The England Group LLC
Property Inspection Report

1342 Main St, Springville , UT 84633
Inspection prepared for: Utah Client
Date of Inspection: 5/2/2024 Time: 10 am
Age of Home: 2024 Size: 2260
Weather: Cold, sunny.

Inspector: MARK J ENGLAND
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INSPECTION and SITE DETAILS

1. Type of Dwelling

Observations:

• The Property inspected was a townhome. Common areas, the maintenance of which were the responsibility of the Homeowner's Association (HOA), were not inspected. These areas include (but are not limited to) the exterior wall and roof covering materials, landscaping and landscape irrigation systems, concrete flatwork, and parking facilities.

2. Inspection Time

Observations:

• The Inspection started at 10AM

• The inspection ended at 2:30PM

3. Present at the Inspection

Observations:

• The buyer did not attend the inspection.

4. Standards of Practice

Observations:

• The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

NATURAL HAZARDS

1. Earthquake

Observations:

• The home was located in an area known to experience significant earthquakes. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles

Observations:

• Exterior electrical receptacles are required to be Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers. The covers are in place.

The back porch outlet is controlled by the GFCI in the basement by the electrical panel. The front porch outlet is not a GFCI per se, and the inspector could not find the source of that power/GFCI protection. It is recommended that the seller be questioned about proper GFCI operation of that front porch outlet and any needed repair or replacement be performed prior to closing.

GARAGE

1. Stairs to Living Space

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the stairs from the garage to the living space.

OVERHEAD GARAGE DOOR

1. General Condition

Observations:

• The Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Automatic Opener

Observations:

• One overhead garage door was equipped with an automatic door opener.

3. Automatic Reverse

Observations:

• The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

• The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

ASPHALT SHINGLES

1. Description

Observations:

• Although this townhome is reported to by part of an HOA and the exterior structure, including the roof, is not the responsibility of the client, a minimal inspection of the roof was conducted. The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-40 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

ATTIC

1. Attic Access

Observations:

• The Inspector evaluated the attic from the access hatch.

• The attic was accessed through a hatch in the upstairs hallway ceiling.

• No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.

2. Truss Roof Structure

Observations:

• The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.
Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

• Roof trusses that had been structurally altered were visible in the attic. Trusses must never be structurally altered without design, inspection and approval by a structural engineer.
The Inspector recommends that you ask the seller for documentation showing that any alterations to the roof trusses were designed, inspected and approved by a structural engineer. If the seller cannot produce such documentation, the Inspector recommends that before the expiration of your Inspection Objection Deadline you have the roof trusses evaluated by a structural engineer.

3. Thermal Insulation Type

Observations:

• The attic floor was insulated with blown-in fiberglass.

4. Thermal Insulation Depth

Observations:

• Attic floor insulation depth averages 12 to 14 inches but several areas are low as 8 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.

5. Thermal Insulation Condition

Observations:

• Thermal insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor

6. Attic Ventilation

Observations:

• Soffit vents were installed as part of the roof structure ventilation system.

• Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

KITCHEN

1. Range

Observations:

• The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. The broil burner is at oven bottom and it is therefore assumed that the bottom drawer is used for the broiler.

2. Microwave

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.
Note that the plug for the microwave is not GFCI protected.

3. Kitchen Lighting

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

4. GFCI Receptacles

Observations:

• Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection - including the receptacle on the kitchen island. The inspector tested a representative number of accessible receptacles only.

5. Sink

Observations:

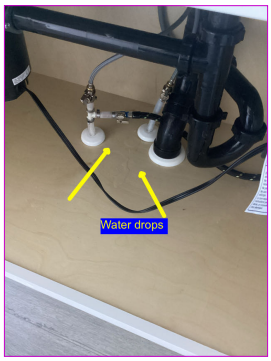
• The extension wand at the kitchen sink was inoperable due to lower piping in the way. The fix is easy but noted.

