



# Inspection Report

**Buyer - Anthony Daniels**

**Property Address:**  
6580 W Timpanogos Drive  
South Jordan, UT 84045

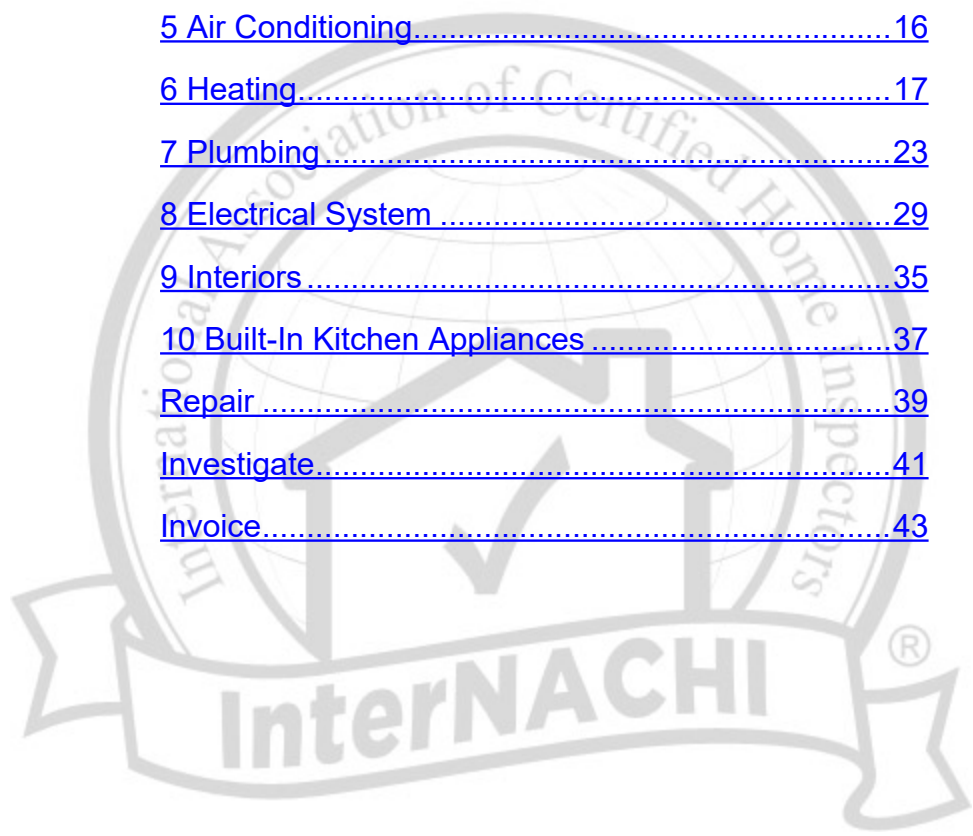


**Castleview Home Inspections LLC**

**Inspected by - Rob Egbert, CPI**  
**CastleviewInspections@gmail.com**  
**(801) 548-4616**

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<b>Date:</b> 2/14/2020	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 6580 W Timpanogos Drive South Jordan, UT 84045	<b>Customer:</b> Buyer - Anthony Daniels	<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. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

**Repair** = 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.

**Investigate** = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

**Standards of Practice:**

INACHI National Association of Certified Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Style of Home:**

Rambler

**Approximate age of building:**

5-10 Years

**Home Faces:**

South

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

# 1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

**Foundation:**

Poured concrete

**Method used to observe Crawlspace:**

No crawlspace

**Floor Structure:**

8" or better

**Wall Structure:**

2 X 4 Wood

**Ceiling Structure:**

2X4

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Method used to observe attic:**

