



Eye Spy Home Inspection

543 N 4000 W

West Point, UT 84015

8017198994

mbrconstruction00@gmail.com

Inspected By: Mat Register



Home Inspection Report

Prepared For:

Tyler Burgin

Property Address:

2390 Valley View

West Mendon, UT 84325

Inspected on Wed, Oct 7 2020 at 8:00 AM

Table of Contents

General	4
Site	4
Exterior	5
Garage	8
Roofing	9
Structure	14
Electrical	16
HVAC	18
Plumbing	21
Bathrooms	24
Family Room	31
Bedrooms	33
Kitchen	40
Laundry	42
Interior	43
Sitting Room	47
Report Summary	49

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	1999
Age Based On:	Listing
Bedrooms/Baths:	5 Bedroom 4 Bath
Door Faces:	South
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Concrete Condition: Satisfactory
Driveway:	Concrete Condition: Marginal
Walkways:	Concrete , Pavers Condition: Satisfactory
Patios/Decks:	Concrete, Wood Condition: Satisfactory

(Site continued)



Comment 1:
Driveway is cracked and spalling .



Figure 1-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding Condition: Marginal
Exterior Trim Material:	Vinyl Condition: Marginal
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Balconies:	Wood Condition: Satisfactory
Railings:	Vinyl Condition: Satisfactory

(Exterior continued)



Comment 2:
Damaged siding.



Figure 2-1



Figure 2-2



Comment 3:
Insulation on AC pipes needs to be repaired.



Figure 3-1

(Exterior continued)



Comment 4:
Plaster has fallen off of foundation wall.



Figure 4-1



Comment 5:
Needs a screen to prevent rodents from entering home.



Figure 5-1

(Exterior continued)



Comment 6:
Holes in siding should be sealed.



Figure 6-1

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Belt Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

(Garage continued)



Comment 7:
2 car garage.



Figure 7-1



Figure 7-2

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable, Hexagonal Gazebo
Roof Covering:	Architectural shingles Condition: Satisfactory
Approximate Roof Age:	10 Years
Ventilation Present:	Roof, Soffit, Ridge Vents Condition: Satisfactory
Vent Stacks:	Plastic Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Aluminum Condition: Satisfactory

(Roofing continued)

Gutters & Downspouts:

Metal

Condition: Satisfactory



Comment 8:

Missing down spout extension .



Figure 8-1

(Roofing continued)



Comment 9:
Exposed nails Recommend ceiling with roof tar.



Figure 9-1



Comment 10:
A lot of exposed nails on porch roof Highly recommend ceiling with roofing tar.



Figure 10-1



Figure 10-2

(Roofing continued)



Figure 10-3



Figure 10-4



Figure 10-5



Comment 11:
Roof damage on previous report has been fixed.

(Roofing continued)



Comment 12:
Recommend truss downspout gets fixed.



Figure 12-1



Comment 13:
Post base should be above grade.



Figure 13-1

(Roofing continued)


 **Comment 14:**
Roof edge needs a gutter and downspout to prevent water from running into foundation.



Figure 14-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Prior Waterproofing:	Emulsion
	Condition: Satisfactory
Floor Structure:	Concrete Slab, Wood Frame, Engineered I-Joist
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses, Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Cellulose
	Condition: Satisfactory



Comment 15:

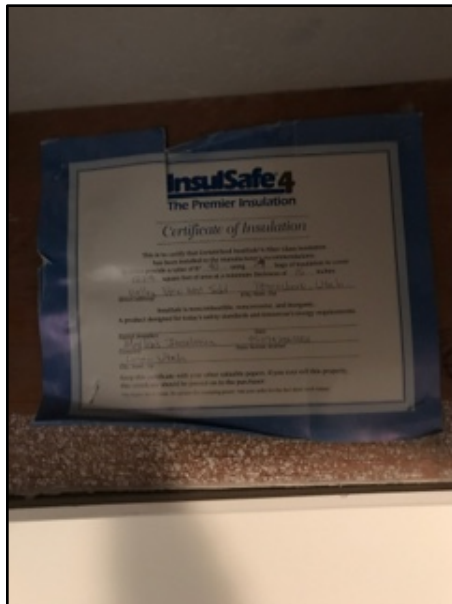


Figure 15-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service: Underground
Main Disconnect Location: Service Panel



