



Illuminate Home Inspections

(714) 334-3257

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Home Inspection Report

751 East 650 South
Santaquin, UT 84655

Inspected By: Robert Mascio

Prepared For:

Inspected on Sat, Jul 18, 2026 at 1:30 PM

Table of Contents

Report Summary	4
General	23
Roofing	26
Attic	29
Exterior	33
Heating & Cooling	42
Plumbing	46
Electrical	52
Interior	57

Consolidated Defects: To keep this report concise and aligned with InterNACHI standards, systemic or repeated issues (e.g., multiple loose outlets or leaky faucets) are grouped into a single master comment rather than itemized individually.

Hazard Priority: Always prioritize safety-first hazards: Fire, Electrical, Carbon Monoxide, and Structural issues.

Report Summary

Important: This summary is a guide, not the complete report. Please read the entire report to identify all items important to you and your negotiations. Always prioritize safety hazards and high-cost repairs.

Information

General

Kitchen appliances that were functioning at the time of the inspection.



Heating & Cooling

Temperature split between return vent and supply registers (Delta T) noted:
20.2 degrees F.

A good range is at least 15 - 20 degrees F difference.



Heating & Cooling

Fireplace was not operating with normal controls at the time of the inspection. Or remote is missing. Have the seller demonstrate that the fireplace is working.

Sometimes, the pilot or valve is turned off. The inspector does not relight pilots or turn on gas valves that are off for liability reasons.



Plumbing

Hose bib water pressure.

A good range for plumbing pressure:40-80 psi.



Maintenance & Functional Upgrades

Roofing

Trees with limbs contacting or overhanging the roof are recommended to be trimmed back or removed. Such conditions can allow pest access to the roof, increase the risk of roof damage from falling limbs, and contribute to gutter blockage from leaf debris.

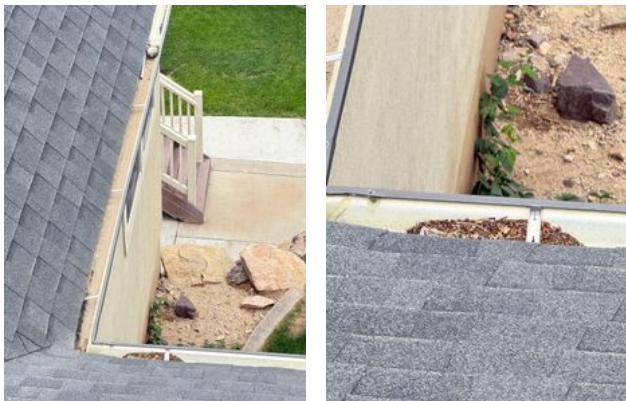


Roofing

Defect: Debris observed in the gutters.

Implication: Debris in gutters hinders the flow and drainage of rainwater.

Recommendation: Cleaning the gutters is recommended.



Exterior

Concrete Has Settled

Defect: Exterior concrete walkway sections, driveway, or entry steps have visibly settled, tilted, or shifted out of position.

Implication: Creates a distinct physical tripping hazard and can alter exterior surface water runoff vectors back toward the foundation.

Recommendation: Recommend a concrete lifting specialist stabilize and raise the slabs via poly-jacking or mud-jacking.



Exterior

Worn paint (or worn stain) observed.

Paint protects and prolongs the life of the wood, metal and/or structure.

Sanding and repainting all worn areas is recommended.



Exterior

Hairline to moderate cracks were observed in the foundation wall.

Cracks may be superficial or extend through the foundation and are not necessarily structural; however, they may be associated with settling, material movement, or drying. Cracks can also allow water intrusion, which may lead to further damage.

Further evaluation by a qualified concrete or foundation contractor is recommended. Repairs may include sealing or epoxy injection, as appropriate.





Exterior

The staircase assembly was loose and wobbles from side to side. Additionally, no joist hangers or approved structural fasteners are present where the stair stringers meet the upper framing.

This indicates inadequate structural attachment and lateral support, presenting a severe fall and collapse hazard.

Recommend immediate evaluation and repair by a licensed framing contractor to properly secure the staircase.



Exterior

Structural Framing Nails Backing Out / Under-Driven

Defect: Structural joist hanger nails or post bracket fasteners are missing, backing out, or were driven at incorrect angles.

Implication: Compromises the full weight load transfer capacity of the structural wood connectors, potentially causing localized floor or deck sagging.

Recommendation: Recommend driving in all backed-out nails or adding approved manufacturer-specific structural connector fasteners into empty holes.



Heating & Cooling

Air Conditioner Condenser: The exterior AC condenser unit lacks sufficient clearance around it to allow for adequate airflow and proper operation.

Recommend maintaining a minimum of 12–18 inches of clear space around the unit and contacting a licensed HVAC technician to evaluate for potential performance or longevity issues.



Plumbing

Multiple Fixture Plumbing Pressure Drop

Defect: Running multiple plumbing fixtures simultaneously results in a drop in operational water pressure and flow.

Implication: Indicates underlying issues such as undersized main water lines, heavily corroded/scaled galvanized piping, a failing pressure regulator (PRV), or a partially closed water main valve.

Recommendation: Recommend a licensed plumber inspect the incoming supply loop and verify system pressure.



Plumbing

Plumbing Leak / Drip

Defect: One or more plumbing fixtures exhibited a drip from the spout or handle base.

Implication: Causes ongoing water waste and can lead to finish staining or cabinet rot if left uncorrected.

Recommendation: Recommend a handyman or plumber rebuild the internal valve washers or replace the faucet fixture assembly. Further evaluation by a licensed plumber is recommended.



Plumbing

Gas Supply Line Missing Sediment Trap

Defect: No vertical plumbing sediment trap (drip leg assembly) is provided on the rigid gas supply pipe line right before it terminates at the appliance gas valve.

