

# INSPECTION REPORT



For the Property at:  
**6266 PARK RIDGE DRIVE**  
PARK CITY , UT

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Prepared for: BUTCH CASSIDY  
Inspection Date: Friday, May 4, 2007  
Prepared by: Matthew Stouffer



Redstone Home Inspections  
6266 Park Ridge Drive  
Park City, UT 84098  
435-640 7308  
435 655 7160

Thank You.



June 10, 2008

Dear Butch Cassidy,

RE: Report No. 1044, v.9  
6266 Park Ridge Drive  
Park City , UT  
84098

Thank you for choosing Redstone Home Inspections to perform your inspection. I trust the experience will be both useful and enjoyable. For your convenience the summary will provide you with the components and conditions that need service or further evaluation. Please print a copy of your invoice located on the next page and send it with a check or money order to the address located below.

This is a sample report from Redstone Home Inspections. This report is the most comprehensive, informative and user friendly report available today. This is the only report on the market which offers informative hyper links that assist clients in understanding the findings and issues located in the report. With digital photos, infrared images, and easy to understand descriptions this report makes the home inspection a useful and enjoyable experience.

Sincerely,

Matthew Stouffer  
on behalf of  
Redstone Home Inspections

Redstone Home Inspections  
6266 Park Ridge Drive  
Park City, UT 84098  
435-640 7308  
Fax: 435 655 7160



## INVOICE

June 10, 2008

Client: Butch Cassidy

Report No. 1044, v.9

For inspection performed at:

6266 Park Ridge Drive

Park City , UT

84098

on: Friday, May 4, 2007

Home Inspection

\$0.00

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Paid In Full

Redstone Home Inspections  
6266 Park Ridge Drive  
Park City, UT 84098  
435-640 7308  
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# REPORT SUMMARY

6266 Park Ridge Drive , Park City , UT May 4, 2007

Report No. 1044, v.9

REPORT SUM

REFERENCE

**Note:** For the purpose of this report the building is considered to be facing **East**.

This section is provided as a courtesy and cannot be considered the entire report. Please read the complete document.

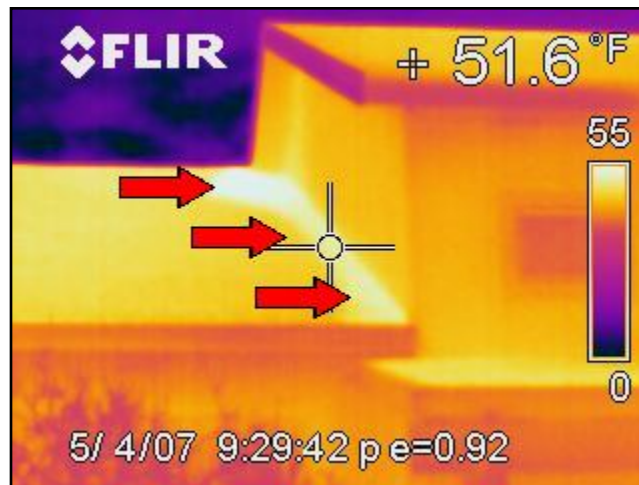
## Roofing

### General

- ITEM 1. Missing insulation was detected along the South roof wall intersection.

**Location:** Roof

**Task:** Poor insulation



1. Poor insulation along roof wall intersection

### Sloped roof flashings \ Roof/sidewall flashings

**Condition:** • [No kickout flashing](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** North Exterior

**Task:** Repair

**Note:** ITEM 2. Water damage is present along the master bedroom wall and floor. Water penetration is a result of a missing kick out flashing.