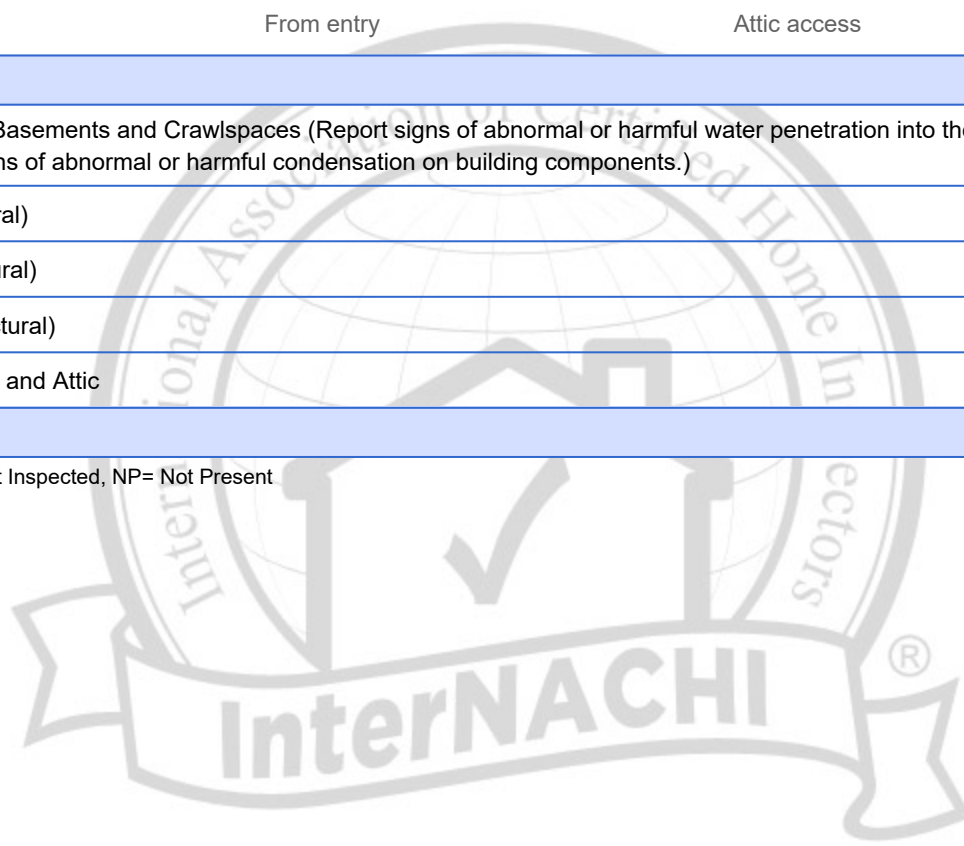
From entry

**Attic info:**

Attic access

		IN	NI	NP
1.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•		
1.1	Walls (Structural)	•		
1.3	Floors (Structural)	•		
1.4	Ceilings (Structural)	•		
1.5	Roof Structure and Attic	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present



**Comments:**

**1.5** Operable.

Attic access located in Master bedroom closet



1.5 Item 1(Picture)





1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

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

## 2. Insulation and Ventilation

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

### Styles & Materials

**Attic Insulation:**

Blown  
Fiberglass

**Ventilation:**

Gable vents  
Ridge vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric  
Gas Connection

**Dryer Vent:**

Flexible Metal

		IN	NI	NP
2.0	Insulation in Attic	•		
2.1	Insulation Under Floor System	•		
2.3	Ventilation of Attic and Foundation Areas	•		
2.4	Venting Systems (Kitchens, Baths and Laundry)	•		
2.5	Ventilation Fans and Thermostatic Controls (Attic)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

### Comments:

2.0 Operable.



2.0 Item 1(Picture)





2.0 Item 2(Picture)

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.



### 3. Exterior

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

#### Styles & Materials

**Siding Style:**

Brick  
Cement stucco

**Siding Material:**

Full brick

**Exterior Entry Doors:**

Fiberglass

**Appurtenance:**

Patio  
Covered porch

**Driveway:**

Concrete

**Garage Door Type:**

Three automatic

**Garage Door Material:**

Metal  
Insulated

**Auto-opener Manufacturer:**

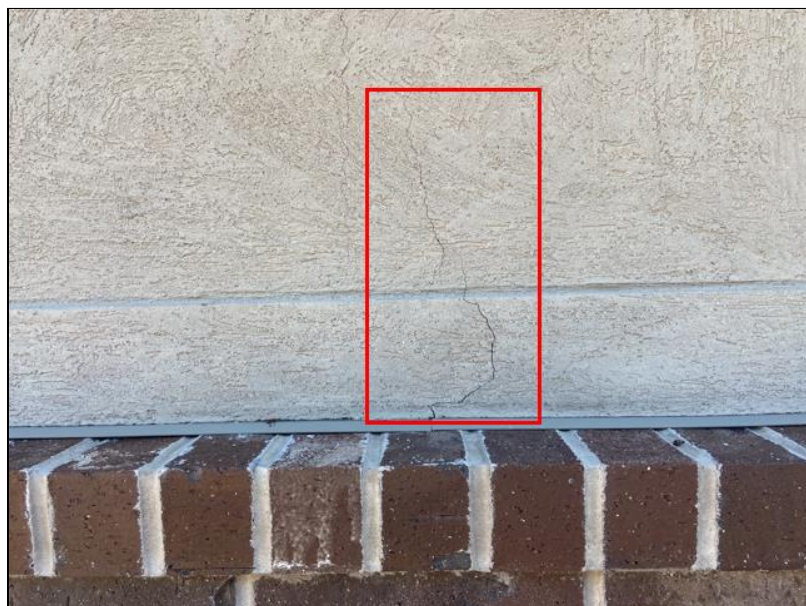
MARTIN

		IN	NI	NP
3.0	Doors (Exterior)	•		
3.1	Windows	•		
3.2	Wall Cladding, Flashing, and Trim	•		
3.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•		
3.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•		
3.5	Eaves, Soffits, Drip Edge and Fascia	•		
3.8	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•		
		IN	NI	NP

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**Comments:**

**3.2** One or more areas of cracking and/or water contact at stucco material was noted. While cracks in stucco are commonly found, monitoring of such material is advised during home ownership. Recommend repair, as necessary.



3.2 Item 1(Picture) South wall of exterior



3.2 Item 2(Picture) Northwest corner of exterior

**3.4** One or more areas of uneven concrete noted at a high traffic exterior areas. Repairing of such issues will help prevent tripping hazards and further damage to materials. There are multiple ways to repair uneven concrete, and replacement is not always needed.



3.4 Item 1(Picture) East side of home

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.



# 4. Roofing

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

### Styles & Materials

**Roof Covering:**

Architectural

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

		IN	NI	NP
4.0	Roof Coverings	•		
4.1	Flashings	•		
4.2	Chimneys	•		
4.3	Gutter system (Downspouts & extensions).	•		
		IN	NI	NP

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### Comments:

**4.0** Roof coverings noted as operable at time of inspection.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 5. Air Conditioning

## Styles & Materials

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

Day & Night

**Number of AC Only Units:**

One

		IN	NI	NP
5.0	Cooling & A/C Equipment	•		
5.1	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
5.2	Presence of Installed Cooling Source in Each Room	•		
5.3	Normal Operating Controls (Thermostat)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

### Comments:

**5.0** Operable.

Noted: Servicing AC units over ten years of age is recommended to ensure proper and efficient operation of unit. HVAC professionals also inspect A/C coil box and freon levels. Due to age of unit, additional servicing and investigation of these items is recommended.