Implication: Violates standard gas codes. Fails to catch moisture condensation, pipe scale, and black iron manufacturing debris before it travels into the sensitive automated gas control valves, jamming them open or closed.

Recommendation: Recommend a licensed plumber or HVAC technician retrofit a standard tee-and-cap sediment trap on the appliance gas feed line.



Plumbing

Plumbing Toilet Operating Handle Malfunction

Defect: The exterior flush handle on the toilet tank was loose, sticks down, or fails to activate the flush mechanism.

Implication: Causes the internal flush valve flapper to remain stuck open, resulting in a continuous water run that fills the sewer line and spikes utility bills.

Recommendation: Recommend adjusting or replacing the internal toilet tank lift chain and handle rod.



Electrical

Panel Labeling Inadequate

Defect: Circuit breakers inside the main panel or subpanels were unlabelled, illegible, or incorrectly mapped.

Implication: Impedes immediate circuit isolation during an electrical emergency, shock event, or routine maintenance.

Labels should indicate if there are meant for kitchen/bath outlets or lights instead of a generic “kitchen” or “bath.” Ex. Kitchen receptacles require 20A breaker, as where kitchen lights only require 15A breaker.

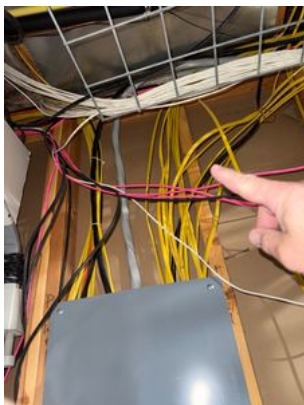
Recommendation: Recommend identifying, testing, and permanently labeling all circuit breaker positions.



Electrical

Wires from a panel were not secured within 12 inches of the panel.

Correction by a licensed electrician is recommended.



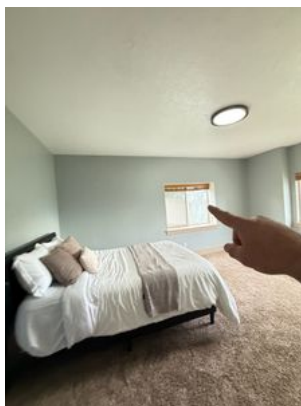
Interior

The weather seal at the window was broken. Broken seal or moisture between the panes.

This can affect the home's energy efficiency. It can also potentially cause moisture to seep into the structure of the home.

Recommendation:

Have a qualified specialist evaluate and seal the gap to ensure a weather-tight finish.



Major Deficiencies

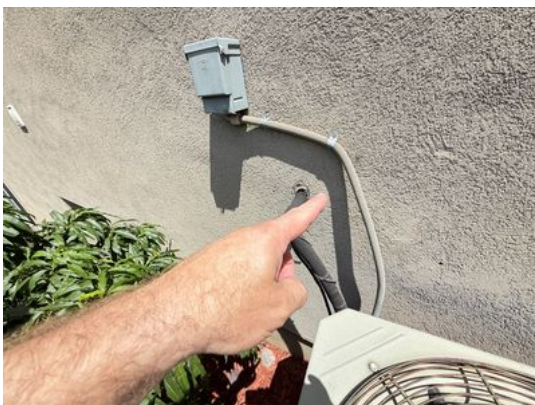
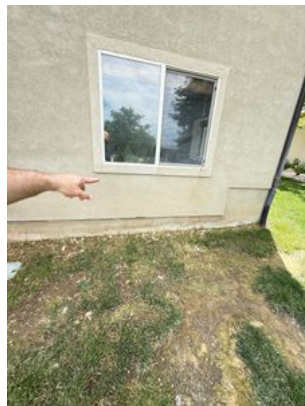
Exterior

Small to moderate gaps were observed on the exterior of the home.

Typical places where this happens are: siding, windows, and trim.

These gaps can allow moisture, pests, and debris to enter. Cracks are not necessarily structural defects.

The proper sealing of all cracks and gaps on the exterior is recommended.



Exterior

Missing Joist Hanger Fasteners or Wrong Kind of Fasteners

Defect: Deck joist hangers are installed using unapproved structural screws, missing double-shear angled fasteners, or have empty pre-punched holes.

Implication: Non-approved fasteners lack the necessary shear strength. Under heavy live loads (like snow or gatherings), the joists can shear off the ledger board, causing total deck collapse.

Recommendation: HIGH PRIORITY: Require a licensed contractor to replace all improper fasteners with manufacturer-approved connector screws (e.g., Simpson Strong-Drive SD) or hot-dip galvanized common nails.



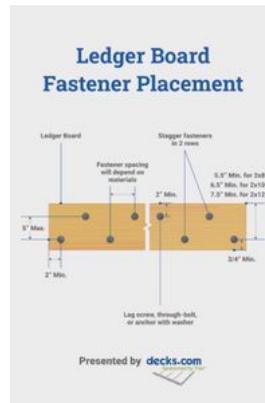
Exterior

Deck Ledger Board Inadequate Fastening

Defect: Structural deck ledger board is secured with undersized bolts, missing washers, or has lag spacing exceeding the 36-inch maximum zigzag pattern code limit.

Implication: The ledger board connection is the primary failure point for decks. Improper lag fastening can allow the entire deck structure to tear away from the home's house rim joist under load.

Recommendation: HIGH PRIORITY: Require a licensed framing contractor to install code-compliant 1/2-inch structural ledger lag screws with washers in a correct zigzag spacing matrix.