# REPORT SUMMARY

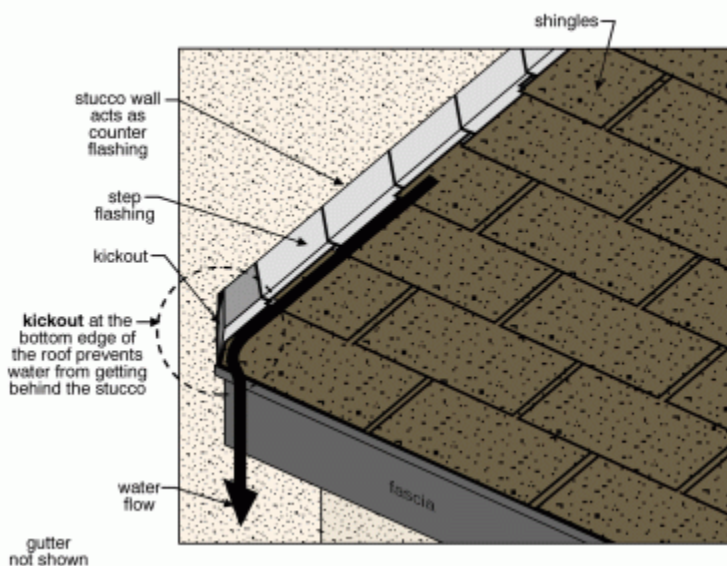
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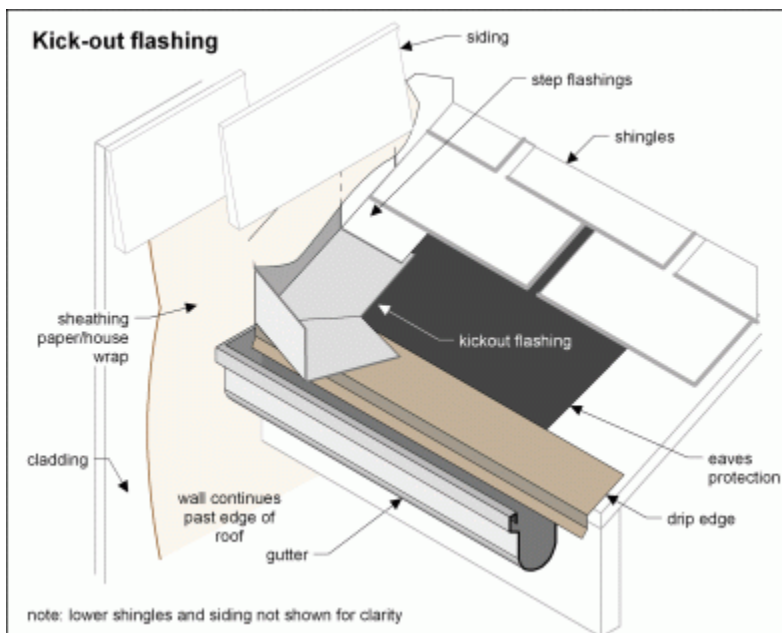
REFERENCE

## Kickout prevents siding/wall damage



[Click on image to enlarge.](#)

## Kick-out flashing



[Click on image to enlarge.](#)