5.0 Item 1(Picture)

SERIAL	E131025630		
PROD	N4A348AKB200		
MODEL	N4A348AKB200		
METERING	TXU	NA	
DEVICE	INDOOR	OUTDOOR	
FACTORY CHARGED	R410A		
	7.00 LBS	3.18 KG	
INDOOR TXV SUB COOLING	15 °F		
POWER SUPPLY	208-230 VOLTS AC		
	1 PH	60 HZ	
PERMISSIBLE VOLTAGE AT UNIT			
	253 MAX	197 MIN	
SUITABLE FOR OUTDOOR USE			
COMPRESSOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	19.9 RLA	109.0 LRA	
FAN MOTOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	1/4 HP	1.4 FLA	
DESIGN/TEST PRESSURE GAGE			
HI	450 PSI	3103	KPA
LO	250 PSI	1724	KPA
MAX DESIGN/WORKING PRESSURE			
	700 PSIG	4826 KPA	
MINIMUM CIRCUIT AMPS			
	26.2		
MAX FUSE	MAX CKT-BKR(*)	40 A	
	40 A		

5.0 Item 2(Picture)



## 6. Heating

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

### Styles & Materials

<b>Energy Source:</b> Natural gas	<b>Heat Type:</b> Forced Air	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> Day & Night	<b>Filter Size:</b> 24x24	<b>Ductwork:</b> Non-insulated
<b>Filter Type:</b> Disposable	<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> One

		IN	NI	NP
6.0	Normal Operating Controls (Thermostat)	•		
6.1	Heating Equipment	•		
6.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
6.3	Presence of Installed Heat Source in Each Room	•		
6.4	Chimneys, Flues and Vents	•		
6.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•		
6.6	Gas/LP Firelogs and Fireplaces	•		
		IN	NI	NP

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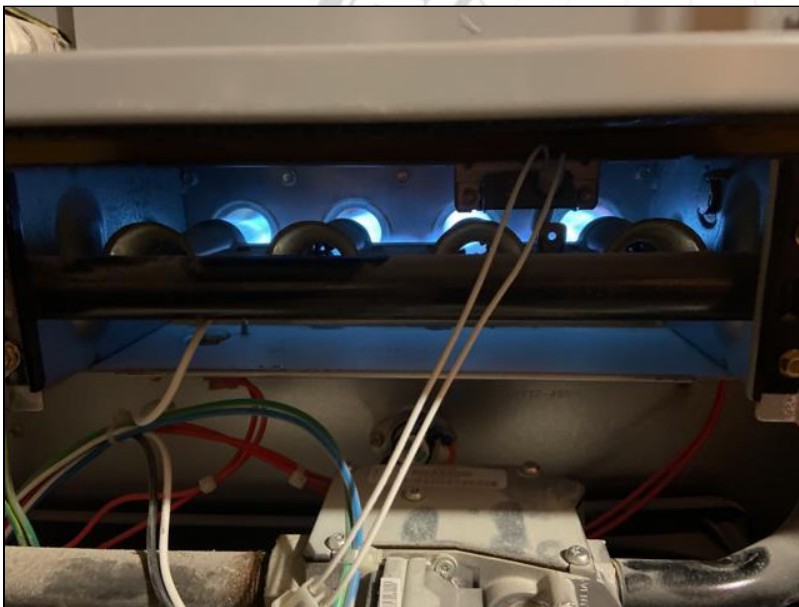
**Comments:**

**6.0** The thermostat is located in the main hallway.



6.0 Item 1(Picture)

**6.1** Heating system noted as operable at time of inspection.



6.1 Item 1(Picture)



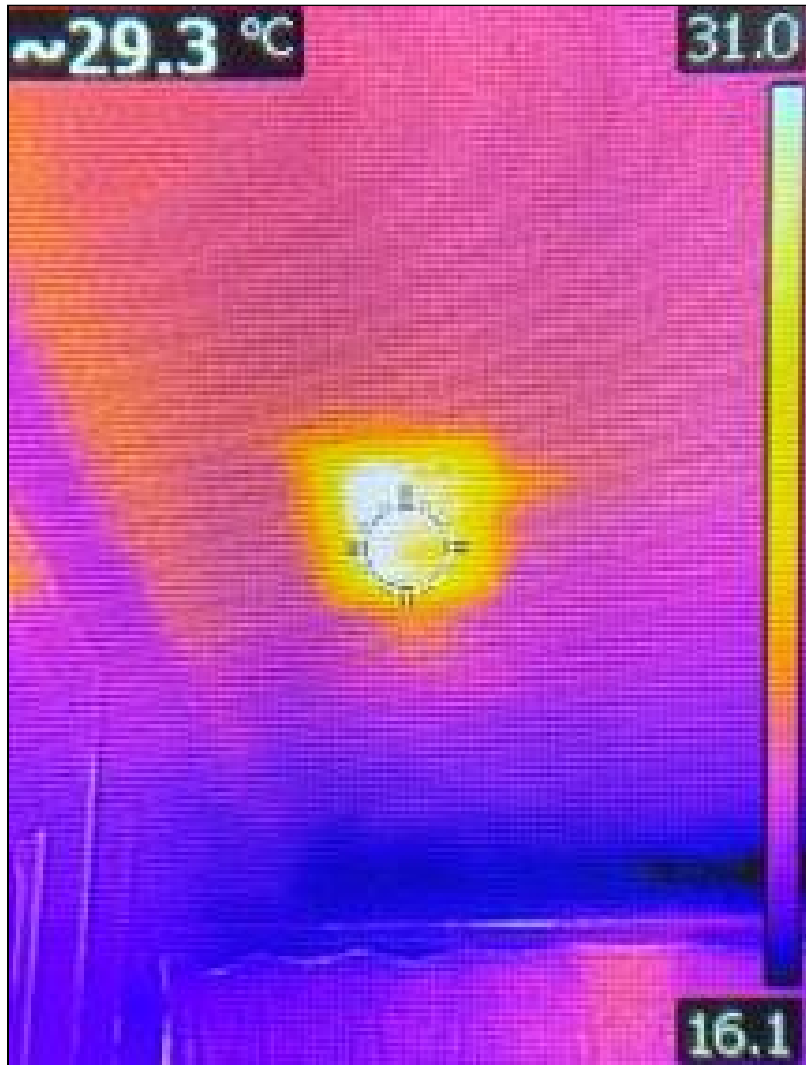
6.1 Item 2(Picture)