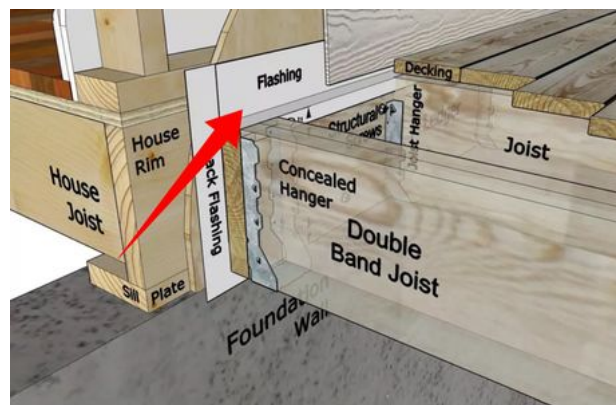
Exterior

Z-Flashing Missing for Transition of Two Different Siding Materials

Defect: No metal Z-flashing or drip cap is installed at the horizontal material transition joint between the upper siding and lower siding.

Implication: The joint relies solely on sealant caulking, which degrades over time. Water will bypass the seal and run directly behind the lower siding, rotting the structural wall studs.

Recommendation: HIGH PRIORITY: Recommend a qualified siding contractor retro-fit an integrated metal drip cap flashing into the building wrap barrier. There should be flashing when two different types of siding meet.



Exterior

1. Observation: The main deck framing (rim joist/beam) is currently flush-bolted to the sides of the vertical support posts rather than resting directly on top of them. This creates a condition where the entire structural load of the deck relies purely on the shear strength of the fasteners (bolts) rather than direct, gravity-loaded bearing on the posts.

Recommendation: A qualified licensed contractor should evaluate the structure and install approved post-to-beam connectors, structural brackets, or vertical jack studs (shims/blocks) to ensure positive, direct load transfer from the deck framing down to the footings.

2. 4 x 4 posts were used to support the deck. The deck appeared to be a little taller than 8 feet, in which case 6 x 6 posts, would be the standard. In addition, one of the posts was bowed. It is recommended to have this deck evaluated by a deck specialist and repaired.



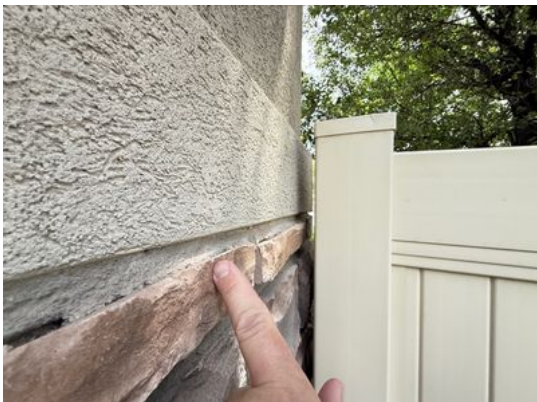
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Safety Hazards

Attic

Split / Cut Roof Truss or Rafter

Defect: A structural roof truss or rafter has been cut, split, or modified.

Implication: Structural roof components are engineered systems; any unauthorized cuts drastically reduce their load capacity, risking roof sagging under heavy snow loads.

Recommendation: HIGH PRIORITY: Recommend evaluation and structural repair by a licensed framing contractor or according to an engineer's design.



Exterior

Defect: Handrails and/or guardrails were loose and exhibit movement.

Implication: Fall hazard; handrails must be completely rigid to withstand a minimum 200 lb concentrated load for occupant safety.

Recommendation: Recommend a qualified finish carpenter or specialist secure all loose mountings and brackets.



Plumbing

Water Heater TPR Discharge Pipe Missing

Defect: Temperature and Pressure Relief (TPR) safety valve lacks a discharge extension tube or terminated too high above the floor plane.

Implication: If the water heater overpressurizes or overheats, scalding water will violently blast outward horizontally, creating a severe burn hazard for anyone nearby.

Recommendation: HIGH PRIORITY: Require a licensed plumber to install an unthreaded rigid discharge extension pipe ending within 6 inches of the floor or draining to a pan.



Electrical

Electrical Receptacle Open Hot

Defect: An electrical outlet tested positive for an "Open Hot" fault condition, indicating zero voltage is reaching the hot slot.

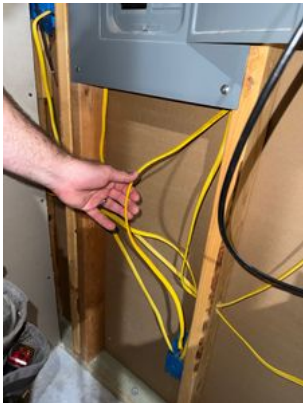
Implication: The outlet is completely dead and non-functional due to a broken internal wire connection, a loose wire nut, or an unmapped tripped breaker upstream.

Recommendation: Recommend troubleshooting and wire repair by a licensed electrician.



Electrical

Wiring not secured. Have secured to protect the wires from being pulled. Potential safety issue.



Electrical

One more outlets were missing GFCI protection or the GFCI device did not function.

GFCI stands for ground fault circuit interrupter. It protects people from shock. This is a safety hazard. It is recommended to have a licensed electrician install GFCI protection in all wet and exterior areas of the home.



Electrical

The GFCI outlet button was stuck and did not reset. GFCI protects against shock. Repair is recommended.



Property Overview & Disclosures

- Current Conditions: This report reflects the property’s state at the time of inspection.
- Representative Findings: Similar defects may not be itemized; one note may represent multiple occurrences of the same issue.
- Specialist Evaluations: If a specialist is recommended, schedule them before your due diligence period ends. Specialists may uncover deeper, more costly defects that were not visible during this general inspection.

