



FIVE STAR HOME INSPECTIONS

Inspection Report

Michael Lowe

Property Address:
804 Inspection Lane
Washington UT 84780



5 Star Home Inspections

Michael Lowe
804 Country Lane
Santa Clara UT 84765
(435)705-0959
5shi@infowest.com
www.5starhomeinspections.org



Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Grounds](#)

[2 Structure & Exterior](#)

[3 Roof](#)

[4 Attic](#)

[5 Garage](#)

[6 Living Rooms](#)

[7 Hallways](#)

[8 Kitchen](#)

[9 Bedrooms](#)

[10 Bathrooms](#)

[11 Laundry Room](#)

[12 Water Heater](#)

[13 Plumbing](#)

[14 Heating & Central Air Conditioning](#)

[15 Electrical Panels](#)

[16 Appliances](#)

[Invoice](#)

Date: 11/3/2010	Time: 11:00 AM	Report ID: Lowe
Property: 804 Inspection Lane Washington UT 84780	Customer: Michael Lowe	Real Estate Professional: Randy Lowe Coldwell Banker

[Comment Key or Definitions](#)

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:
Vacant (inspector only)

Type of building:
Single Family (1 story)

Approximate age of building:
7 year

Home Faces:
North

Temperature:
Below 65

Weather:
Clear

Rain in last 3 days:
No

1. Grounds

		IN	NI	NP	RR	Styles & Materials
1.0	DRIVEWAY & SIDEWALKS	X				Walls / Fence Type: Block
1.1	FRONT & REAR PORCH	X				
1.2	FRONT YARD	X				
1.3	BACK YARD	X				
1.4	SIDE YARDS				X	
1.5	TREES & SHRUBS	X				
1.6	GRADE	X				
1.7	OUTSIDE WALLS & FENCES	X				

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Comments:

1.3 The front and back yard is in good condition with no injury hazards.



1.3 Picture 1

1.4 There is a lot of clutter on the left side of the home. I recommend cleaning the clutter up. This can cause unwanted pest in the future.



1.4 Picture 1



1.4 Picture 2

2. Structure & Exterior

		IN	NI	NP	RR	Styles & Materials
2.0	SIDING				X	Type of Siding: Stucco
2.1	SOFFITS	X				Exterior Door Type: Wood
2.2	DOORS & LOCKS				X	Exterior Window Type: Fixed Horizontal slider
2.3	WINDOWS & LOCKS	X				Driveway Type: Concrete
2.4	ELECTRICAL LIGHTS	X				Foundation Type: Poured foundation
2.5	ELECTRICAL GFCI OUTLETS				X	Outlets GFCI Protected: Yes
2.6	WATER FAUCETS	X				
2.7	DOOR BELL	X				
2.8	EXTERIOR FOUNDATION	X				

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Comments:

2.0 There is a small section of the stucco siding by the back patio door that needs to be repaired.



2.0 Picture 1

2.2 The door trim on the left side of the home needs to be painted. This door leads into the garage.



2.2 Picture 1

2.5 There is a outside outlet on the front patio that needs a weather proof cover installed.



2.5 Picture 1

All of the exterior outlets need to be GFCI protected for safety. The term GFCI stands for [Ground Fault Circuit Interrupter](#).

3. Roof

		IN	NI	NP	RR	Styles & Materials
3.0	ROOF INFO	X				Roof Type: Intersecting
3.1	SHINGLES	X				Roof Covering: Tile
3.2	UNDERLAYMENT	X				Ventilation Type: Gable vent
3.3	ROOF PENETRATIONS	X				Viewed Roof From: Walked roof
3.4	FLASHINGS	X				
3.5	VENTILATION	X				
3.6	GUTTERS & DOWNSPOUTS				X	
3.7	PEAKS & VALLEYS	X				

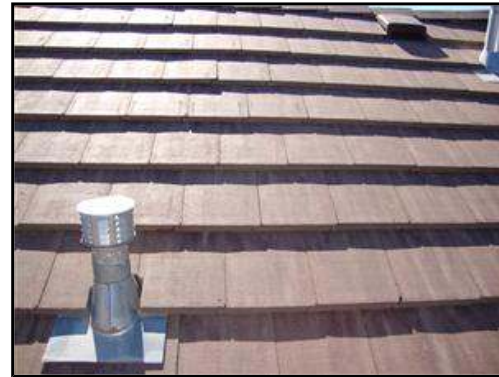
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Comments:

3.0 The roof is in really good condition. There is not one broken or cracked shingle. Tile shingles have a life span of 30 to 50 years.



3.0 Picture 1



3.0 Picture 2

3.6 There is a section of the gutters in the front and back yard that needs to be repaired. Also there are 2 downspouts in the back yard that are missing there angle connectors. They needs to be replaced.



