



*** Residential Inspection Report ***



Client's Name
Sample Tiffindale Report #1

On
October 1, 2018

Inspection Address
455 Sycamore St
St George, Utah 84770

Inspected By
TiffinDale
1-702-279-5822
1812 W. Sunset Blvd #147
contactus@tiffindale.com
<https://www.tiffindale.com>



Tiffindale Real Estate Inspections

Date Of Inspection: October 1, 2015
Inspection Address: 455 Sycamore St , St George, Utah 84770

General Information

Client Information

Name: Sample Tiffindale Report #1
Street Address: 600 S 800 W
City, State, Zip: St. George, Utah, 84770
Phone #: 555-222-1122
Email Address: Srealty@sample.com

Inspection Address

Street Address: 455 Sycamore St
City, State, Zip: St George, Utah 84770

Weather Conditions

Weather Type: Clear
Temperature: 75 Degrees

Structure Type

Single Family /Single Story

Construction Type

Stucco with wood frame construction

Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

Estimated Year Built

2007

Estimated sq. ft.

2,875

Time of Inspection

7:00 AM

Inspected by

Chief Inspector Tiffindale

Buyer Agent

Name: Fred Myers
Phone #: 555-1212
Email Address:

Listing Agent

Name: Brent Koffman
Phone #: 433-2121
Email Address:



Tiffindale Real Estate Inspections

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Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We put our entire heart into our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

Tiffindale Real Estate Inspections

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Structural Systems

Balcony / Decks / Porches: Correction Needed

- Wood supports under steps come in direct contact with the soil. This could provide termites and other pests with access to the wood structure. Additionally, this could cause moisture and rot issues to form. Recommend treated supports be used. Should be reexamined by proper repair personnel.

Roof and Attic

Roof Structure: Inspected

- No concerns observed

Gutters and Down Spouts: Damaged / Repair Needed

- Several downspouts are either damaged or missing. This could cause excessive moisture around the foundation and possible moisture intrusion issues if not repaired.

Kitchen

Kitchen Plumbing: Minor Repair Needed

- Sink Seal Needs re-sealing

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Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

Our inspection of Electrical System and components in accordance with industry standards of practice includes identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds, the testing of a representative number of switches and outlets that were visible and accessible, and the presence or absence of smoke detector(s)/carbon monoxide detector(s). This report is to inform you of current condition as observed at time of inspection. We recommend that all electrical repairs and or replacements be evaluated and corrected by a qualified electrical contractor.

Electrical Service Connection and Components

General Observation

Attention Recommended

Satisfactory

Service Connection

Location: Exterior wall of Home
Services connection: Public Utilities (Underground Service)
Service on during inspection: Yes Type of wiring: Copper
Service size main panel: 120 / 240 Volt (Nominal) Amp: 200 Amp service
Service size sub panel: 110 / 220 Volt (Nominal) Amp: 100 Amp service



Electrical Observations

Sub-panel in basement did not have labeling of the circuit breakers. Recommend proper labeling.



Basement auxilliary panel needs proper labeling.

Electrical: Interior / Bedroom Areas

Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Inspected

Satisfactory

Observation: No concerns observed: A representative number of outlets were inspected and tested for proper polarity throughout the structure.



Electrical: Kitchen / Bathroom / Exterior Areas

Switches / Outlets / Fixtures

Inspected

Satisfactory

Observation: No concerns observed

Plumbing Systems

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Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

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Our inspection of the Plumbing Systems and components in accordance with industry standards of practice includes a visual examination of the accessible and visible plumbing fixtures and components. The plumbing system and their components are tested and observed using normal operating controls, testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection, and for this reason we recommend further evaluation by a qualified contractor to confirm its actual condition. This report is to inform you of current condition as observed at time of inspection. We recommend that all material defects noted below be fully evaluated and/or corrected by a qualified plumbing contractor prior to the close of escrow or contingencies.

