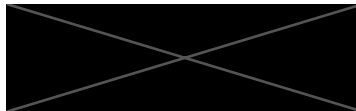


New Heights Inspection



Inspection Performed By:







Adam Mardanlou

801.884.7675

Adam.mardanlou@newheightsinspection.com



General Building/Home Information

Building Address:	
City:	
State:	
Zip Code:	
Square Footage:	
Property Age:	

Inspection Description: Home Inspection

Has the pre-inspection agreement been signed by the client?

Yes No

Is the client present during the inspection?

Yes **No**

Is the real estate agent present for the inspection?

Yes **No**

Inspection Legend of Property Condition

Satisfactory	Acceptable, though not outstanding, or perfect
Fair	Is functional but may need to be addressed in the near future
Poor	Should be corrected ASAP
Inspected	Reviewed by no comment
Not Inspected	Did not inspect
N/A	Not applicable on property

Exterior Amenities

Gate:



Notes: Missing hardware. You need to lift the gate up and open as to not hit the concrete. Hinges need to be adjusted.

Fencing:



Note: Various parts of the fencing is sagging towards the home. Recommend further evaluation by a fencing contractor to see if the fence can be fixed and also stained to extend the life of the fence. Some locations appear to be warped and may not be salvaged.

Roof

Roof Type: Low-Slope (Flat)

Notes: Due to rain, I was unable to walk on the roof. A ladder was used at various locations to observe the condition of the roof.

Roof Material: Thermoplastic Polyolefin (TPO)



Singles Missing/Damaged?

Notes: It was discovered in front of the home (North Facing), the TPO is pulling up. On the back of the home, there is vegetation which is landing on top of the roof and could penetrate the membrane causing potential water issues.



Roof Installation: Satisfactory

Note:

Flashing: Fair

Notes: Boot pipe to be extended 8-12" above roof.

Gutters and Drainage:

Notes: No gutters or downspouts are on the home. This results into water draining off the roof and onto the wood fascia.

Mildew Present on Roof?

Yes No

Notes:

Exterior

Siding Material: Brick around entire home except for back of add on. Siding is wood at this location.



Notes:

Siding Condition: Fair

Notes:

Flashing: Fair

Notes:

Eaves:



Notes: Several eaves around the home need to be caulked.

Fascia:



Notes: Between not having gutters installed and the vegetation from the nearby tree, this is causing mildew buildup. Recommend further evaluation by roofing contractor to install gutters and downspouts to help protect the fascia.

Exterior Doors:



Notes: Exterior door seal is falling off. Recommend repairing to help maintain ambient temperature inside home.

Deck: N/A

Notes:

Patio: N/A

Notes:

Steps: Fair

Notes:

Landscape

Vegetation: Fair



Notes: On the front and back of home, large trees are overhanging around the home. There are small shrubs next to the home that should be cut back 1'-2'.

Grading: Satisfactory

Notes:

Surface Drainage: Satisfactory

Notes:

Walkways: Fair

Notes:

Garage

Driveway:



Notes: Settling crack. With the age of home, this is common.

Garage Door: N/A

Notes:

Garage Door Opener: N/A

Notes:

Attic

Roof Sheathing: Satisfactory

Notes:

Framework: Was able to access a small part of the attic due to pitch of room.

Notes:

Ventilation: Satisfactory



Access: Satisfactory

Notes:

Mildew Present in Attic: Did not observe any signs of mildew.

Yes **No**

Signs of Pests In Attic: Did not observe any signs of pests.

Yes **No**

Bathroom 1

Doors: Fair

Notes:

Flooring: Fair

Notes:

Walls: Fair

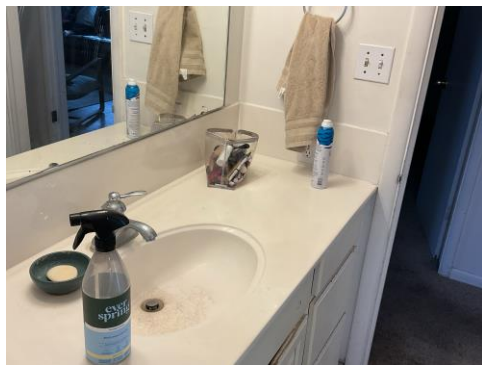


Notes: suspicious substance, located behind shower next to towel closet.