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3



3.6 Picture 4

4. Attic

		IN	NI	NP	RR	Styles & Materials
4.0	ATTIC INFO	X				Access Location: Outside
4.1	ACCESS	X				Insulation Type: Loose fill
4.2	INSULATION	X				Viewed Attic From: Walked attic
4.3	MOISTURE	X				
4.4	STAINS	X				
4.5	RAFTERS	X				
4.6	TRUSSES	X				
4.7	WALKWAYS	X				
4.8	VENTILATION	X				
4.9	ATTIC BAFFLES	X				

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Comments:

4.0 The attic is in good clean condition. This attic is one of the most cleanest i have inspected.



4.0 Picture 1



4.0 Picture 2

4.3 There is no visible moisture in the attic.

4.4 There are no visible stains in the attic.

5. Garage

		IN	NI	NP	RR
5.0	WALLS	X			
5.1	CEILING	X			
5.2	FLOORS				X
5.3	GARAGE DOORS				X
5.4	SAFETY EYES	X			
5.5	ELECTRICAL SWITCHES	X			
5.6	ELECTRICAL LIGHTS	X			
5.7	ELECTRICAL GFCI OUTLETS	X			
5.8	DOORS & WINDOWS / LOCKS	X			

Styles & Materials
Garage Door Type:
 One manual
Number of Garage Doors:
 One
Outlets GFCI Protected:
 Yes

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Comments:

5.2 There are some oil stains on the garage floor that need to be cleaned up. This can be a fire hazard.



5.2 Picture 1

5.3 The bottom left of the garage door is a little bent. The door still opens and closes properly. I just wanted you to know.



5.3 Picture 1

5.4 The safety eyes for the garage door work properly.

5.7 All of the outlets in the garage are GFCI protected and are in good condition.

All of the garage outlets need to be GFCI protected for safety. The term GFCI stands for [Ground Fault Circuit Interrupter](#).

6. Living Rooms

		IN	NI	NP	RR	Styles & Materials
6.0	DOOR / LOCKS	X				Smoke Detector Present: Yes
6.1	WINDOW / LOCKS	X				Heat Source Present: Yes
6.2	WALLS				X	
6.3	CEILING	X				
6.4	FLOORS	X				
6.5	ELECTRICAL SWITCHES	X				
6.6	ELECTRICAL LIGHTS	X				
6.7	ELECTRICAL FANS	X				
6.8	ELECTRICAL OUTLETS	X				
6.9	SMOKE DETECTORS	X				
6.10	CLOSETS	X				
6.11	Other				X	

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Comments:

6.2 There is a kick out soffit in the living room. The soffit on the left side slopes down a little. The soffit is in sturdy condition. I just wanted you to know that there is a slope.



6.2 Picture 1

6.11 There is a electrical wire hanging out of the wall in the living room. I don't know if it is for a light or a outlet. The wire needs to be covered.



6.11 Picture 1

7. Hallways

		IN	NI	NP	RR	Styles & Materials
7.0	HALLWAY INFO	X				Smoke Detector Present: Yes
7.1	WALLS	X				Heat Source Present: No
7.2	CEILING	X				
7.3	FLOORS	X				
7.4	ELECTRICAL SWITCHES	X				
7.5	ELECTRICAL LIGHTS	X				
7.6	ELECTRICAL OUTLETS	X				
7.7	SMOKE DETECTOR	X				
7.8	CLOSETS	X				
		IN	NI	NP	RR	

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Comments:

7.0 The hallways are in good condition. Everything works properly.



7.0 Picture 1

8. Kitchen

		IN	NI	NP	RR	Styles & Materials
8.0	WALLS	X				Utilities: Electric
8.1	CEILING	X				Heat Source Present: Yes
8.2	FLOORS				X	Outlets GFCI Protected: Yes
8.3	CABINETS	X				
8.4	COUNTER TOPS	X				
8.5	PLUMBING				X	
8.6	KITCHEN SINK	X				
8.7	ELECTRICAL SWITCHES	X				
8.8	ELECTRICAL LIGHTS	X				
8.9	ELECTRICAL GFCI OUTLETS				X	
8.10	ELECTRICAL 220 OUTLET	X				
8.11	DOORS / WINDOW / LOCKS	X				
8.12	KITCHEN PANTRY	X				
8.13	DINING ROOM	X				

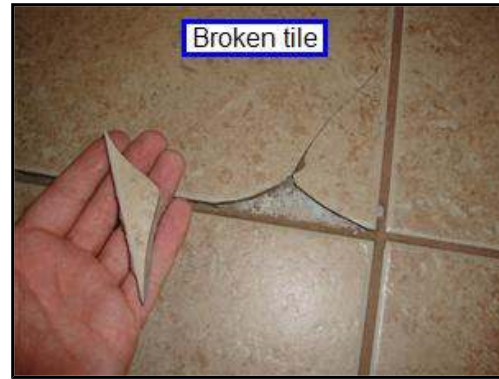
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Comments:

8.2 There are 2 small holes in the tile floor about a inch wide in the kitchen. There also is a small piece of the tile floor in the dining room that is cracked and pulling apart.