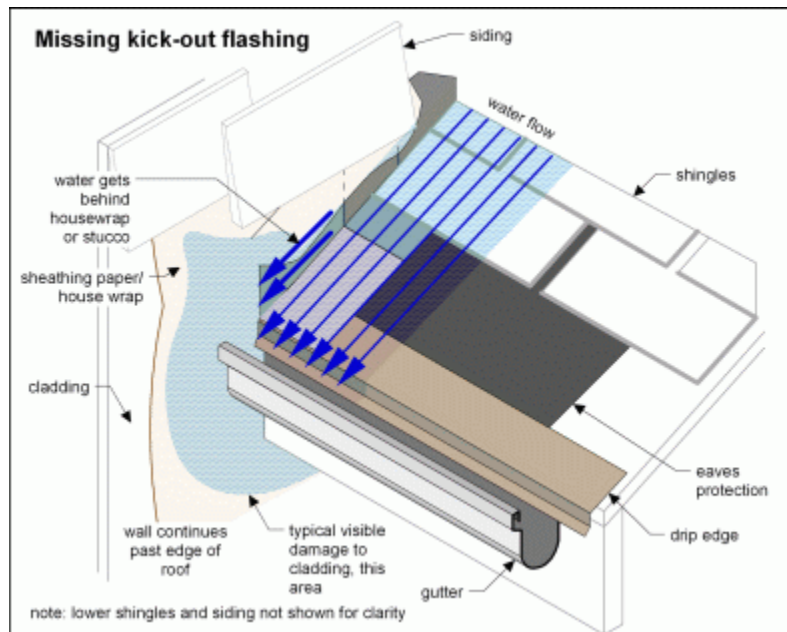
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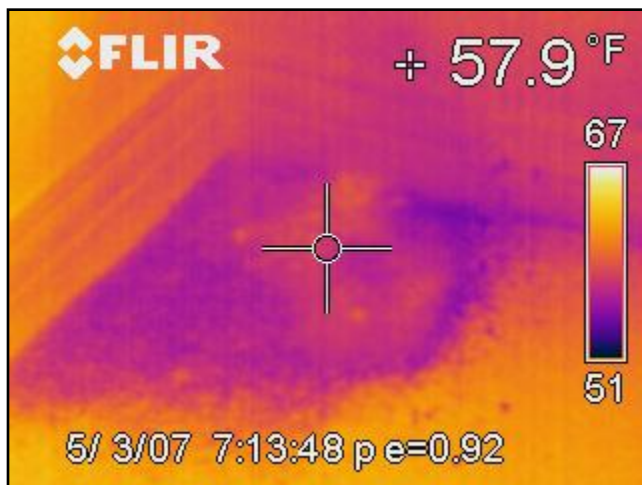
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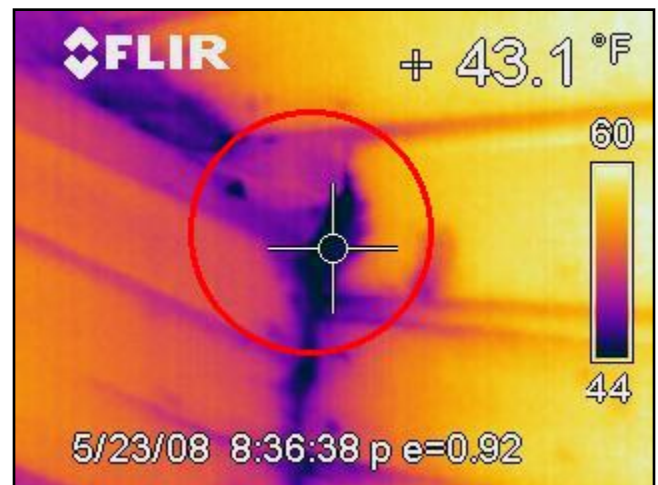
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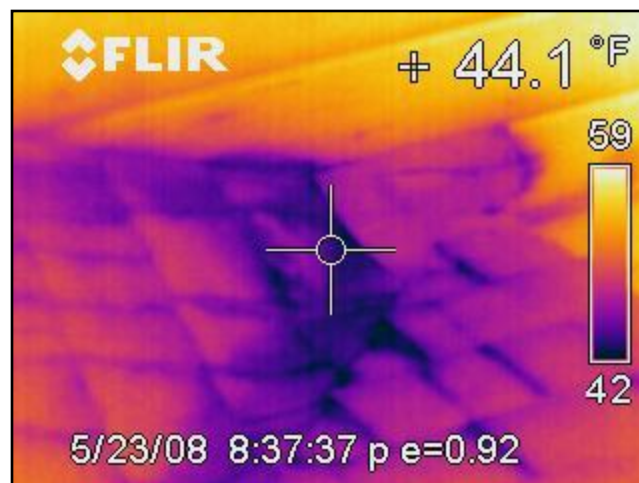
[Click on image to enlarge.](#)



2. Water damage/rot resulting from poor flashing



3. Water entering wall behind kick out flashing



4. Saturated roof shingles at penetration area



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## Structure

### Foundations \ Foundation

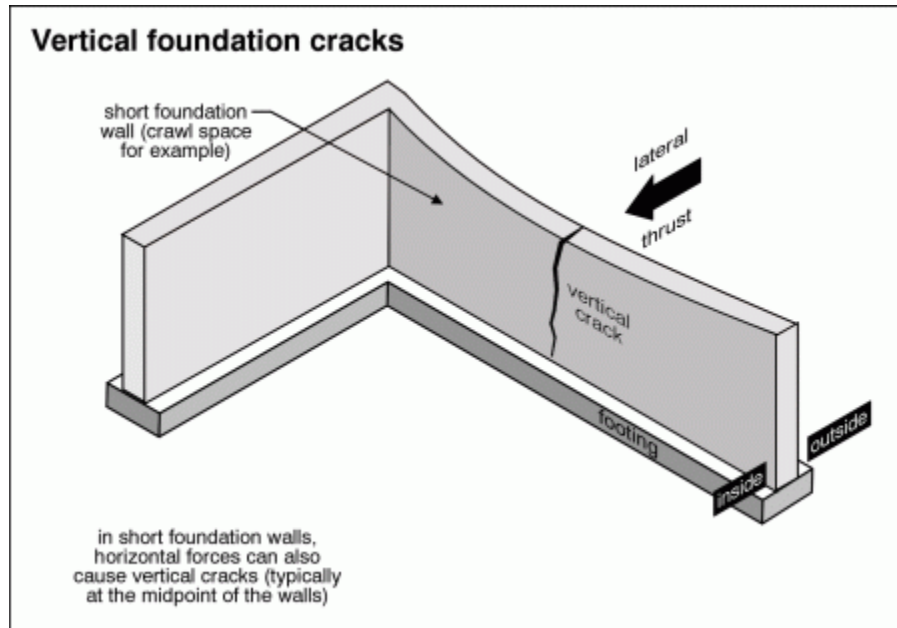
**Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

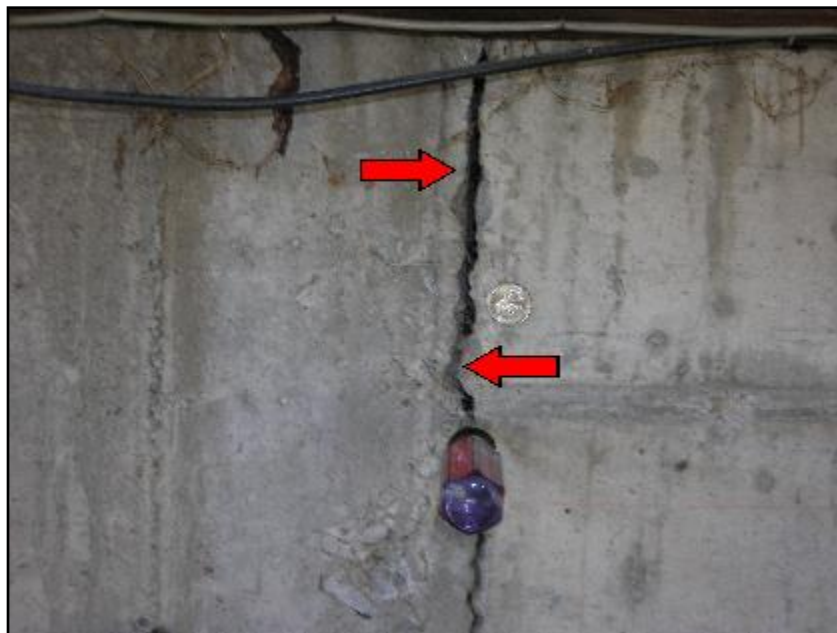
**Location:** North Basement

**Task:** Further evaluation

**Note:** ITEM 3. A crack is present along the Northern aspect of the foundation. Suggest further evaluation by structural engineer.



[Click on image to enlarge.](#)



5. Crack in foundation

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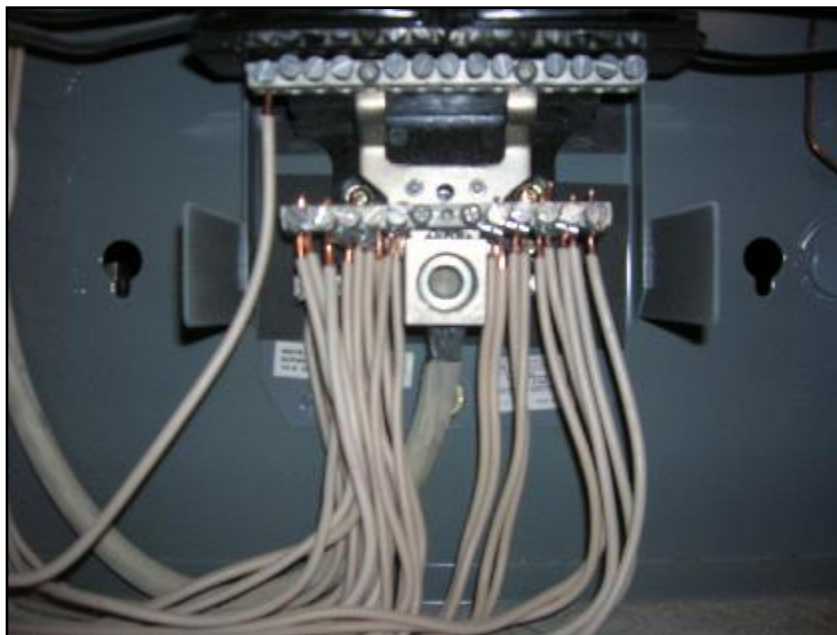
## Electrical

### Service box, grounding and panel \ Distribution panel

**Condition:** • ITEM 4. Neutral wires in the distribution panel need to be in separate terminals.

**Location:** South Exterior

**Task:** Improve

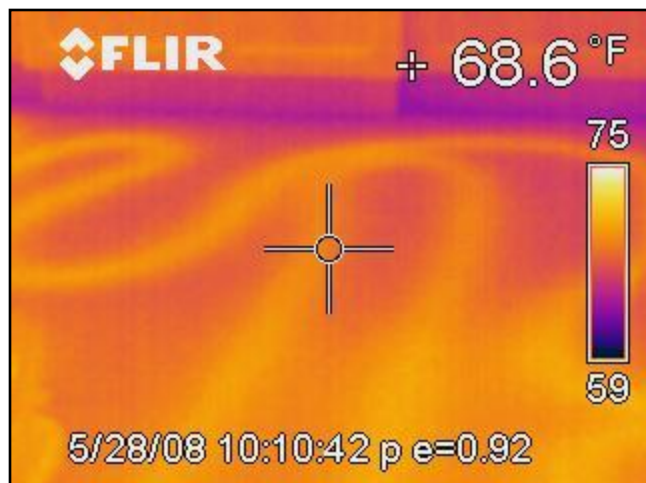


6. Neutral wires without separate terminals

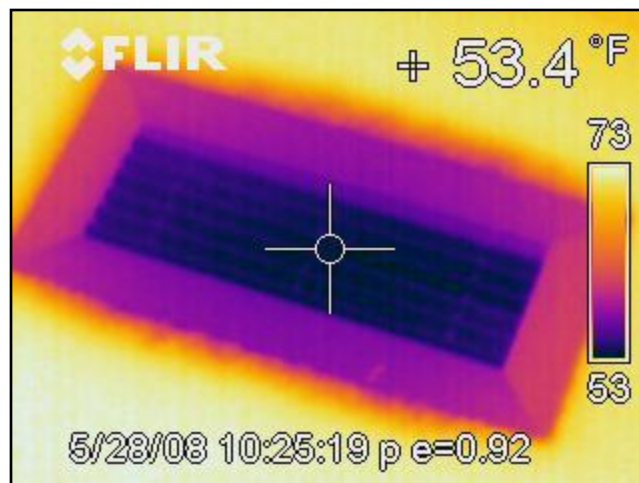
## Heating

### General

• ITEM 5. In floor radiant heating and central air conditioning systems functioned well when tested.



7. In floor radiant heating



8. Functioning central air



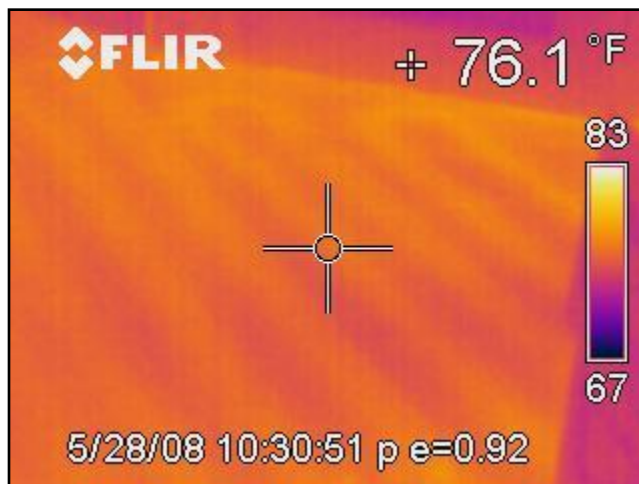
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9. In floor radiant heating

## Gas furnace \ House air fan (blower)

**Condition:** • [Rust](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** South Basement Utility room

**Task:** Repair

**Note:** ITEM 6. In addition to the rust, flexible gas piping is not allowed to penetrate the housing of the furnace. This should be replaced with solid gas piping.



10. Rust in furnace

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## Cooling & Heat Pump

### Air conditioning \ Compressor

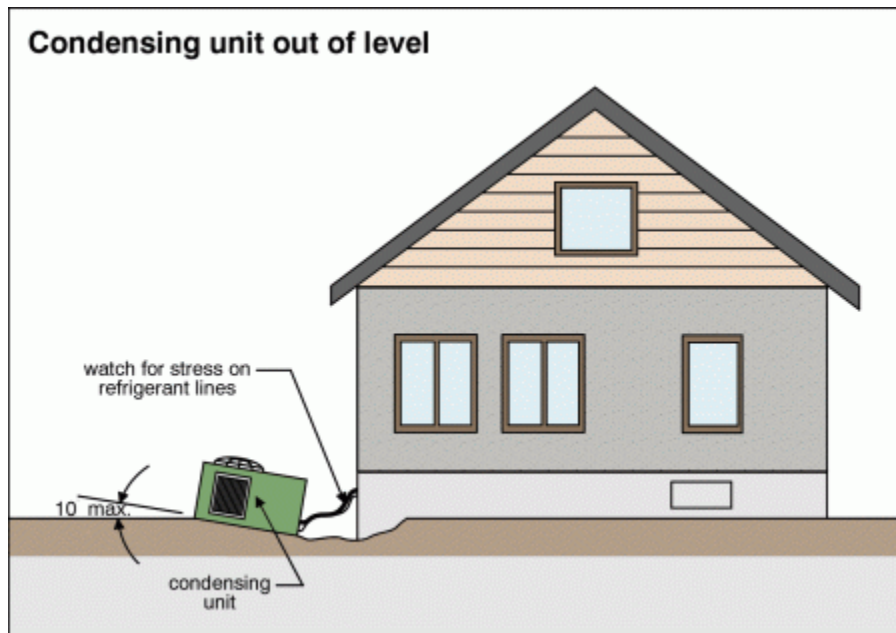
**Condition:** • [Out of level](#)

**Implication(s):** Reduced system life expectancy | Damage to equipment

**Location:** South Exterior

**Task:** Improve

**Note:** ITEM 7. The compressor units are not level.



11. Compressors out of level

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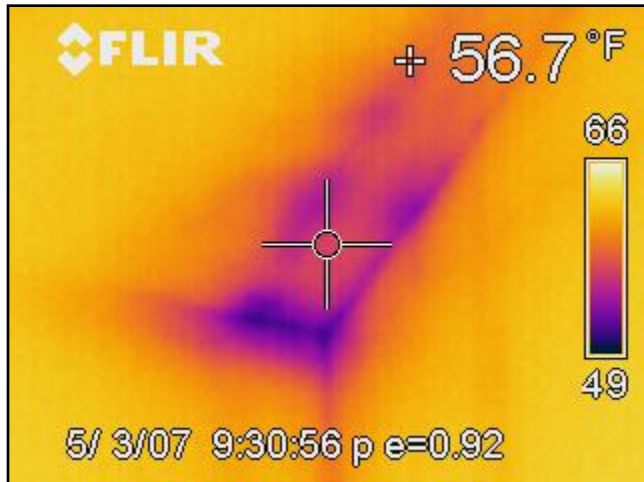
## Insulation and Ventilation

### Attic/roof \ Insulation

**Condition:** • ITEM 8. A section Insulation is missing in the ceiling of the North second floor bedroom.

**Location:** North Second Floor Bedroom

**Task:** Correct



12. Missing insulation



13. Area of missing insulation

## Plumbing

### Supply plumbing \ Supply piping in house

**Condition:** • [Poor support](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage

**Location:** East Crawl space

**Task:** Improve

**Note:** ITEM 9. PVC piping is poorly support in the East crawl space area.

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14. Poor support for PVC water line

## Interior

### Walls \ General

**Condition:** • ITEM 10. Mold is present in the North corner of the living room as a result of a leak from the window and sliding door. This area was concealed behind furniture, however moisture was detectable on the exterior aspect of the wall using the infrared camera. Mold and water damage will need to be mitigated.

**Location:** Living Room

**Task:** Repair

### Garage \ Vehicle doors

**Condition:** • [Rusted or dented](#)

**Implication(s):** Material deterioration

**Location:** East Garage

**Task:** Repair

**Note:** ITEM 11. The garage door is damaged.

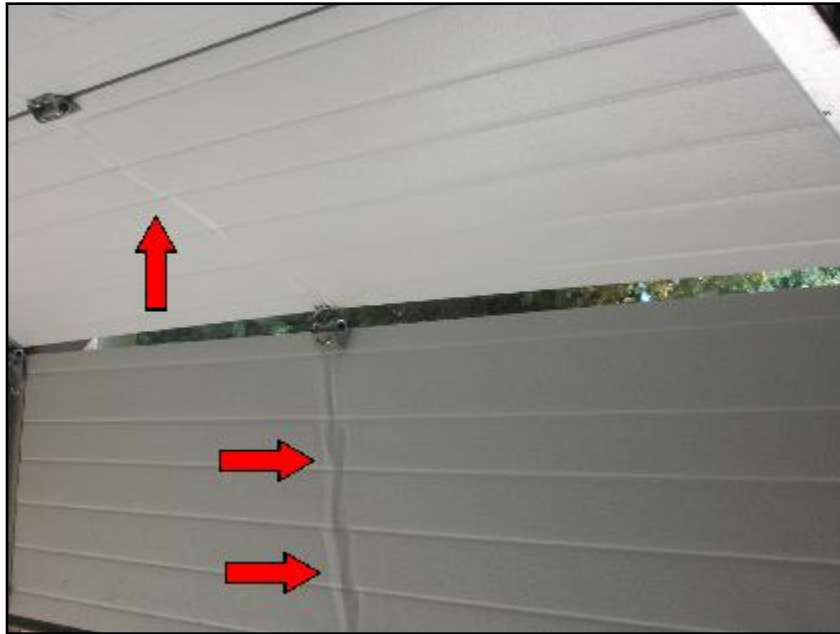
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**15.** *Mechanical damage to garage door*

The remainder of the report describes each of the homes systems and also details any recommendation we have for improvements. Limitations that restricted our inspection are included as well.

**END OF REPORT**



# REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)