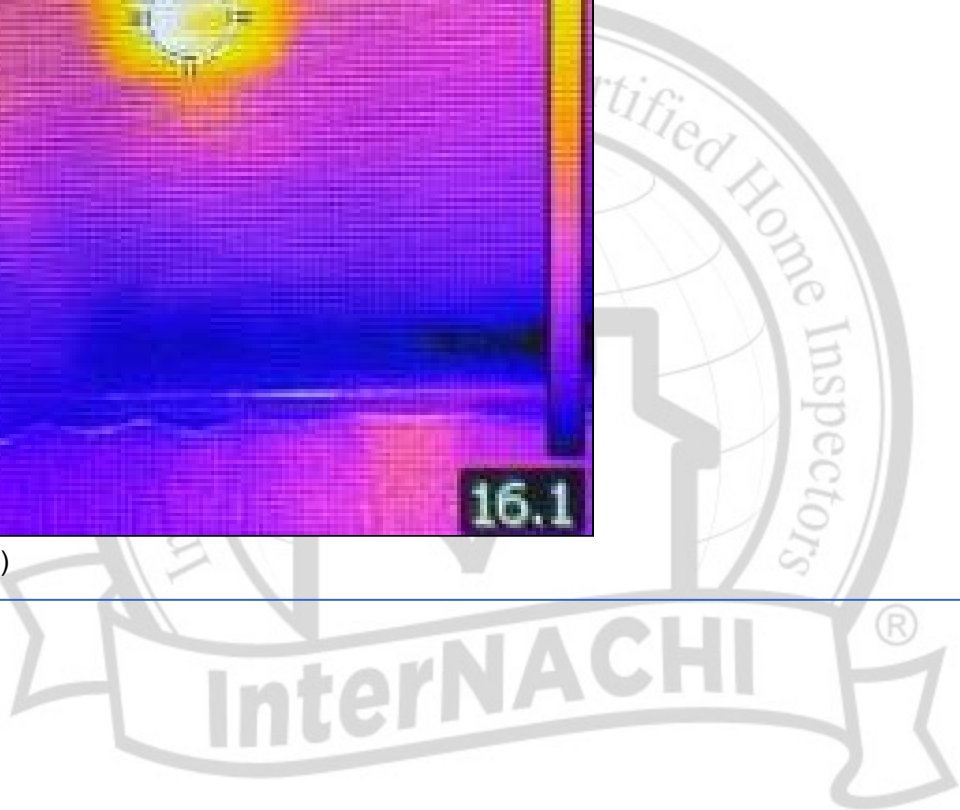
6.1 Item 3(Picture)

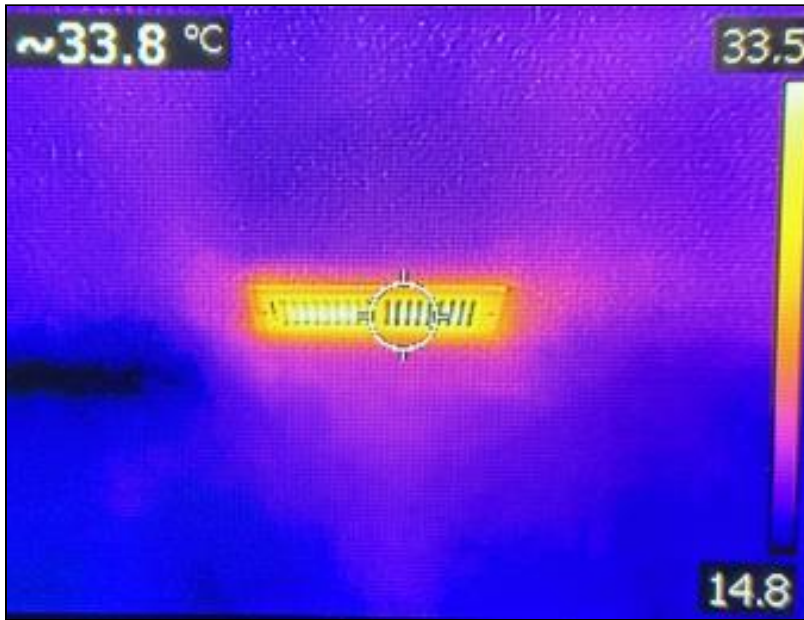


6.3 Operable.



6.3 Item 1(Picture)





6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)

**6.6** Fireplace noted as operable at time of inspection.



6.6 Item 1(Picture)

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.