Property Type

Single Family

Year Built

2007

Levels

Two

Door Faces

South

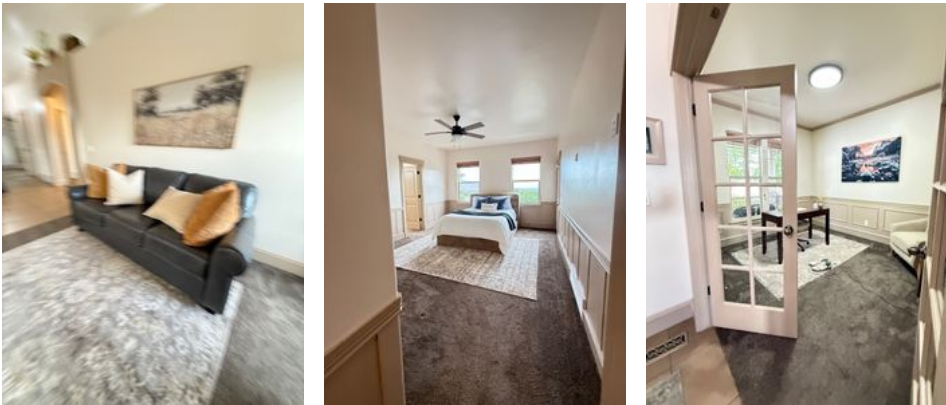
Weather



Furnished

Staged or partially furnished. This means that certain areas of the home may not have been fully inspected.





Occupied

No

People Present

Client, at the end for a walkthrough

Smoke/CO Detectors

Recommendation: make sure working smoke detectors are in each room, hallway, and living area; and CO detectors are on each floor, Recommendation: replace yellow smoke detectors

Garage Door Opener

Automatic

Foundation Type

Basement

Foundation General Condition

Satisfactory. This means that, as far as the inspector could see from a limited visual inspection, there were no major concerns.

General Comments

Comment 1
Information

Kitchen appliances that were functioning at the time of the inspection.



Roofing

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

Overview Photos



Inspection Method

Walked Roof

Roof Design

Hip

Roof Covering Material

Asphalt shingles

Condition: Satisfactory

Ventilation

Soffit, Ridge Vents

Condition: Satisfactory

of Roof Layers

One

Roofing Comments

Comment 2

Maintenance & Functional Upgrades

Trees with limbs contacting or overhanging the roof are recommended to be trimmed back or removed. Such conditions can allow pest access to the roof, increase the risk of roof damage from falling limbs, and contribute to gutter blockage from leaf debris.



Comment 3

Maintenance & Functional Upgrades

Defect: Debris observed in the gutters.

Implication: Debris in gutters hinders the flow and drainage of rainwater.

Recommendation: Cleaning the gutters is recommended.



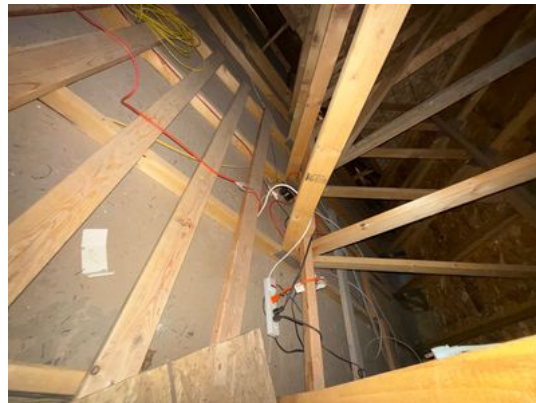
Attic

Attic Inspection & Limitations

Scope: Checked for structural integrity, insulation, ventilation, wiring safety, and moisture.

Limitation: Visibility is restricted to areas accessible from walkways or the entry panel; framing, insulation, and tight angles may obstruct views.

Overview Photos







Insulation Type

Blown in fiberglass

Insulation Depth (avg)

16"-18"

Condition

See Comments

Inspection Method

From the hatch opening. Could not walk into the attic. No walkway present

Attic Comments

Comment 4

Safety Hazards

Split / Cut Roof Truss or Rafter

Defect: A structural roof truss or rafter has been cut, split, or modified.

Implication: Structural roof components are engineered systems; any unauthorized cuts drastically reduce their load capacity, risking roof sagging under heavy snow loads.

Recommendation: HIGH PRIORITY: Recommend evaluation and structural repair by a licensed framing contractor or according to an engineer's design.



The visible condition of exterior coverings, trim, eaves, soffits, fascia, representative number of windows, doors, adjacent walkways and driveways, stairs, steps, decks, patios, railings, guardrails, vegetation, grading, and entrances are inspected with respect to their effect on the condition of the building.

Siding Materials

Stucco, Stone

Condition: Satisfactory

Exterior Comments

Comment 5

Maintenance & Functional Upgrades

Concrete Has Settled

Defect: Exterior concrete walkway sections, driveway, or entry steps have visibly settled, tilted, or shifted out of position.

Implication: Creates a distinct physical tripping hazard and can alter exterior surface water runoff vectors back toward the foundation.

Recommendation: Recommend a concrete lifting specialist stabilize and raise the slabs via poly-jacking or mud-jacking.



Comment 6

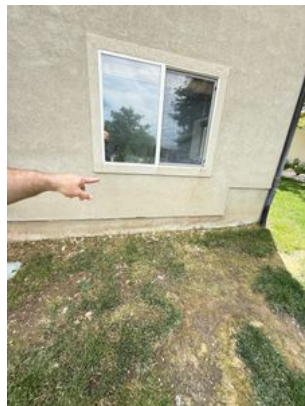
Major Deficiencies

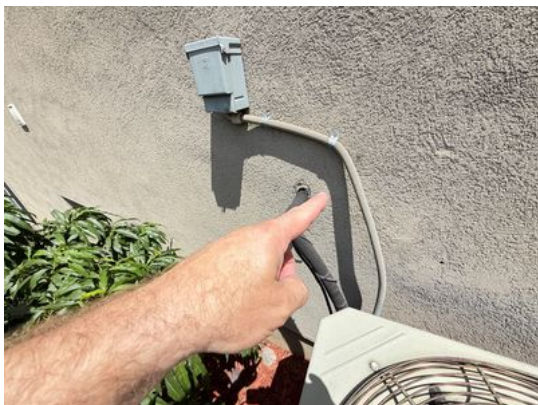
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The proper sealing of all cracks and gaps on the exterior is recommended.





Comment 7

Maintenance & Functional Upgrades

Worn paint (or worn stain) observed.

Paint protects and prolongs the life of the wood, metal and/or structure.

Sanding and repainting all worn areas is recommended.



Comment 8

Major Deficiencies

Missing Joist Hanger Fasteners or Wrong Kind of Fasteners

Defect: Deck joist hangers are installed using unapproved structural screws, missing double-shear angled fasteners, or have empty pre-punched holes.

Implication: Non-approved fasteners lack the necessary shear strength. Under heavy live loads (like snow or gatherings), the joists can shear off the ledger board, causing total deck collapse.

Recommendation: HIGH PRIORITY: Require a licensed contractor to replace all improper fasteners with manufacturer-approved connector screws (e.g., Simpson Strong-Drive SD) or hot-dip galvanized common nails.



Comment 9

Maintenance & Functional Upgrades

Hairline to moderate cracks were observed in the foundation wall.

Cracks may be superficial or extend through the foundation and are not necessarily structural; however, they may be associated with settling, material movement, or drying. Cracks can also allow water intrusion, which may lead to further damage.

Further evaluation by a qualified concrete or foundation contractor is recommended. Repairs may include sealing or epoxy injection, as appropriate.





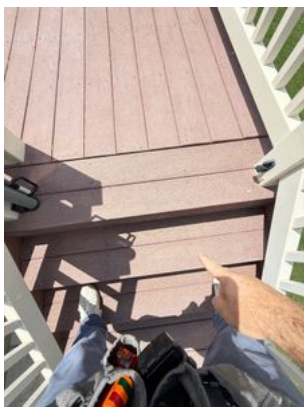
Comment 10

Maintenance & Functional Upgrades

The staircase assembly was loose and wobbles from side to side. Additionally, no joist hangers or approved structural fasteners are present where the stair stringers meet the upper framing.

This indicates inadequate structural attachment and lateral support, presenting a severe fall and collapse hazard.

Recommend immediate evaluation and repair by a licensed framing contractor to properly secure the staircase.



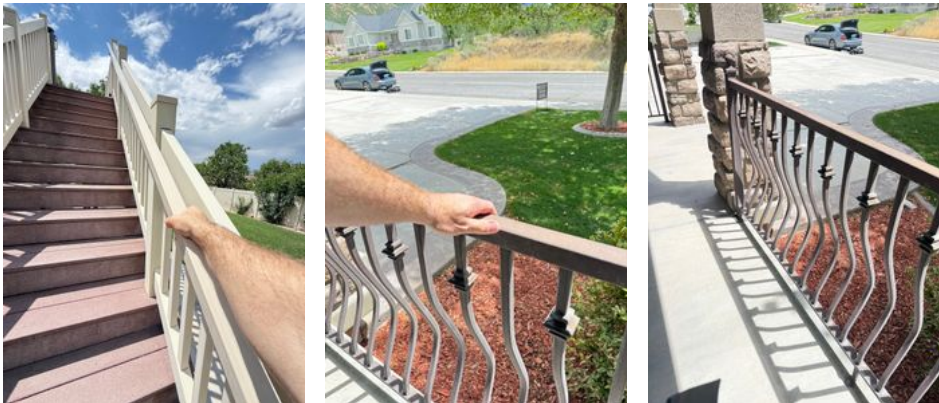
Comment 11

Safety Hazards

Defect: Handrails and/or guardrails were loose and exhibit movement.

Implication: Fall hazard; handrails must be completely rigid to withstand a minimum 200 lb concentrated load for occupant safety.

Recommendation: Recommend a qualified finish carpenter or specialist secure all loose mountings and brackets.



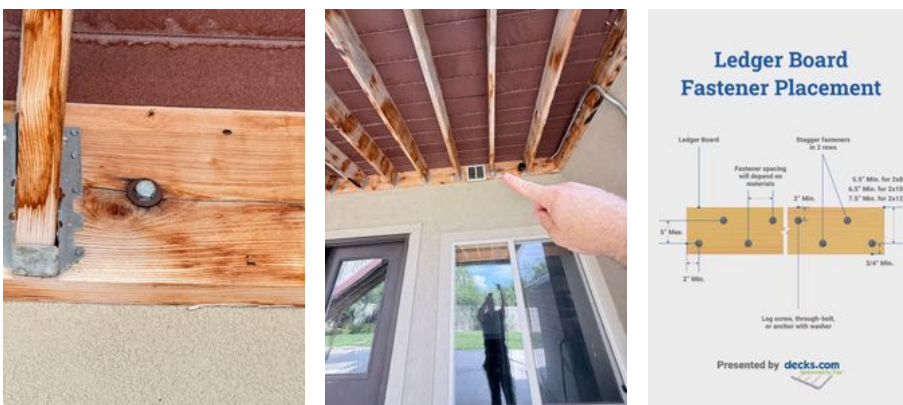
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Deck Ledger Board Inadequate Fastening

Defect: Structural deck ledger board is secured with undersized bolts, missing washers, or has lag spacing exceeding the 36-inch maximum zigzag pattern code limit.

Implication: The ledger board connection is the primary failure point for decks. Improper lag fastening can allow the entire deck structure to tear away from the home's house rim joist under load.

Recommendation: HIGH PRIORITY: Require a licensed framing contractor to install code-compliant 1/2-inch structural ledger lag screws with washers in a correct zigzag spacing matrix.



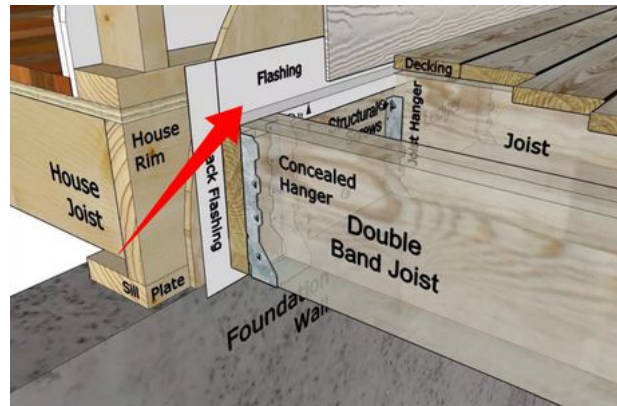
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Z-Flashing Missing for Transition of Two Different Siding Materials

Defect: No metal Z-flashing or drip cap is installed at the horizontal material transition joint between the upper siding and lower siding.

Implication: The joint relies solely on sealant caulking, which degrades over time. Water will bypass the seal and run directly behind the lower siding, rotting the structural wall studs.

Recommendation: HIGH PRIORITY: Recommend a qualified siding contractor retro-fit an integrated metal drip cap flashing into the building wrap barrier. There should be flashing when two different types of siding meet.



Comment 14

Maintenance & Functional Upgrades

Structural Framing Nails Backing Out / Under-Driven

Defect: Structural joist hanger nails or post bracket fasteners are missing, backing out, or were driven at incorrect angles.

Implication: Compromises the full weight load transfer capacity of the structural wood connectors, potentially causing localized floor or deck sagging.

Recommendation: Recommend driving in all backed-out nails or adding approved manufacturer-specific structural connector fasteners into empty holes.



Comment 15

Major Deficiencies

1. Observation: The main deck framing (rim joist/beam) is currently flush-bolted to the sides of the vertical support posts rather than resting directly on top of them. This creates a condition where the entire structural load of the deck relies purely on the shear strength of the fasteners (bolts) rather than direct, gravity-loaded bearing on the posts.

Recommendation: A qualified licensed contractor should evaluate the structure and install approved post-to-beam connectors, structural brackets, or vertical jack studs (shims/blocks) to ensure positive, direct load transfer from the deck framing down to the footings.

2. 4 x 4 posts were used to support the deck. The deck appeared to be a little taller than 8 feet, in which case 6 x 6 posts, would be the standard. In addition, one of the posts was bowed. It is recommended to have this deck evaluated by a deck specialist and repaired.



Comment 16

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Z-Flashing Missing for Transition of Two Different Siding Materials

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Recommendation: HIGH PRIORITY: Recommend a qualified siding contractor retro-fit an integrated metal drip cap flashing into the building wrap barrier. There should be flashing when two different types of siding meet.



Heating & Cooling

HVAC Inspection & Maintenance

Scope: Checked for proper venting, combustion air, cabinet rust, filter condition, gas piping (valves, traps, strapping), safety switches, wiring integrity, and labeling.

Recommendation: Professional duct cleaning is advised upon moving in.

AC Condenser Location

Left of the house



AC Max Breaker Size

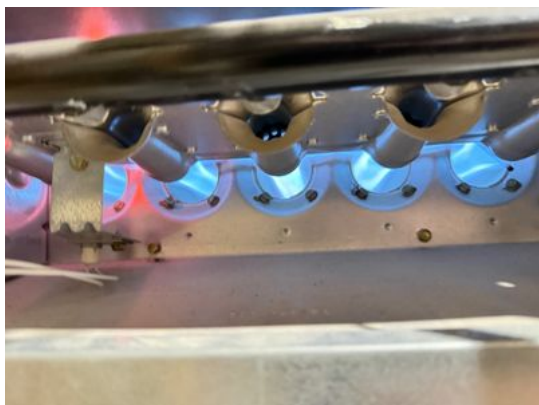
40A

AC Condenser Age (if present/visible)

2007

Heating/Cooling Photos





HVAC Unit Location

Basement

Thermostat Location

1st floor, Hallway

AC Tested?

Tested

Cooling Method

Central AC

Heating Method

Furnace

Heating Energy Source

Gas

Registers in Basement

Yes

HVAC Registers

All accessible registers were blowing

Fireplace Type

Gas

Fireplace Location

1st floor, Living room

Smoke/CO Detector in Same Room as Fireplace?

Yes

Return Air Vent on Each Level?

Yes

Furnace Age (if present/visible)

2007

AC Coil Age (if present/visible)

2006

AC Condenser Energy Source

Electric

Ducted System Or Non-Ducted

Ducted

Heating & Cooling Comments

Comment 17

Maintenance & Functional Upgrades

Air Conditioner Condenser: The exterior AC condenser unit lacks sufficient clearance around it to allow for adequate airflow and proper operation.

Recommend maintaining a minimum of 12–18 inches of clear space around the unit and contacting a licensed HVAC technician to evaluate for potential performance or longevity issues.



Comment 18

Information

Temperature split between return vent and supply registers (Delta T) noted:

20.2 degrees F.

A good range is at least 15 - 20 degrees F difference.



Comment 19 Information

Fireplace was not operating with normal controls at the time of the inspection. Or remote is missing. Have the seller demonstrate that the fireplace is working.

Sometimes, the pilot or valve is turned off. The inspector does not relight pilots or turn on gas valves that are off for liability reasons.



Plumbing

Plumbing & Water Heater Inspection

- Water Heaters: We evaluate safety features (TPR valves/discharge pipes), seismic strapping, expansion tanks, venting, drainage, and corrosion. We also check gas lines and sediment traps for safety and functionality.
- Plumbing System: We test the system by flushing toilets, draining fixtures, and inspecting visible pipes and valves. Sump pumps are tested via accessible floats.

Fuel Type

Gas

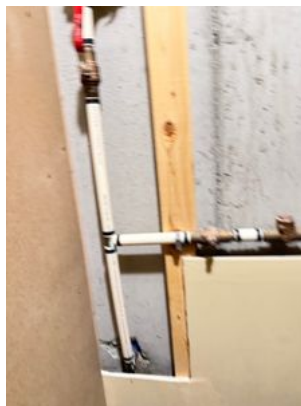
Fuel Shut Off Location

Left of house



Main Water Shut Off Location

Basement



Water Heater Location

Basement



Water Heater Type

Tank

Water Heater Capacity

50 gallons

Water Heater Age (if present/visible)

2025

Water Heater Energy Source

Gas

Water Heater Condition

Satisfactory

Dryer Energy Source

Gas, Electric

Range/Oven Energy Source

Gas

Visible Bonding on Metal Pipes?

Bonding was not visible on gas pipes. Have an electrician ensure proper bonding is present. Bonding is a safety feature to keep metal pipes from being energized.

Water Source

Public

Fuel Storage Location

N/A

Has Cleanout (within 5 ft of entrance)

Yes

Plumbing Comments

Comment 20

Information

Hose bib water pressure.

A good range for plumbing pressure:40-80 psi.



Comment 21

Maintenance & Functional Upgrades

Multiple Fixture Plumbing Pressure Drop

Defect: Running multiple plumbing fixtures simultaneously results in a drop in operational water pressure and flow.

Implication: Indicates underlying issues such as undersized main water lines, heavily corroded/scaled galvanized piping, a failing pressure regulator (PRV), or a partially closed water main valve.

Recommendation: Recommend a licensed plumber inspect the incoming supply loop and verify system pressure.



Comment 22

Maintenance & Functional Upgrades

Plumbing Leak / Drip

Defect: One or more plumbing fixtures exhibited a drip from the spout or handle base.

Implication: Causes ongoing water waste and can lead to finish staining or cabinet rot if left uncorrected.

Recommendation: Recommend a handyman or plumber rebuild the internal valve washers or replace the faucet fixture assembly. Further evaluation by a licensed plumber is recommended.



Comment 23

Safety Hazards

Water Heater TPR Discharge Pipe Missing

Defect: Temperature and Pressure Relief (TPR) safety valve lacks a discharge extension tube or terminated too high above the floor plane.

Implication: If the water heater overpressurizes or overheats, scalding water will violently blast outward horizontally, creating a severe burn hazard for anyone nearby.

Recommendation: HIGH PRIORITY: Require a licensed plumber to install an unthreaded rigid discharge extension pipe ending within 6 inches of the floor or draining to a pan.



Comment 24

Maintenance & Functional Upgrades

Gas Supply Line Missing Sediment Trap

Defect: No vertical plumbing sediment trap (drip leg assembly) is provided on the rigid gas supply pipe line right before it terminates at the appliance gas valve.

Implication: Violates standard gas codes. Fails to catch moisture condensation, pipe scale, and black iron manufacturing debris before it travels into the sensitive automated gas control valves, jamming them open or closed.

Recommendation: Recommend a licensed plumber or HVAC technician retrofit a standard tee-and-cap sediment trap on the appliance gas feed line.



Comment 25

Maintenance & Functional Upgrades

Plumbing Toilet Operating Handle Malfunction

Defect: The exterior flush handle on the toilet tank was loose, sticks down, or fails to activate the flush mechanism.

Implication: Causes the internal flush valve flapper to remain stuck open, resulting in a continuous water run that fills the sewer line and spikes utility bills.

Recommendation: Recommend adjusting or replacing the internal toilet tank lift chain and handle rod.



Electrical

Electrical & AFCI Protection

Scope: Inspected a representative number of outlets, switches, fixtures, and panels. Panel cover removal is at the inspector's discretion; defects behind them are excluded from liability.

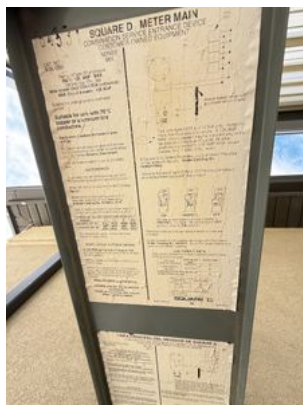
Upgrades: AFCI breakers or outlets are recommended in all living areas to prevent fires. Surge protection is advised for unprotected panels.

Main Service Entrance

Lateral (ground)

Main Service Disconnect/Meter Location

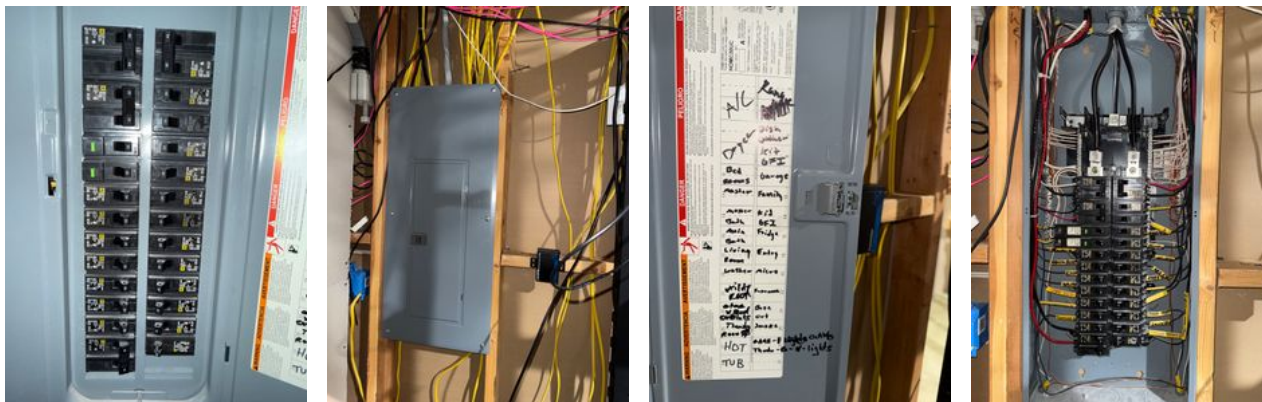
Right of the house



Service Amperage

125A

Electrical Overview Photos



Distribution Panel Location

Basement

Type of Wiring

NM Sheathing

Electrical Comments

Comment 26

Maintenance & Functional Upgrades

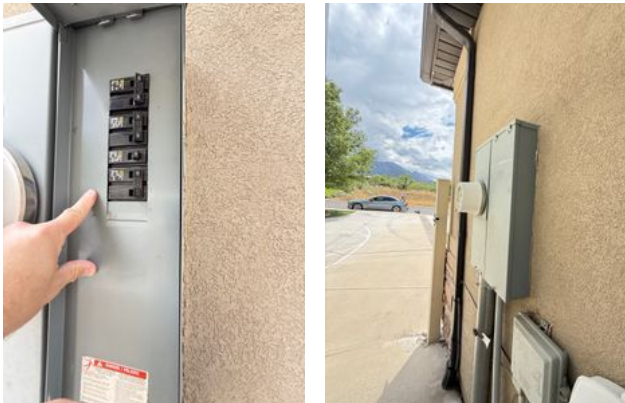
Panel Labeling Inadequate

Defect: Circuit breakers inside the main panel or subpanels were unlabelled, illegible, or incorrectly mapped.

Implication: Impedes immediate circuit isolation during an electrical emergency, shock event, or routine maintenance.

Labels should indicate if there are meant for kitchen/bath outlets or lights instead of a generic "kitchen" or "bath." Ex. Kitchen receptacles require 20A breaker, as where kitchen lights only require 15A breaker.

Recommendation: Recommend identifying, testing, and permanently labeling all circuit breaker positions.



Comment 27 **Safety Hazards**

Electrical Receptacle Open Hot

Defect: An electrical outlet tested positive for an "Open Hot" fault condition, indicating zero voltage is reaching the hot slot.

Implication: The outlet is completely dead and non-functional due to a broken internal wire connection, a loose wire nut, or an unmapped tripped breaker upstream.

Recommendation: Recommend troubleshooting and wire repair by a licensed electrician.



Comment 28

Safety Hazards

Wiring not secured. Have secured to protect the wires from being pulled. Potential safety issue.

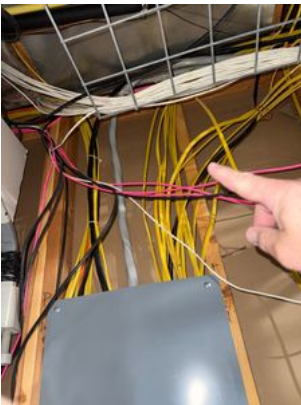


Comment 29

Maintenance & Functional Upgrades

Wires from a panel were not secured within 12 inches of the panel.

Correction by a licensed electrician is recommended.



Comment 30

Safety Hazards

One more outlets were missing GFCI protection or the GFCI device did not function.

GFCI stands for ground fault circuit interrupter. It protects people from shock. This is a safety hazard. It is recommended to have a licensed electrician install GFCI protection in all wet and exterior areas of the home.



Comment 31 **Safety Hazards**

The GFCI outlet button was stuck and did not reset. GFCI protects against shock. Repair is recommended.



The inspector inspects doors, windows, railings, walls, ceilings, kitchen appliances that are permanently installed, counters, cabinets, flooring, stairs, closets, and other components of the interior.

Comment 32

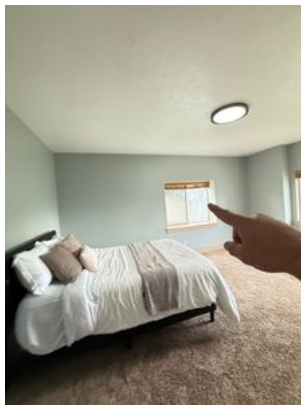
Maintenance & Functional Upgrades

The weather seal at the window was broken. Broken seal or moisture between the panes.

This can affect the home's energy efficiency. It can also potentially cause moisture to seep into the structure of the home.

Recommendation:

Have a qualified specialist evaluate and seal the gap to ensure a weather-tight finish.



RECOMMENDED MAINTENANCE SCHEDULE

ANNUAL:

Annual maintenance of furnace by a licensed HVAC technician
Annual maintenance of water heater by a licensed plumber
Flush water heater tank - drain water heater to rid it of sediment
Check gutters at the eaves for leaves and debris - clean
Vacuum lint from dryer vent
Check insulation covering HVAC lineset at outdoor condenser unit
Check window screens for holes and clogs
If you have a septic tank, have a professional inspect it
If you have a sump pump, have a professional inspect it
Prune trees and shrubs away from the house
Oil garage door chains, rollers, and hinges
Re-seal outdoor wood patios and balconies
Check attic for roof leaks
Clean out garbage disposal

MONTHLY:

Test smoke alarms and CO detectors
Check the furnace filter and clean
If you have a water softener, check salt level
Vacuum HVAC return vents to clear out dust and debris
Vacuum bathroom vent fans
Clean oven hood vent
Check AC condenser for debris stuck to the coils
Check water heater and HVAC for leaks
Test GFCI outlets
Check exterior paint for touch ups