Service Panel Location: Exterior
Service Panel Manufacturer: Square D
Condition: Satisfactory
Service Line Material: Copper
Condition: Satisfactory
Service Voltage: 240 volts
Service Amperage: 200 amps
Service Panel Ground: Cold Water Pipe
Branch Circuit Wiring: Non-Metallic Shielded Copper
Condition: Satisfactory
Overcurrent Protection: Breakers
Condition: Satisfactory
GFCI/AFCI Breakers: Yes
Condition: Satisfactory
Smoke Detectors: Hard Wired Interconnected
Condition: Satisfactory

(Electrical continued)



Comment 16:
Main service panel.



Figure 16-1

Sub Panel

Location:	Basement Hallway
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Sub Panel continued)



Comment 17:
Beautiful work.

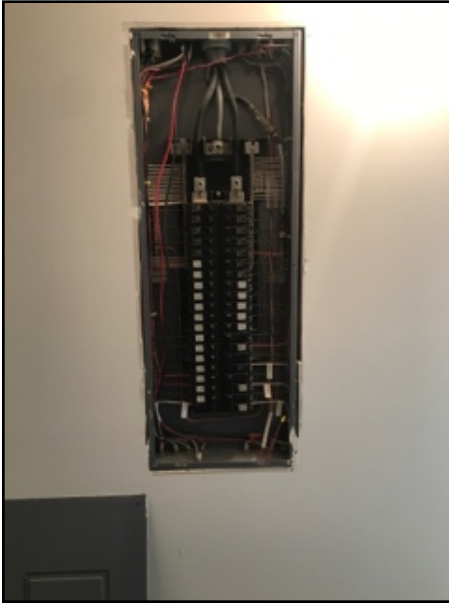


Figure 17-1

HVAC

HVAC System Type:	Central Split System
Thermostat:	Programmable
	Condition: Satisfactory
Thermostat Location:	Upstairs hallway and main level hallway

(HVAC continued)



Comment 18:



Figure 18-1



Figure 18-2

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement, Basement and upstairs
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Janitrol
Heating Fuel:	LP Gas
	Condition: Satisfactory
Input BTUs:	100000
Output BTUs:	90500
Approximate Age:	2012
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

(Heating continued)



Comment 19:
Furnace.



Figure 19-1



Comment 20:
UpStairs furnace Manufactured in 1999 functions properly.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Goodman
Condensor Size:	30,000 BTU (2.5 Tons)
Condenser Approximate Age:	1999/2013

(Cooling continued)

Condensate Drainage: To Floor Drain
Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Well System
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Septic System
Waste Pipe Material:	ABS Plastic
	Condition: Satisfactory
Location of Fuel Shutoff:	Not Located

(Plumbing continued)



Comment 21:
Main water shutoff .



Figure 21-1

Water Heater

Manufacturer:	Rheem
Fuel:	LP Gas
Capacity:	50 gal
Approximate Age:	2014
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Yes
	Condition: Satisfactory

(Water Heater continued)



Comment 22:



Figure 22-1



Comment 23:

Water heater missing expansion tank recommend installing one.



Figure 23-1

Bathrooms

Master Bathroom

Location:	Master Bedroom
Bath Tub:	Recirculating Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Solid surface Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator, Window Condition: Satisfactory
GFCI Protection:	Outlets, Recirculating Tub Condition: Satisfactory

(Master Bathroom continued)



Comment 24:



Figure 24-1



Figure 24-2



Comment 25:

I would recommend cleaning the jets before using tub in master.