# 7. Plumbing

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

## Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> Pex
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> (2) 40 Gallon	<b>Water Heater Location:</b> Basement Utility Room
<b>Manufacturer:</b> BRADFORD-WHITE		

		IN	NI	NP
7.0	Main Fuel Shut Off (Location)	•		
7.1	Main Water Shut-off Device (Location)	•		
7.2	Hot Water Systems, Expansion Tank, Flues & Seismic Strapping	•		
7.3	Plumbing Water Supply, Distribution System & Fixtures	•		
7.4	Plumbing Drain, Waste & Vent Systems	•		
		IN	NI	NP

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**Comments:**

**7.0** Main fuel shutoff located on the West side of the home.



7.0 Item 1(Picture)

**7.1 (1)** Water pressure was 75 PSI at time of inspection. This is between the recommended level of 25-75 PSI.



7.1 Item 1(Picture)



7.1 (2) Main water shut off located in north west corner of basement.



7.1 Item 2(Picture)

7.2 (1) The thermal expansion tank is inoperable. Diaphragms in such tanks can rupture, rendering the tank inoperable. Repair or replacement is recommended.



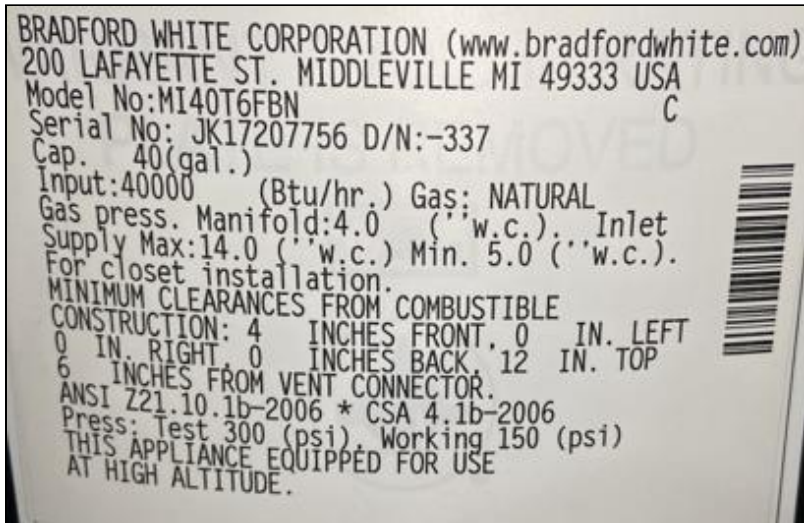
7.2 Item 1(Picture)

7.2 (2) Hot water system noted as operable at time of inspection.



7.2 Item 2(Picture)





7.2 Item 3(Picture)



7.2 Item 4(Picture)

**7.3** One or more exterior hose bibs are loose. Recommend securing hose bib(s) to exterior walls to prevent possible water damage to surrounding materials.



7.3 Item 1(Picture) South side of home

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.



## 8. Electrical System

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

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP
8.0	Service Entrance Conductors	•		
8.1	Location of Main Distribution Panels	•		
8.2	Connected Devices & Fixtures (A representative number of ceiling fans, lighting fixtures, switches & receptacles in the house, garage, & exterior)	•		
8.3	Polarity & Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, & all Receptacles in Garage, Carport, Exterior	•		
8.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•		
8.5	Smoke Detectors	•		
8.6	Carbon Monoxide Detectors	•		
		IN	NI	NP

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**Comments:**

**8.0** Main Service entrance located on the East side of the home.



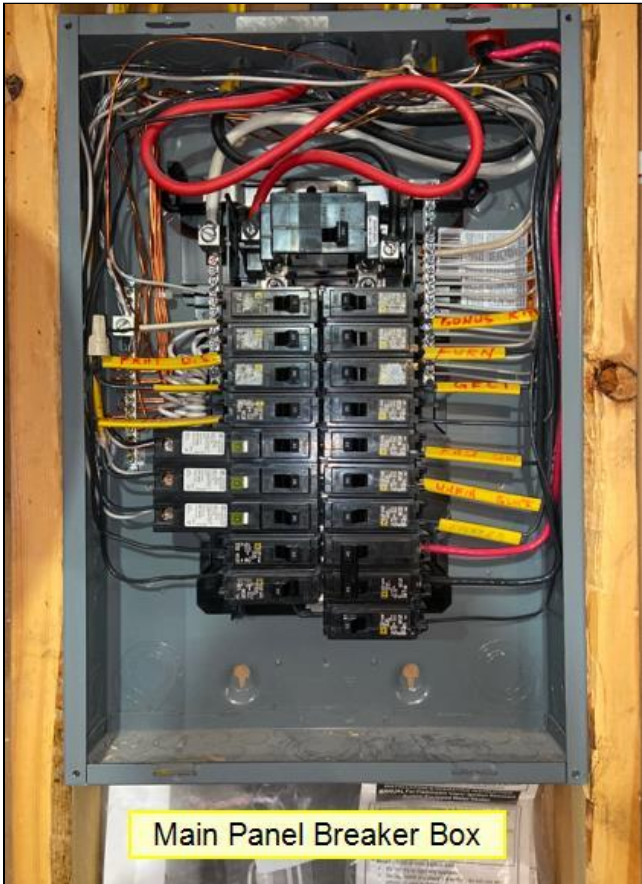
8.0 Item 1(Picture)