Gas / Fuel Supply System

General Observation

Inspected

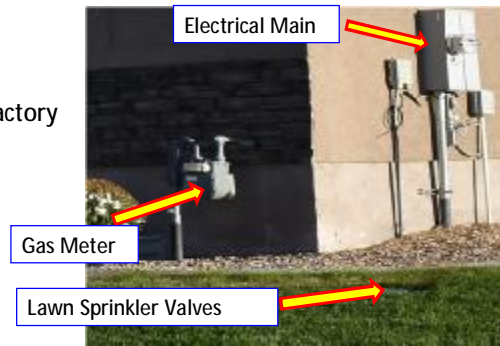
Satisfactory

Service Connection

Location: Front of house
Services connection: Public Utilities (Underground Service)
Service on during inspection: Yes

Further Comments

No concerns observed



Water Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Water meter with main shut off located next to street
Services connection: Public Utilities (Underground Service)
Service on during inspection: Yes Static water pressure reading (psi): 55 - 65
Type of supply lines: Copper piping

Further Comments

No concerns observed

Sewage Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Cleanouts located side of home
Services connection: Public Utilities (Underground Service)
Service on during inspection: Yes Type of drain pipes: ABS pipe

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation: Summary- The front and left side yards are completely finished and covered with what appears to be healthy grass. The right side of the house and backyard have been recently redesigned with new garden accents such as boulders added. Lights and additional accents have been added for night-time beauty.

Further Comments: No concerns observed



Side yard(s)

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Back yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



Driveway / Sidewalks

General Observation

Inspected

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed



Fencing / Gate

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Inspected

Satisfactory

[Description](#)

Material: Wood

Further Comments: No concerns observed



Tree's / Shrubbery

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Further Comments: No concerns observed



Grading / Slope

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

Foundation

General Observation

Inspected

Satisfactory

Description

Type of Foundation(s) Slab on Grade Foundation

Further Comments: No concerns observed

Floors

General Observation

Inspected

Satisfactory

Description

Material: Carpet

Further Comments: No concerns observed



Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Walls (Interior)

General Observation

Inspected

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: No concerns observed

Walls (Exterior)

General Observation

Inspected

Satisfactory

Description

Material: Stucco

Further Comments: No concerns observed

Window(s)

General Observation

Inspected

Satisfactory

Description

Material: Aluminum (dual pane)

Further Comments: No concerns observed

Door(s) (Interior & Exterior) includes Garage Door

General Observation

Inspected

Satisfactory

Description

Type: Solid Core (six panel), slider, hollow core and two car garage door (Metal)

Further Comments: No concerns observed

Basement / Sub Areas

General Observation

Inspected

Satisfactory

Description

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Material: Basement Foundation - Concrete

Further Comments: No concerns observed

Basement - Drainage - Sumps and Pumps

General Observation

Inspected

Satisfactory

Description

Material: Concrete wall

Further Comments: No concerns observed

Awning(s) / Patio cover(s) / Carport(s)

General Observation

Not Present

Not Applicable

Description

Material: Wood structure

Further Comments: No concerns observed

Balcony / Decks / Porches

General Observation

Correction Needed

Qualified Professional Recommended

Description

Material: Wood

Further Comments: Wood supports under steps come in direct contact with the soil. This could provide termites and other pests with access to the wood structure. Additionally, this could cause moisture and rot issues to form. Recommend treated supports be used. Should be reexamined by proper repair personel.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

Inspected

Satisfactory

Description

Material: Hardwood

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Garage

Our inspection of Detached Structure area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Walls (Interior and Exterior)

General Observation

Inspected

Satisfactory

Description

Material: Stucco and wood siding material

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed

Door(s) / Garage door(s)

General Observation

Inspected

Satisfactory

Description

Material: Two car garage door (Metal)

Further Comments: Tested Garage door for normal function using garage-door opener. Checked for safety child-protect door-open feature.

Cabinet(s) and Countertop(s)

General Observation

Not Visible

Description

Material: Wood

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Further Comments: No concerns noted

Window(s)

General Observation

Inspected

Satisfactory

Description

Material: Aluminum (dual pane)

Further Comments: No concerns observed

Plumbing

General Observation

Not Visible

Satisfactory

Description

Type: Copper and ABS

Further Comments: No concerns observed

Attic / Rafters

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Roofing

General Observation

Inspected

Satisfactory

Description

Material: Fiberglass-asphalt shingles, 3 tab

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Roof Covering

General Observation

Inspected

Satisfactory

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Description

Material: Fiberglass-asphalt shingles, 3 tab

Viewed from: By entering crawl space

Further Comments: No concerns observed



Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: Minimum Slope

Gutters and Down Spouts

General Observation

Damaged / Repair Needed

Satisfactory

Description

Material: Metal

Further Comments: Several downspouts are either damaged or missing. This could cause excessive moisture around the foundation and possible moisture intrusion issues if not repaired.

Flashing

General Observation

Inspected

Satisfactory

Description

Material: Galvanized metal

Further Comments: No concerns observed

Ventilation

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Attic Structure

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Inspected

Satisfactory

[Description](#)

Viewed From: By entering crawl space
Further Comments: No concerns observed



Attic Vents

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Type: Gable vents
Further Comments: No concerns observed

Insulation

[General Observation](#)

Not Visible

Satisfactory

[Description](#)

Materials: Undetermined

Further Comments: No concerns observed: Finished attic prevented ability to see insulation.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) in accordance with industry standards of practice includes a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.



Firebox and Butt Wall

General Observation

Inspected

Satisfactory

Description

Material: Brick

Further Comments: No concerns observed

Damper

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Flue Vent Connector, Flue Pipe

General Observation

Inspected

Satisfactory

Description

Material: Lined Metal, Outside Wall-vent

Further Comments: No concerns observed

Hearth (Inner and Outer)

General Observation

Inspected

Satisfactory

Description

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Material: Manufactured Stone
Further Comments: No concerns observed

Door(s) or Enclosures

General Observation

Inspected

Satisfactory

Description

Material: Glass door/window tempered
Further Comments: No concerns observed

Mantle

General Observation

Inspected

Satisfactory

Description

Material: Manufactured Stone
Further Comments: No concerns observed

Chimney

General Observation

Inspected

Satisfactory

Description

Viewed from: Viewed from the ground
Further Comments: No concerns observed



Chimney Top (Chimney cap, Spark arrester, Hood)

General Observation

Inspected

Satisfactory

Description

Type: Standard Chimney Cap
Further Comments: No concerns observed

Ash Pit

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Inspected

Satisfactory

[Description](#)

Material: stone

Further Comments: No concerns observed

Fuel Source

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Type: Natural Gas

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Interior / Living Areas

Our inspection of the Interior / Living area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Carpet

Further Comments: No concerns observed:

Walls and Ceiling (Interior)

General Observation

Inspected

Satisfactory

Description

Type: Drywall / Plaster

Further Comments: No concerns observed

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Inspected

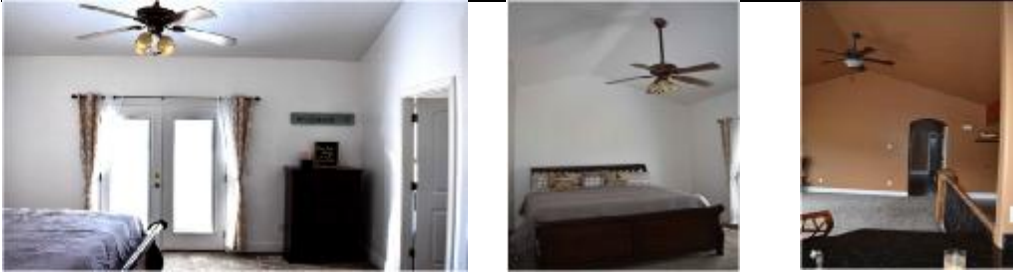
Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Window(s)

General Observation

Inspected

Satisfactory

Description

Type: Aluminum (dual pane)

Further Comments: No concerns observed: A representative number of windows were inspected and tested for proper function.



Door(s)

General Observation

Inspected

Satisfactory

Description

Type: Hollow core (six panel)

Further Comments: No concerns observed



Closet(s)

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Inspected

Satisfactory

Description

Material: Hollow core (flat panel)

Further Comments: No concerns observed



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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bedroom Areas

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Cabinet(s)

General Observation

Inspected Satisfactory

Description

Material: Wood Cabinets
 Further Comments: No concerns observed



Flooring

General Observation

Inspected Satisfactory

Description

Material: Carpet
 Further Comments: No concerns observed

Walls and Ceiling (Interior)

General Observation

Inspected Satisfactory

Description

Type: Drywall / Plaster

Tiffindale Real Estate Inspections

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Further Comments: No concerns observed



Window(s)

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Type: Aluminum (dual pane)

Further Comments: No concerns observed

Door(s)

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Type: Hollow core (six panel)

Further Comments: No concerns observed

Closet(s)

[General Observation](#)

Inspected

Satisfactory

[Description](#)

Material: Hollow core (flat panel)

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Laundry Room

Our inspection of the Laundry room area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Laminate countertop

Further Comments: No concerns observed

Floor Covering (Laundry)

General Observation

Inspected

Satisfactory

Description

Type: Vinyl sheeting

Further Comments: No concerns observed

Exhaust Venting

General Observation

Inspected

Satisfactory

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Description

Type: Metal Flex

Further Comments: No concerns observed

Laundry Plumbing Supply (Gas / Water)

General Observation

Inspected

Satisfactory

Description

Type: CPVC and Steel

Further Comments: No concerns observed

Laundry Plumbing Drain and Vent System

General Observation

Inspected

Satisfactory

Description

Material: ABS pipe

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Laminate countertop

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floor Covering (Bathroom)

General Observation

Inspected

Satisfactory

Description

Type: Vinyl sheeting

Further Comments: No concerns observed

Toilet(s)

General Observation

Inspected

Satisfactory

Description

Type: Porcelain

Further Comments: No concerns observed



Shower/Tub (Surround)

General Observation

Inspected

Satisfactory

Description

Type: Prefabricated shower bath combination

Further Comments: No concerns observed

Shower Enclosure

General Observation

Inspected

Satisfactory

Description

Material: Framed shower door

Further Comments: No concerns observed

Bathroom Plumbing

General Observation

Inspected

Satisfactory

Description

Type: Copper and ABS

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Further Comments: No concerns observed

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Laminate countertop

Further Comments: No concerns observed



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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**
Color of selection below will indicate the level of concern for each area at time of inspection



Floor Covering (Kitchen)

General Observation

Inspected

Satisfactory

Description

Material: Vinyl sheeting

Further Comments: No concerns observed

Closet(s) / Panty

General Observation

Inspected

Satisfactory

Description

Material: Wood door(s)

Further Comments: No concerns observed



Kitchen Plumbing

General Observation

Minor Repair Needed

Satisfactory

Description

Material: Copper and ABS

Further Comments: Sink Seal Needs re-sealing



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



Microwave

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Range Oven

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



Stove Top

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed

Exhaust fan / light

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed

Dishwasher

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed



Whole-House Vacuum Systems

General Observation

Not Present

Not Applicable

Description

Location: Garage

Further Comments

No concerns observed

Trash Compactor

General Observation

Not Present

Not Applicable

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed

Food Waste Disposer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen (inside sink base cabinet)

Further Comments

No concerns observed

Private Sewage Disposal System

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Not Present

Not Applicable

Description

Location: Outside

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System

General Observation

Inspected

Satisfactory

Furnace Name: Acadia Year Model: 2009
Model #: HVA65400DL Serial #: 456677HT101
Heat source type: Forced Air System
Fuel type: Natural Gas Vent type: Dilutant Flue / Flue Dilution System
Location: Attic

Further Comments

No concerns observed



Cooling System

General Observation

Inspected

Satisfactory

Furnace Name: Acadia Year Model: 2018
Model #: HOOV12000 Serial #: 209987YR2018
Cooling type: Central Air Conditioning System
Location: Side yard

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

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Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Functional Satisfactory
Brand: Bradford-White Year Model: 2017
Model #: RDEEM60G Serial #: RDEEM19000
Type of system: Gas demand water heater
Fuel type: Natural Gas Tank capacity: 50 gallon
Location: Garage
Ventilation type: Natural draft - galvanized steel pipe

Further Comments

Recommend seismic restraints



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