6. Dishwasher

Observations:

• During operation the dishwasher supply pipe leaked water onto the cabinet floor. The valve was returned to a closed position to avoid damage. The Inspector recommends service by a qualified contractor or technician.

• The dishwasher operation appeared to not be suppling any water to the dishwasher inner racks. It also made an unusual noise indicating that it was not operating correctly. The Inspector recommends evaluation by a qualified plumbing contractor or technician.



BATHROOMS

1. Bathrooms

Observations:

• The home had three bathrooms.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathrooms.

MASTER BEDROOM

1. Closet Doors

Observations:

• Closet doors in this bedroom were closed prior to the paint drying. Damage occurred at hinge.

WATER HEATER

1. Water Heater Location

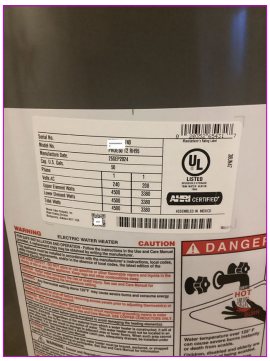
Observations:

- The water heater was located in the basement.

2. Water Heater Data Plate Information

Observations:

- The photo shows the data plate of the water heater.
- This water heater model number was PROE50T2RH95.
- The date of manufacture for this water heater appeared to be February 2021.
- The water heater was manufactured by Rheem.
- Water heater capacity was 50 gallons.



3. Electric Water Heater

Observations:

- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

4. Pressure Relief Valve

Observations:

- The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

5. TPR Discharge Pipe

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

6. Expansion Tank

Observations:

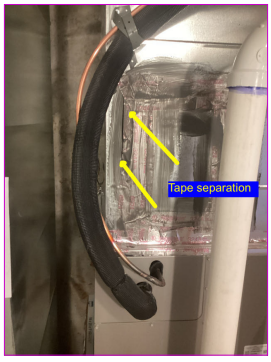
• This water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition but was not tested.

FURNACE

1. Furnace Exterior

Observations:

• Poor sealant adhesion visible on the furnace cabinet exterior above the burn chamber may indicate further separation forthcoming. The furnace should be serviced by a qualified HVAC contractor.

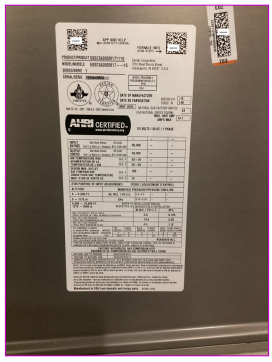


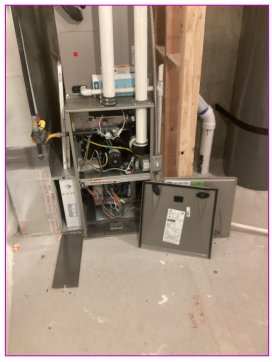
2. Furnace Manufacturer

Observations:

• The photo shows the information marked on the furnace label or data plate.

• This furnace was manufactured by Carrier.
• The date of furnace manufacture appeared to be January 2024.
• The model number of this furnace was 59SC6A060M17 — 16.





3. Furnace Air Filter

Observations:

• The air filter for this furnace was located a side compartment at the furnace.
Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement.
The air filter should be checked quarterly and replaced when dirty.

• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection.
Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

4. Combustion Air

Observations:

• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

5. Fuel Pipe Condition

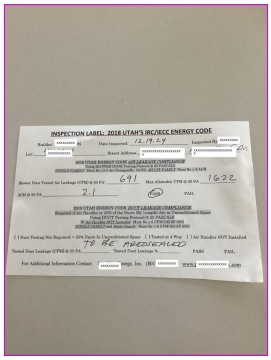
Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

6. Blower

Observations:

• The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.



7. Thermostat

Observations:

• The thermostat for this furnace was located in the main floor family room.

CENTRAL AIR CONDITIONER

1. Cooling System Description

Observations:

• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.
Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Cooling System Data Plate

Observations:

• Information from the air-conditioner label/data plate is shown in the photo.