Ceilings: Satisfactory

Notes:

Counters: Satisfactory



Notes:

Cabinets: Poor



Notes: Cabinet drawer behind bathroom door is cracked. Some cabinets are hard to open and or do not close properly.

Sinks: Fair



Notes:

- Scratches inside sink
- The water temperature is at 134 degrees throughout home. Recommend adjusting water heater setting to 120 degrees.

Bathtub/Shower:

Notes: Cracking at ceiling above shower (East Wall)

Toilet:

Notes: Recommend caulking around toilet to prevent water from entering underneath floor/subfloor.

Outlets:

**Notes:**

- GFCI was not located inside the bathroom.
- Cover plate loose.

Recommend further evaluation by an electrician.

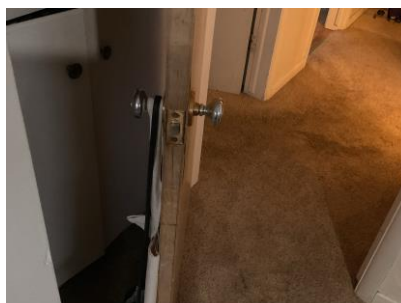
Lighting: Satisfactory

Notes:

Venting: N/A

Notes: No venting was located inside bathroom. The window was located on South wall. No screen or lock on window.

Bedroom 1

Doors:

Notes: Door was cracked and has loose hardware

Flooring: Satisfactory

Notes:

Walls: Satisfactory

Notes: As you walk in on the left-hand side by the register, paint is chipped off the wall.

Windows: Satisfactory

Notes: No lock on window

Ceilings: Satisfactory

Notes:

Closets: Fair

Notes: Closet doors missing.



Outlets: Fair



Notes: Open junction box. Needs cover plate.

Recommend further evaluation by an electrician.

Lighting:



Notes: Gap between light fixture and wall. Recommend patching and repairing.

Venting: N/A

Notes:

Bedroom 2

Doors: Poor



Notes: Cracked door

Flooring: Fair

Notes: Some location of the baseboards should be caulk from base to floor.

Walls: Satisfactory

Notes:

Windows:

Notes: No lock on window.

Ceilings: Satisfactory

Notes:

Closets:



Notes:

- Missing closet doors

- Missing knob to upper left cabinet
- Upper cabinets are hard to open and or close.

Outlets: Satisfactory

Notes:

Lighting: Satisfactory

Notes:

Venting: N/A

Notes:

Bedroom 3

Doors: Satisfactory

Notes:

Flooring: Satisfactory

Notes:

Walls: Fair

Notes: Cracking in several locations.

Windows: Fair

Notes:

Ceilings:



Notes: Ceiling tile is sagging.

Further evaluation by carpenter.

Closets: Satisfactory

Notes:

Outlets: Did not test.

Notes:

Lighting: Satisfactory

Notes:

Venting: N/A

Notes:

Living Area 1

Doors: Poor



Notes:



Flooring: Fair

Notes: Entry of home has a lot of wear and tear in the flooring. Scratches were also found in the living room.

Stairways: N/A

Notes:

Walls: Fair



Notes: Closet have some signs of cracking. Recommend monitoring to see if cracking worsens.

Windows: Satisfactory

Notes:

Ceilings: Fair

Notes:

Outlets: Fair

Notes: Outlets do not have ground plugs and or are not grounded.

Lighting: Poor

Notes: Two light switches are found on the right-hand side of the entry door as you walk into the home. One of the light switches power the exterior light and is functional, however, the other light switch which should power on the two ceiling lights in the living space appears to not work.

Ceiling Fans: N/A

Notes:

Kitchen

Doors: Satisfactory

Notes:

Flooring: Satisfactory

Notes:

Walls: Satisfactory

Windows: Satisfactory

Notes: No lock on window

Ceilings:



Note: Patching around light has started but not finished.

Countertops:



Notes: Plastic laminate is pulling up.

Cabinets: Fair

Notes: Cabinet doors are worn down and some cabinets do not fully shut and or rub with the other when closing.

Sink/Garbage Disposal:



Notes:

- No garbage disposal

- Electrical tape around plumbing line.
- Hot and cold-water connection may not be installed correctly.
- Abandoned pipe under sink should be capped.

Recommend further evaluation by plumbing contractor.

Dishwasher: N/A

Notes:

Stove/Oven: Satisfactory

Notes:

Refrigerator: Satisfactory

Notes:

Outlets:

- No GFCI outlets in kitchen.