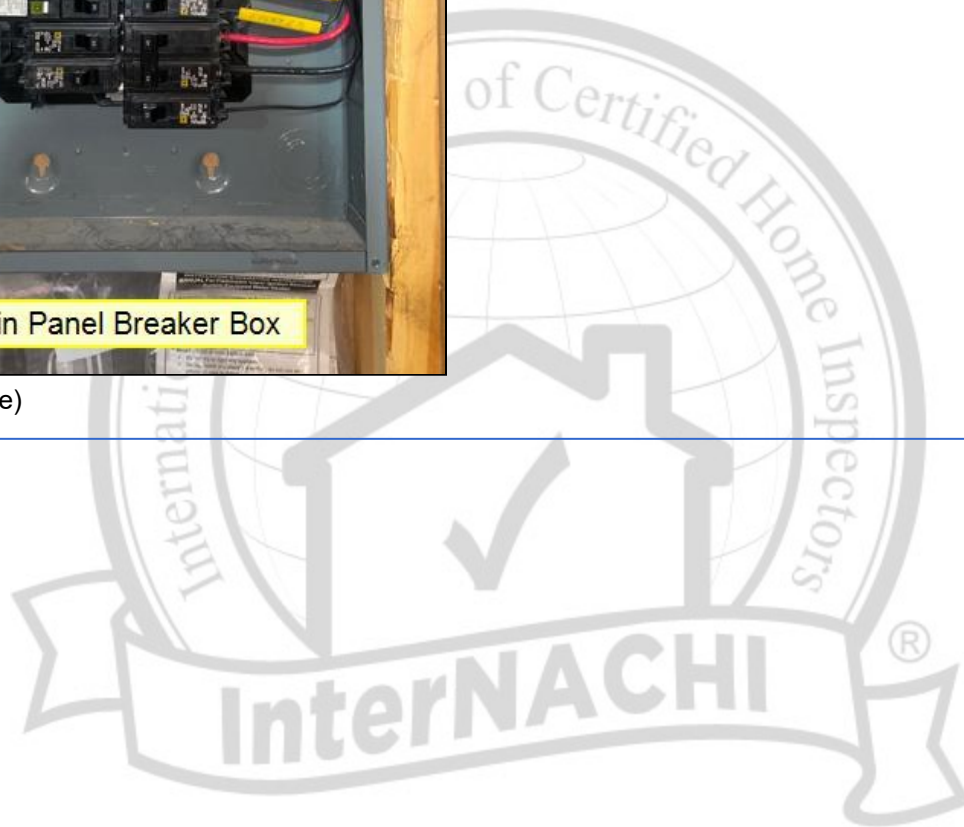


8.0 Item 2(Picture)

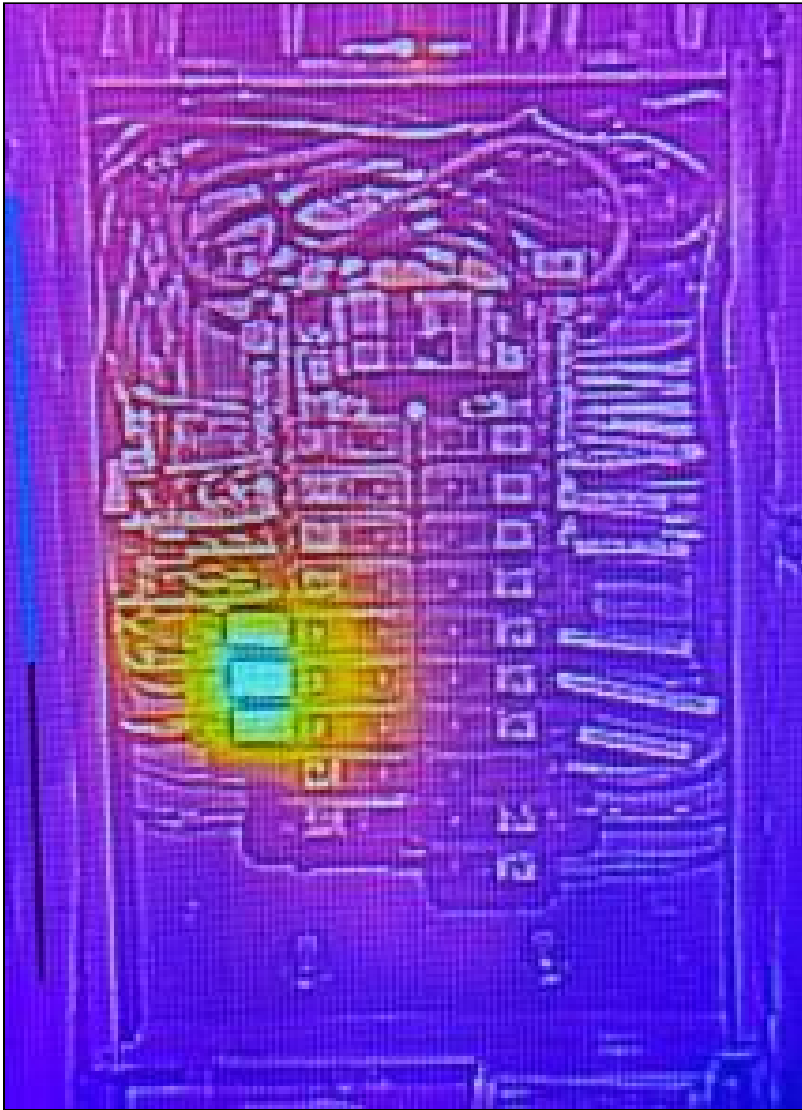
8.1 Located in the basement utility room.



