INFORMATION

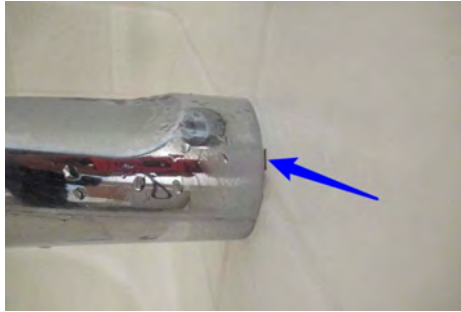
FYI • Hall Bathroom

- Sink
- Toilet
- Fan
- Window
- Tub/Shower
- Tub/Shower Material • Fiberglass



TUB / SHOWER

DAMG Separation was noticed in the • Hall Bathroom between the tub spout and shower wall. This could be a point for water intrusion and cause water damage. Recommend sealing these areas to ensure water tightness.



Interior

FLOORING/CEILING/WALLS

DAMG The • Master Bedroom ceiling fan(s) Out Of Balance. Recommend repair/replace the ceiling fan(s).

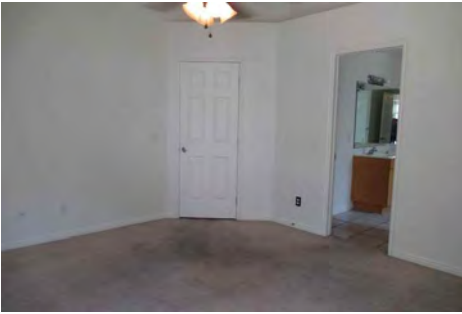


Common cracks noticed in floor tile. No loose tile noticed.



INTERIOR DOOR

DAMG The • Master Bedroom door is hitting at the • Side. Recommend adjusting the door/latch for proper operation.

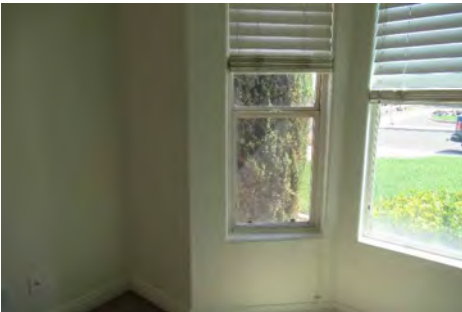


WINDOW

DAMG The • Living Room window Spring Mechanisms have failed. Recommend repairs be made.



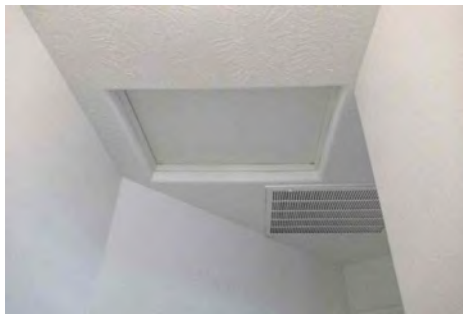
DAMG The • Living Room window is Difficult To Open And Close. Recommend repairs or adjustments be made for proper operation.



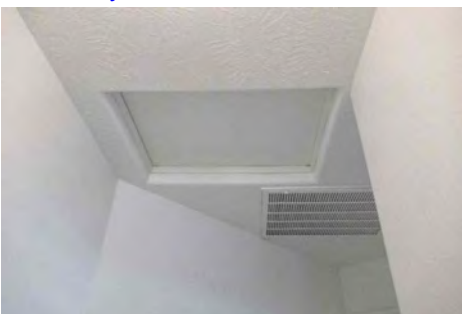
Attic

INSULATION/BRACING

- FYI** Attic location • Garage
• Hallway, Insulation R-Value • 38+



DAMG Missing Insulation noticed in the • Hallway attic. Recommend installing insulating in the attic for energy efficiency.



Structural

STRUCTURE

FYI Common cracks noticed in foundation.



REFERRALS

REFERRALS ARE SUGGESTION ONLY

Advanced Building Maintenance, 435-773-7033
Appliance Repair, Earl's Appliance Repair, 435-635-7537
Carpet Cleaning, Atlas Carpet Cleaning, 435-862-9553
Cleanup & General Contractor, ServPro, DeWynn Nelson, 435-669-4482, 435-656-9061
Construction, Streamline Construction, Cory Goodwin, 435-773-1682
Electrician, Red Mountain Electrical, 435-656-1902
Fireplace (Gas), Southern Utah Showroom, 435-628-9133
Foundation/Sidewalk/Driveway Specialist, Seth Elieson, 435-680-9044
Handyman/Plumber, All Better Home Care, Allen Cloud, 801-633-7452
HVAC, Carmack HVAC, 435-688-2885
Landscaping, Eagle Creek, Darrin, 435-229-7725
Landscaping, Gardesign Abel Alvarllar, 435-922-9899
Manufactured Home Supports, 435-359-3153
Meth Decontamination, Meth Mob, Ann Atkin, 801-722-5013
Painter, D and B Painting 435-218-5727
Painter, Morgan Painting INC. 435-668-9091
Pest Control, All-American Pest Control, Spray Only, Pet Friendly Chemicals, 435-628-9377
Pest Control, Morgan Termite and Pest, 435-673-9172
Pest Control, Preventative Pest Control, Richard Hunt, 435-225-6536
Pierce Excavation, Grading, 435-705-1965
Plumber, Rescue Plumbing, 435-680-0111
Plumbing, Discount Plumbing Service, Sewer Scope 435-673-3277
Pool, Pacific Sun Pools, Win Housley, 801-592-7990
Reverse Osmosis & Water Softener, Advanced Water Treatment 435-652-4444
Roofing, Chuck Shumard Roofing, 435-703-3814
Structural Engineering, Gregersen Structural Engineering, Max Gregersen, 385-232-1747
Stucco Repair, Spencer Anderson, SMA Stucco Repair, 435-680-3720
Windows, Jones Paint and Glass, 435-673-9644

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.