Further evaluation by an electrician

Venting



Notes: Vent is dirty with grease.

Recommend further evaluation by HVAC contractor.

Laundry Room:

Outlets: Did not test

Notes:

Water Supply: **Satisfactory**

Notes:

Drainage: Did not inspect

Notes: Could not see any drains while inspecting.

Ventilation : Satisfactory

Foundation:



Foundation Material: Slab on Grade

Slab: Did not inspect.

Note:

Walls: Satisfactory

Notes:

Drainage: N/A

Crawlspace: Fair



Notes:

- Misc. material is found inside the crawl space, this includes doors, carpet, wood, etc. Recommend removing.
- Appeared to have had water damage on sub-floor. Tested with moisture reader, no moisture at this location.
- Wires are coiled up and not in junction box. Further evaluation by electrical subcontractor
- Pex pipe looks to be abandoned and cut. Recommend further evaluation by plumbing contractor to ensure it is properly abandoned.

Plumbing

Water Supply Pressure: Satisfactory

Notes:

Water Supply Piping Size: Satisfactory

Notes :

Pressure At Faucets: Satisfactory

Drainage: Satisfactory

Sewer/Septic: Satisfactory

Water Heater: Satisfactory



Notes: Water heater is a 39 gallon, manufactured in 2019

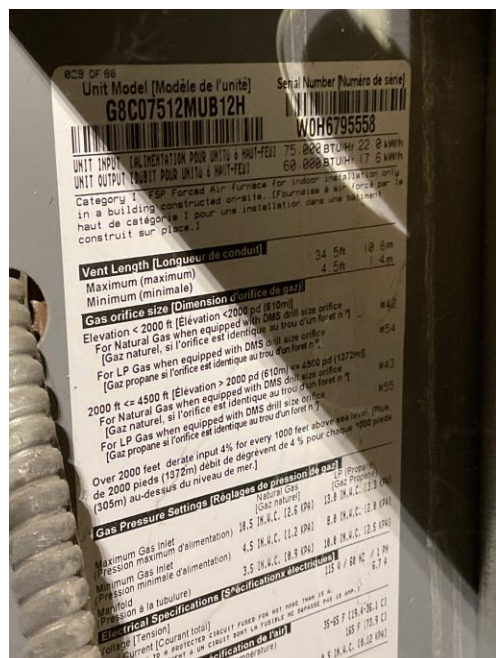
HEATING & Cooling:

Energy Source: Natural Gas

Venting/Chimney: Satisfactory

Heating System Operation: Satisfactory





Note: Unit is estimated to be a 2006

Ductwork/Piping: Satisfactory:



Note: In the crawl space, I discovered duct tape around one of the ducts.

Recommend further evaluation by HVAC contractor.

Cooling System: Did not test.



Note: Due to temperatures being below 60's, I was unable to evaluate AC Unit. Unit appears to be an older unit. Inside where the unit drops into dwelling, grill is pretty dirt.

Recommend further evaluation by HVAC contractor.

Cooling System Operation: Did not inspect:

Thermostat: Satisfactory

Air Filter: Satisfactory

Note: Recommend the HVAC filter is changed every 30 days. This will help with the overall air quality of the home and life of units.

Smoke Alarm(s)/ Carbon Monoxide: Fair

Notes: Ensure enough detectors are in the home.

Electrical:

Service Drop/Lateral: Satisfactory

Notes:

Conductors: Satisfactory

Notes:

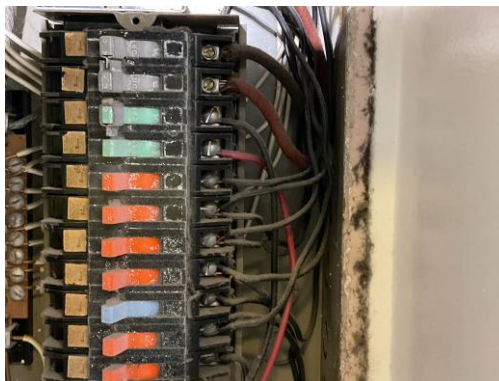
Overcurrent Protection: Fair:

Notes:

Receptacles: Fair

AMP Rating: Appears to be 200 AMPS.

Main Panel and Sub Panel:



Notes: Several breakers have double taping.

Recommend further evaluation by electrical contractor.

Wiring Method: Fair

Note: Cloth insulation