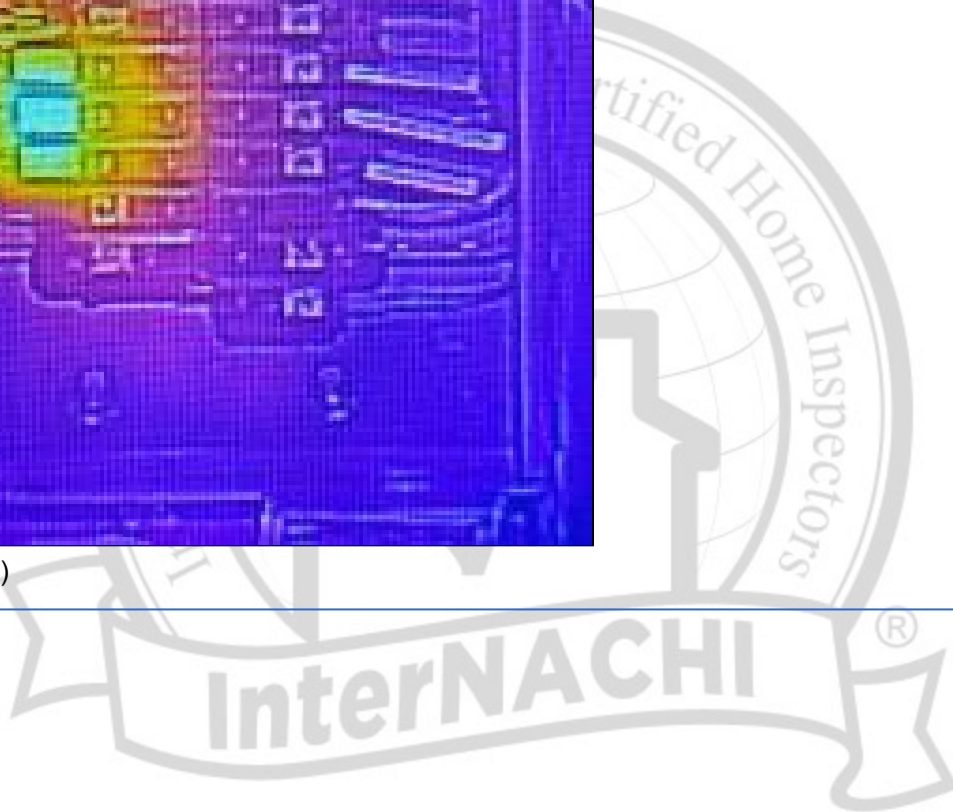
8.1 Item 1(Picture)







8.1 Item 2(Picture)



8.4 One or more aged electrical wiring methods or materials was noted at time of inspection. Further investigation by a certified electrician is advised.

Note: Some lending/loan programs or insurance programs may want further evaluation performed by licensed electricians.

8.6 No elevated Carbon Monoxide levels were detected at time of inspection.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

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.

## 9. 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.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Tile  
Hardwood T&G

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Cabinetry:**

Wood

**Countertop:**

Granite/Quartz

		IN	NI	NP
9.0	Walls, Ceiling, Floor, Thresholds	•		
9.1	Steps, Stairways, Balconies and Railings	•		
9.2	Counters and a Representative Number of Cabinets	•		
9.3	Interior Doors	•		
9.4	Interior Windows, Cracks, Locks, Condensation	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

### Comments:

**9.3** One or more interior doors were damaged, did not latch, were missing components, or were difficult to operate. While this issue does not present any immediate danger, repair may be desired.

Hinge tightening or strike plate adjustment may be beneficial.



9.3 Item 1(Picture) Master bedroom closet

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.