Figure 25-1

(Bathrooms continued)

Upstairs Main Bathroom

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Marginal
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Upstairs Main Bathroom continued)



Comment 26:
Upstairs main bath.



Figure 26-1



Comment 27:
Mixing valve leaks when shower is running.



Figure 27-1

(Bathrooms continued)

Bathroom Basement Level

Location:	Basement
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Marginal
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Concrete
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets, Lights
	Condition: Satisfactory



Comment 28:
Basement 3/4 bath.



Figure 28-1

(Bathroom Basement Level continued)



Comment 29:
Sink drains very slowly.

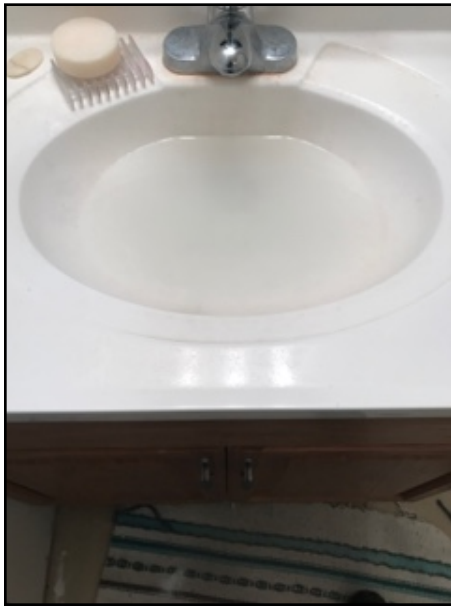


Figure 29-1

Bathroom Main Level Laundry Room

Location:	Main Floor Laundry Room
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom Main Level Laundry Room continued)



Comment 30:
Water closet .



Figure 30-1



Comment 31:
Signs of previous water damage I suggest asking owners to explain.
Currently no leaks found



Figure 31-1

(Bathroom Main Level Laundry Room continued)



Comment 32:
Sink drains slowly.



Figure 32-1

Family Room

Flooring:	Carpet Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Single Hung, Fixed Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Family Room continued)



Comment 33:
Family room.



Figure 33-1



Comment 34:
Fireplace and blower both work.



Figure 34-1

Bedrooms

Master Bedroom

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 35:



Figure 35-1



Figure 35-2

(Bedrooms continued)

Northwest Upstairs Bedroom

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Smoke Detector Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged, Bi-Fold Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 36:

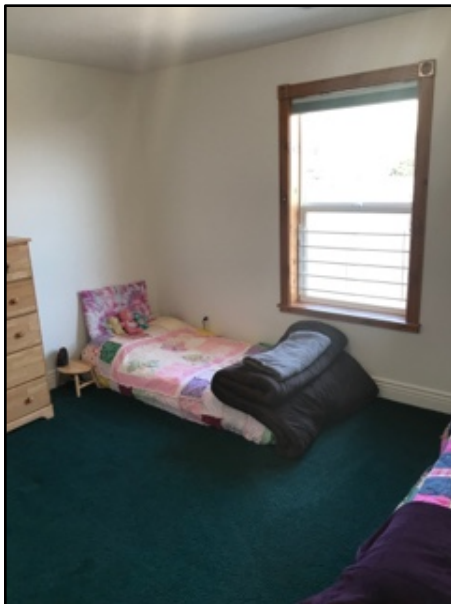


Figure 36-1

(Northwest Upstairs Bedroom continued)



Comment 37:
Outlet needs to be covered.



Figure 37-1

Basement East Bedroom

Flooring:	Bare concrete Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Smoke Detector Condition: Satisfactory
Windows:	Screens, Slider Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Basement East Bedroom continued)



Comment 38:
Basement East bedroom .



Figure 38-1



Comment 39:
Closet needs doors.



Figure 39-1

(Basement East Bedroom continued)



Comment 40:
Missing drywall around window .



Figure 40-1

South Basement Bedroom

Flooring:	Concrete Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(South Basement Bedroom continued)



Comment 41:
South basement bedroom .