• The air-conditioner date of manufacture appeared to be November 2023. The Serial Number was listed as xx. The Model Number was listed as 24SCA438N388.

3. System Response

Observations:

• The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by am HVAC contractor before the expiration of your Inspection Objection Deadline.

4. AC Electrical Disconnect

Observations:

• Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

5. AC Refrigerant Lines

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

BASEMENT

1. Basement General Condition

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the unfinished basement. Notable exceptions will be listed in this report. Inspection of unfinished basements typically includes:

- Basement floor
- Framed floor structure
- Foundation walls
- Structure (floor, walls & ceiling)
- Plumbing (water, sewer, gas and any sump pumps)
- Electrical
- Provisions for egress
- HVAC (ducts and any equipment)

2. Egress

Observations:

• The basement had means of egress which appeared to comply with generally-accepted modern safety standards.

3. Insulation

Observations:
• The inside of the basement exterior foundation walls were insulated with Fiberglass batt.

FLOOR STRUCTURE

1. Floor Joists

Observations:
• The home floor structure was built using I-joists. I-joists are a type of engineered lumber.

ELECTRICAL SERVICE

1. Service Lateral

Observations:
• Conductors supplying electricity to the home were buried underground.

2. Electric Meter Location

Observations:
• The electric meter was located at the right side of the home.

BRANCH WIRING

1. Electrical Receptacles

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

2. GFCI/AFCI Receptacles

Observations:

• The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

Let it be noted that the receptacle on the back porch is connected to the GFCI outlet that is near the electrical panel in the basement .

The inspector was unable to find the GFCI that controls the front porch outlet. It is recommended to ask the seller for details on that particular receptacle.

3. Misc. Wiring Deficiencies

Observations:

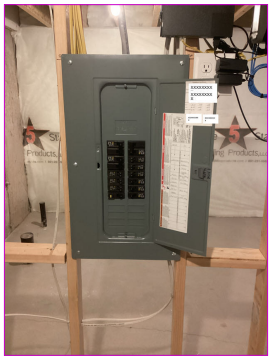
• Wiring in the basement was not protected from damage. The Inspector recommends that any such unprotected wiring be corrected by a qualified electrical contractor to help ensure that safe conditions exist.

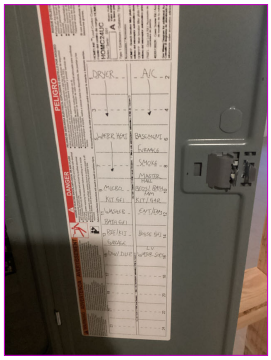
SERVICE PANEL

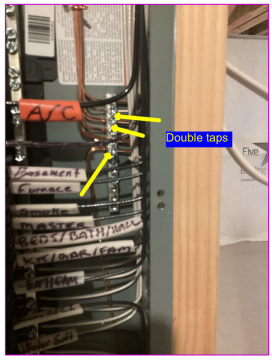
1. Service Panel Manufacturer

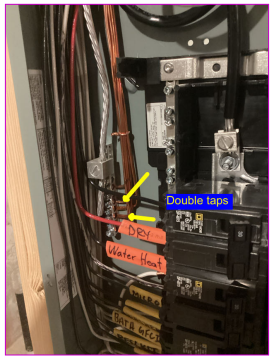
Observations:

• The service panel brand was Square D.









2. Wiring Defects

Observations:

• One or more grounding wires in the service panel were possibly improperly terminated through double tapping. Although some panel manufacturers allowed this, it is a better practice to have single taps instead of double. This condition should be corrected by a qualified electrical contractor.

WATER SUPPLY SOURCE

1. Water Supply

Observations:

• The home water was supplied from a public source.

WATER SUPPLY PIPES

1. Main Water Shut-off

Observations:

• The main water supply shut-off was located in the basement.