# 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.

### Styles & Materials

**Refrigerator:**

MAYTAG

**Range/Oven:**

GENERAL ELECTRIC

**Built in Microwave:**

GENERAL ELECTRIC

**Dishwasher Brand:**

GENERAL ELECTRIC

**Disposer Brand:**

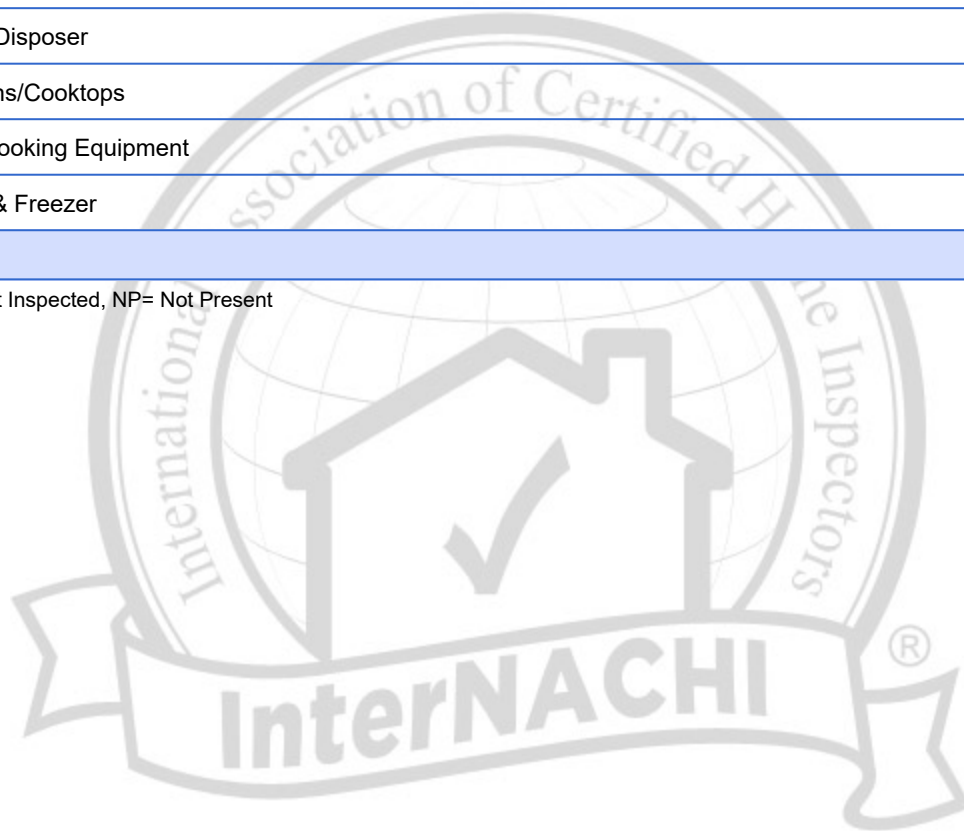
BADGER

**Exhaust/Range hood:**


RE-CIRCULATE

		IN	NI	NP
10.0	Dishwasher	•		
10.1	Food Waste Disposer	•		
10.2	Ranges/Ovens/Cooktops	•		
10.3	Microwave Cooking Equipment	•		
10.4	Refrigerator & Freezer	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present



**Comments:**

 **10.2** Adding an anti-tip foot plate will help protect small children from harm.

One or more burners would not light at gas stove. Further investigation and/or repair is recommended.



10.2 Item 1(Picture)

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.

InterNACHI®

# Repair



Castleview Home Inspections LLC

CastleviewInspections@gmail.com  
(801) 548-4616

### Customer

Buyer - Anthony Daniels

### Address

6580 W Timpanogos Drive  
South Jordan, UT 84045

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. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***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.***

## 3. Exterior

### 3.2 Wall Cladding, Flashing, and Trim

#### Inspected

One or more areas of cracking and/or water contact at stucco material was noted. While cracks in stucco are commonly found, monitoring of such material is advised during home ownership. Recommend repair, as necessary.

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

#### Inspected

One or more areas of uneven concrete noted at a high traffic exterior areas. Repairing of such issues will help prevent tripping hazards and further damage to materials. There are multiple ways to repair uneven concrete, and replacement is not always needed.

## 7. Plumbing

### 7.2 Hot Water Systems, Expansion Tank, Flues & Seismic Strapping

#### Inspected

- 🔧 (1) The thermal expansion tank is inoperable. Diaphragms in such tanks can rupture, rendering the tank inoperable. Repair or replacement is recommended.
- 🔧 (2) Hot water system noted as operable at time of inspection.

### 7.3 Plumbing Water Supply, Distribution System & Fixtures

#### Inspected

- 🔧 One or more exterior hose bibs are loose. Recommend securing hose bib(s) to exterior walls to prevent possible water damage to surrounding materials.

## 9. Interiors

### 9.3 Interior Doors

#### Inspected

- 🔧 One or more interior doors were damaged, did not latch, were missing components, or were difficult to operate. While this issue does not present any immediate danger, repair may be desired.

Hinge tightening or strike plate adjustment may be beneficial.

## 10. Built-In Kitchen Appliances

### 10.2 Ranges/Ovens/Cooktops

#### Inspected

- 🔧 Adding an anti-tip foot plate will help protect small children from harm.

One or more burners would not light at gas stove. Further investigation and/or repair is recommended.

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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# Investigate



**Castleview Home Inspections LLC**

**CastleviewInspections@gmail.com  
(801) 548-4616**

**Customer**

Buyer - Anthony Daniels

**Address**

6580 W Timpanogos Drive  
South Jordan, UT 84045

## 5. Air Conditioning

### 5.0 Cooling & A/C Equipment

**Inspected**

🔍 Operable.

Noted: Servicing AC units over ten years of age is recommended to ensure proper and efficient operation of unit. HVAC professionals also inspect A/C coil box and freon levels. Due to age of unit, additional servicing and investigation of these items is recommended.

## 8. Electrical System

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

**Inspected**


🔍 One or more aged electrical wiring methods or materials was noted at time of inspection. Further investigation by a certified electrician is advised.

Note: Some lending/loan programs or insurance programs may want further evaluation performed by licensed electricians.

## 10. Built-In Kitchen Appliances

### 10.2 Ranges/Ovens/Cooktops

**Inspected**

 Adding an anti-tip foot plate will help protect small children from harm.

One or more burners would not light at gas stove. Further investigation and/or repair is recommended.

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# INVOICE

**Castleview Home Inspections LLC**  
**CastleviewInspections@gmail.com**  
**(801) 548-4616**  
**Inspected By: Inspected by - Rob Egbert, CPI**

**Inspection Date: 2/14/2020**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Buyer - Anthony Daniels	6580 W Timpanogos Drive South Jordan, UT 84045
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	350.00	1	350.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you for your payment!