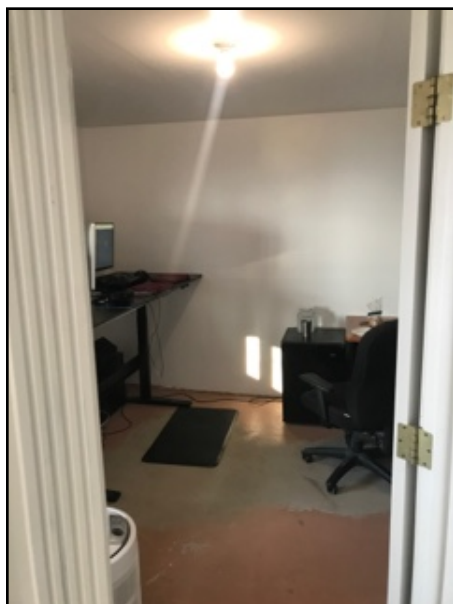


Figure 41-1

North East Bedroom Main Level

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Smoke Detector Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(North East Bedroom Main Level continued)



Comment 42:

North east bedroom main floor.

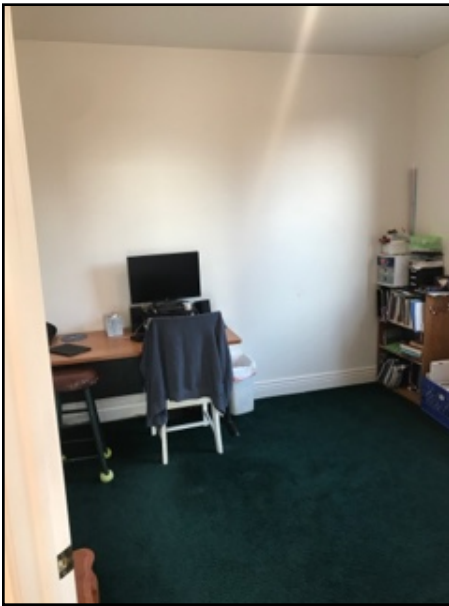


Figure 42-1

South East Bedroom

(South East Bedroom continued)



Comment 43:



Figure 43-1

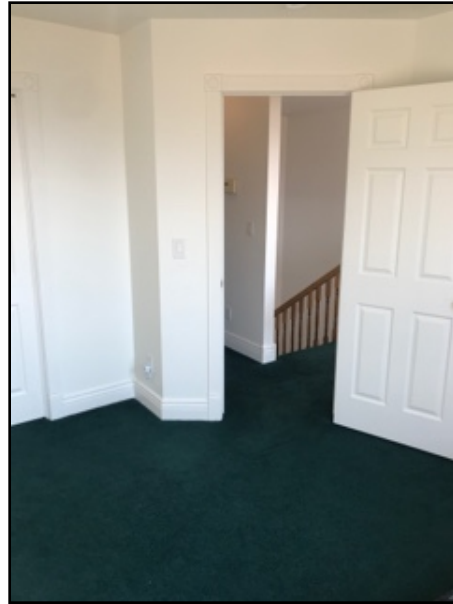


Figure 43-2

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Marginal

(Kitchen continued)



Comment 44:
Kitchen .



Figure 44-1



Figure 44-2



Comment 45:
Sink sprayer is stuck in the on position.



Figure 45-1

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Kenmore Condition: Marginal
Refrigerator:	Maytag Condition: Satisfactory
Dishwasher:	Bosch Condition: Satisfactory
Microwave:	Unknown Condition: Satisfactory
Disposal:	Badger Condition: Satisfactory

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory

(Laundry continued)



Comment 46:
Laundry room .



Figure 46-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Carpet, Wood, Bare concrete Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Steel
Fireplace:	Manufactured, Gas Burning Condition: Satisfactory

(Interior continued)



Comment 47:
Storage/utility room .