8.2 Picture 1



8.2 Picture 2

8.5 There is a leak under the kitchen sink that needs to be repaired.

8.9 There is one GFCI outlet on the left side of the kitchen that does not work.



8.9 Picture 1

All of the kitchen outlets need to be GFCI protected for safety. The term GFCI stands for Ground Fault Circuit Interrupter.

9. Bedrooms

		IN	NI	NP	RR	Styles & Materials
9.0	BEDROOM INFO	X				Smoke Detector Present: Yes
9.1	DOORS / LOCKS	X				Heat Source Present: Yes
9.2	WINDOWS / LOCKS	X				Total Bedrooms: 4 Bedrooms
9.3	FLOORS	X				
9.4	WALLS	X				
9.5	CEILING	X				
9.6	CLOSETS	X				
9.7	ELECTRICAL SWITCHES	X				
9.8	ELECTRICAL LIGHTS	X				
9.9	ELECTRICAL FANS	X				
9.10	ELECTRICAL OUTLETS	X				
9.11	SMOKE DETECTOR	X				

IN NI NP RR

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Comments:

9.0 All 4 bedrooms are in good clean condition. Everything works properly.



Master bedroom

9.0 Picture 1



Bedroom 2

9.0 Picture 2



Bedroom 3

9.0 Picture 3



Bedroom 4

9.0 Picture 4

10. Bathrooms

		IN	NI	NP	RR
10.0	DOORS / LOCKS	X			
10.1	WINDOW / LOCKS	X			
10.2	WALLS				X
10.3	CEILING	X			
10.4	FLOORS	X			
10.5	ELECTRICAL SWITCHES	X			
10.6	ELECTRICAL LIGHTS	X			
10.7	ELECTRICAL GFCI OUTLETS	X			
10.8	BATHROOM FANS	X			
10.9	SINK	X			
10.10	PLUMBING	X			
10.11	BATHTUB / JET TUB				X
10.12	SHOWER	X			
10.13	TOILET				X
10.14	CABINETS	X			
10.15	COUNTER TOPS	X			

Styles & Materials
Heat Source Present:
 Yes
Number of Bathrooms:
 Three
Outlets GFCI Protected:
 Yes
Jet Tub GFCI Protected:
 No jet tub

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Comments:

10.2 The bottom side wall behind the toilet in bathroom 2 needs to be sealed. There is a missing base board. The base board ether needs to be replaced or the wall needs to be sealed where the tile meets the wall.



10.2 Picture 1



10.2 Picture 2

10.11 The bathtub in the master bathroom needs to be caulked around the edges.



10.11 Picture 1

10.13 The toilet in bathroom 3 does not flush. Some of the guts need to be repaired.



10.13 Picture 1



10.13 Picture 2

All of the bathroom outlets need to be GFCI protected for safety. The term GFCI stands for Ground Fault Circuit Interrupter.

11. Laundry Room

		IN	NI	NP	RR	Styles & Materials
11.0	LAUNDRY ROOM INFO	X				Utilities: Gas Electric
11.1	DOORS / LOCKS	X				Heat Source Present: Yes
11.2	WINDOWS / LOCKS	X				
11.3	WALLS	X				
11.4	CEILING	X				
11.5	FLOORS	X				
11.6	ELECTRICAL SWITCHES	X				
11.7	ELECTRICAL LIGHTS	X				
11.8	ELECTRICAL OUTLETS	X				
11.9	ELECTRICAL 220 OUTLET	X				
11.10	GAS PIPING	X				
11.11	PLUMBING	X				
11.12	CABINETS	X				
11.13	COUNTER TOPS	X				

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Comments:

11.0 The laundry room is in good condition. Everything works properly.



11.0 Picture 1



11.0 Picture 2

12. Water Heater

		IN	NI	NP	RR	Styles & Materials
12.0	WATER HEATER INFO	X				Unit Year: 2000
12.1	WATER PIPING, VALVES & FITTINGS	X				Unit Gallon: 50 Gallon
12.2	GAS PIPING / ELECTRICAL OUTPUT	X				Unit Type: Gas
12.3	TEMPERATURE PRESSURE RELIEF VALVE	X				
12.4	DRAIN	X				
12.5	ENCLOSURE PAN	X				
12.6	FLUE	X				
12.7	FLAME TRAP COVER	X				
12.8	DIRT LEG	X				
12.9	UNIT STAND	X				

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Comments:

12.0 The water heater worked properly on the date of the inspection (11/3/2010) The unit is gas operated and is a 50 gallon tank.