2. Water Supply Pipe Material

Observations:

• Most water supply pipes were not visible due to wall, floor and ceiling coverings.
• The visible home water supply pipes were a combination of half-inch and three-quarter inch pipes.
• The home water supply pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

CONDOMINIUM

1. Inspection Disclaimer

Observations:

• My inspection of townhouses and condominiums does not include those portions of the home, typically the entire home exterior and yard, for which the Property Association has responsibility for maintenance and repair. Although as a courtesy I may examine these areas and mention deficiencies verbally, my inspection report consists of the written report only.

ENVIRONMENTAL HAZARDS

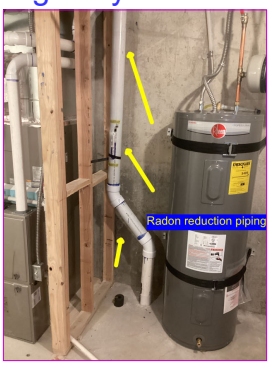
1. Radon

Observations:

• The home is located in an area known to have radon and has a radon reduction system installed. The radon ventilation fan is located in the attic.

Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are homesite specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.) and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 2nd leading cause of cancer death overall. Mitigation techniques are available which are typically effective.

It is advised to regularly check the radon reduction system for proper operation.



AIR DISTRIBUTION

1. Supply Air Ducts

Observations:

• Many of the air supply ducts in the basement and also attic were not sealed with mastic. The supply and return air ducts should be sealed with mastic to improve the HVAC system efficiency. Sealing tape is known to have a short life of just a few years.






Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

EXTERIOR ELECTRICAL		
Page 4 Item: 1	Exterior Electrical Receptacles	• Exterior electrical receptacles are required to be Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers. The covers are in place. The back porch outlet is controlled by the GFCI in the basement by the electrical panel. The front porch outlet is not a GFCI per se, and the inspector could not find the source of that power/GFCI protection. It is recommended that the seller be questioned about proper GFCI operation of that front porch outlet and any needed repair or replacement be performed prior to closing.
ATTIC		
Page 6 Item: 2	Truss Roof Structure	• Roof trusses that had been structurally altered were visible in the attic. Trusses must never be structurally altered without design, inspection and approval by a structural engineer. The Inspector recommends that you ask the seller for documentation showing that any alterations to the roof trusses were designed, inspected and approved by a structural engineer. If the seller cannot produce such documentation, the Inspector recommends that before the expiration of your Inspection Objection Deadline you have the roof trusses evaluated by a structural engineer.
Page 6 Item: 4	Thermal Insulation Depth	• Attic floor insulation depth averages 12 to 14 inches but several areas are low as 8 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.
Page 7 Item: 5	Thermal Insulation Condition	• Thermal insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor
KITCHEN		
Page 9 Item: 6	Dishwasher	• During operation the dishwasher supply pipe leaked water onto the cabinet floor. The valve was returned to a closed position to avoid damage. The Inspector recommends service by a qualified contractor or technician. • The dishwasher operation appeared to not be suppling any water to the dishwasher inner racks. It also made an unusual noise indicating that it was not operating correctly. The Inspector recommends evaluation by a qualified plumbing contractor or technician.

MASTER BEDROOM		
Page 9 Item: 1	Closet Doors	• Closet doors in this bedroom were closed prior to the paint drying. Damage occurred at hinge.
FURNACE		
Page 11 Item: 1	Furnace Exterior	• Poor sealant adhesion visible on the furnace cabinet exterior above the burn chamber may indicate further separation forthcoming. The furnace should be serviced by a qualified HVAC contractor.
BRANCH WIRING		
Page 16 Item: 3	Misc. Wiring Deficiencies	• Wiring in the basement was not protected from damage. The Inspector recommends that any such unprotected wiring be corrected by a qualified electrical contractor to help ensure that safe conditions exist.
AIR DISTRIBUTION		
Page 19 Item: 1	Supply Air Ducts	• Many of the air supply ducts in the basement and also attic were not sealed with mastic. The supply and return air ducts should be sealed with mastic to improve the HVAC system efficiency. Sealing tape is known to have a short life of just a few years.