Figure 47-1



Figure 47-2



Comment 48:
Food pantry in basement .



Figure 48-1

(Interior continued)



Comment 49:
Bare bulbs in basement area need covers.



Figure 49-1



Figure 49-2



Figure 49-3

(Interior continued)



Comment 50:
5 window room
Phone jack needs cover .



Figure 50-1



Figure 50-2



Comment 51:
Basement entry.



Figure 51-1

(Interior continued)



Comment 52:

Master bedroom closet above top shelf owner said they saw what appeared to be mold they cleaned it and it has not come back and there is no sign of any water penetration or damage.



Figure 52-1

Sitting Room

(Sitting Room continued)



Comment 53:
Sitting room.



Figure 53-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

1) Driveway is cracked and spalling .



Figure 1-1

(Report Summary continued)

Exterior

2) Damaged siding.



Figure 2-1



Figure 2-2

3) Insulation on AC pipes needs to be repaired.



Figure 3-1

4) Plaster has fallen off of foundation wall.

(Report Summary continued)



Figure 4-1

5) Needs a screen to prevent rodents from entering home.



Figure 5-1

6) Holes in siding should be sealed.

(Report Summary continued)



Figure 6-1

Roofing

7) Missing down spout extension .



Figure 8-1

8) Exposed nails Recommend ceiling with roof tar.

(Report Summary continued)



Figure 9-1

9) A lot of exposed nails on porch roof Highly recommend ceiling with roofing tar.



Figure 10-1



Figure 10-2

(Report Summary continued)



Figure 10-3



Figure 10-4



Figure 10-5

10) Recommend truss downspout gets fixed.

(Report Summary continued)



Figure 12-1

11) Post base should be above grade.



Figure 13-1

12) Roof edge needs a gutter and downspout to prevent water from running into foundation.

(Report Summary continued)



Figure 14-1

Plumbing: Water Heater

13) Water heater missing expansion tank recommend installing one.



Figure 23-1

(Report Summary continued)

Bathrooms: Upstairs Main Bathroom

14) Mixing valve leaks when shower is running.



Figure 27-1

Bathrooms: Bathroom Basement Level

15) Sink drains very slowly.



Figure 29-1

(Report Summary continued)

Bathrooms: Bathroom Main Level Laundry Room

16) Signs of previous water damage I suggest asking owners to explain.
Currently no leaks found



Figure 31-1

17) Sink drains slowly.



Figure 32-1

(Report Summary continued)

Bedrooms: Northwest Upstairs Bedroom

18) Outlet needs to be covered.



Figure 37-1

Bedrooms: Basement East Bedroom

19) Closet needs doors.



Figure 39-1

20) Missing drywall around window .

(Report Summary continued)



Figure 40-1

Kitchen

21) Sink sprayer is stuck in the on position.



Figure 45-1

(Report Summary continued)

Interior

22) Bare bulbs in basement area need covers.



Figure 49-1



Figure 49-2

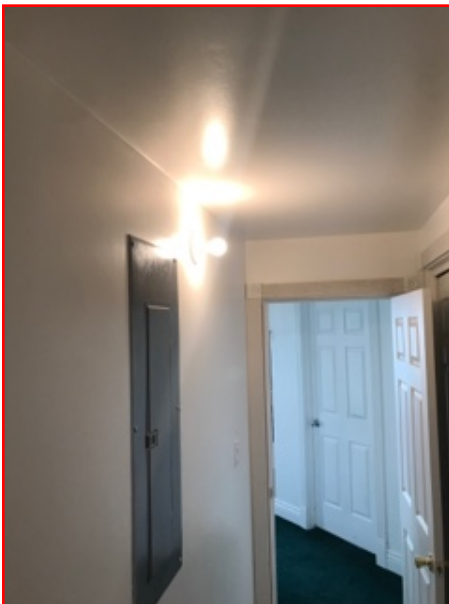


Figure 49-3