12.0 Picture 1

13. Plumbing

		IN	NI	NP	RR	Styles & Materials
13.0	GAS METER	X				Main Water Valve Location: Garage
13.1	MAIN WATER SHUT OFF VALVE	X				Water Type: City
13.2	ALL VISIBLE PIPING	X				Gas Meter Location: Left side of home
13.3	DRAINAGE	X				Utilities: Gas Electric
13.4	PLUMBING VENTS	X				Sump Pump Location: None
13.5	PLUMBING VALVES	X				
13.6	PLUMBING FITTINGS	X				
13.7	PLUMBING FIXTURES	X				

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Comments:

13.0 The gas meter is in good condition and is located on the left side of the home.



13.0 Picture 1

13.1 The main water shut off valve is in good condition and is located in the garage.



13.1 Picture 1

14. Heating & Central Air Conditioning

		IN	NI	NP	RR
14.0	HEATING UNIT		X		
14.1	GAS PIPING / ELECTRICAL OUTPUT		X		
14.2	DRAIN PAN		X		
14.3	FLUE		X		
14.4	HUMIDIFIER		X		
14.5	HEAT EXCHANGER		X		
14.6	BLOWER		X		
14.7	FILTERS		X		
14.8	CONDENSER UNIT		X		
14.9	CONDENSER COIL		X		
14.10	EVAPORATOR COIL		X		
14.11	FAN		X		
14.12	FAN COVER		X		
14.13	ELECTRICAL OUTPUT		X		
14.14	REFRIGERANT LINES		X		
14.15	DISCONNECT & FITTINGS		X		

Styles & Materials
Heating Location:
 Attic
Heat Type:
 Forced air
Heat Equipment Energy Source:
 Gas
Number of Heat Systems:
 One
Condenser Location:
 Left side of home
Cooling Type:
 Central air
Cooling Equipment Energy Source:
 Electricity
Number of AC Units:
 One

IN NI NP RR

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Comments:

14.0 I could not inspect or run the heater or cooling condenser during the inspection because the thermostat that turns both units on and off is missing. I don't know if the previous owner took it when they left or what. I recommend having both units serviced because we do not know when the last time they were serviced.



14.0 Picture 1



14.0 Picture 2

14.8 I could not inspect or run the heater or cooling condenser during the inspection because the thermostat that turns both units on and off is missing. I don't know if the previous owner took it when they left or what. I recommend having both units serviced because we do not know when the last time they were serviced.



14.8 Picture 1



14.8 Picture 2

15. Electrical Panels

		IN	NI	NP	RR
15.0	SERVICE ENTRANCE	X			
15.1	MAIN PANEL	X			
15.2	SUB PANEL				X
15.3	MAIN BREAKER	X			
15.4	BREAKERS	X			
15.5	MAIN GROUND	X			
15.6	HOT, NEUTRAL AND GROUND WIRES	X			
15.7	HOT, NEUTRAL AND GROUND BUSES	X			
15.8	COVER & PANEL SECTIONS	X			
15.9	LABELED PANEL	X			

Styles & Materials

Panel Type:
Circuit breakers

Electrical Services Conductor Type:
Below ground

Main Breaker Size:
150 Amp

Main Panel Location:
Right side of home

Sub Panel Location:
Extra Info : Sub panel location back patio

Number of Electrical Panels:
Two

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Comments:

15.1 The main panel is in good condition and is located on the right side of the home.



15.1 Picture 1

15.2 I could not inspect the inside of the sub panel because i could not get the panel door off. The panel is located outside on the back patio. The reason why i could not get the panel door of with out causing any damage to the siding of the home is because of the stucco siding.



15.2 Picture 1

16. Appliances

		IN	NI	NP	RR	Styles & Materials
16.0	BAKE OVEN	X				Cook Top: Electric
16.1	COOK TOP	X				Clothes Dryer: None
16.2	DISHWASHER	X				
16.3	GARBAGE DISPOSAL	X				
		IN	NI	NP	RR	

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INVOICE



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 Inspected By: Michael Lowe

Inspection Date: 11/3/2010
 Report ID: Lowe

Customer Info:	Inspection Property:
Michael Lowe Customer's Real Estate Professional: Randy Lowe Coldwell Banker	804 Inspection Lane Washington UT 84780

Inspection Fee:

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

Payment Method:
Payment Status:
Note: