

INSPECTION REPORT



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

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.



May 4, 2007

Dear Butch Cassidy,

RE: Report No. 1044, v.8
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
435 655 7160



INVOICE

May 4, 2007

Client: Butch Cassidy

Report No. 1044, v.8
For inspection performed at:
6266 Park Ridge Drive
Park City, UT
84098
on: Friday, May 4, 2007

Home Inspection

\$0.00

Paid In Full

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

REPORT SUMMARY

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

REPORT SUM

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.

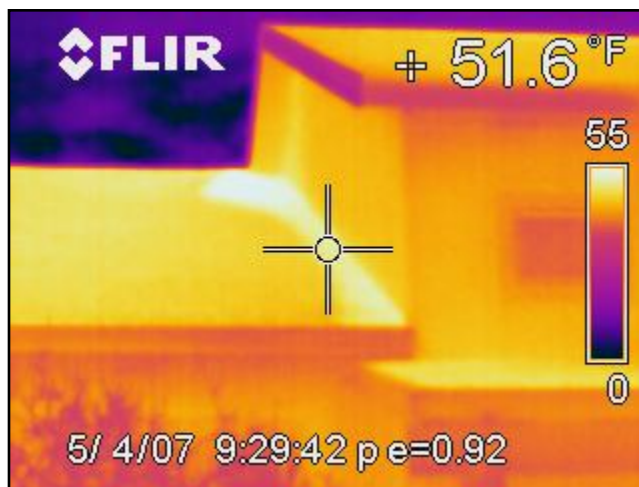
Roofing

General

- There is poor insulation along the South roof wall intersection.

Location: Roof

Task: Poor insulation



1. Poor insulation along roof wall intersection

Exterior

Walls \ Soffits and fascia

Condition: • [Rot or insect damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Master Bedroom

Task: Repair

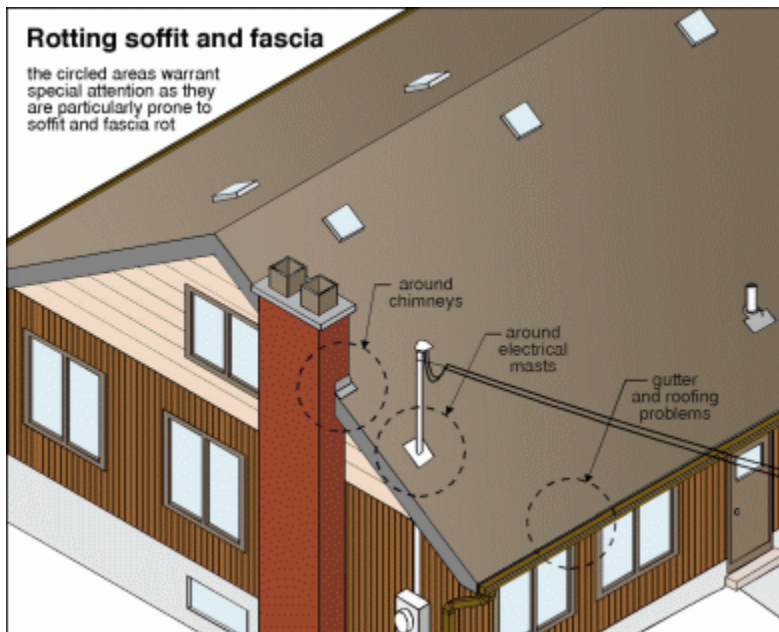
Note: Water damage is present along the master bedroom wall and floor. The water penetration is a result of missing kick out flashings.

REPORT SUMMARY

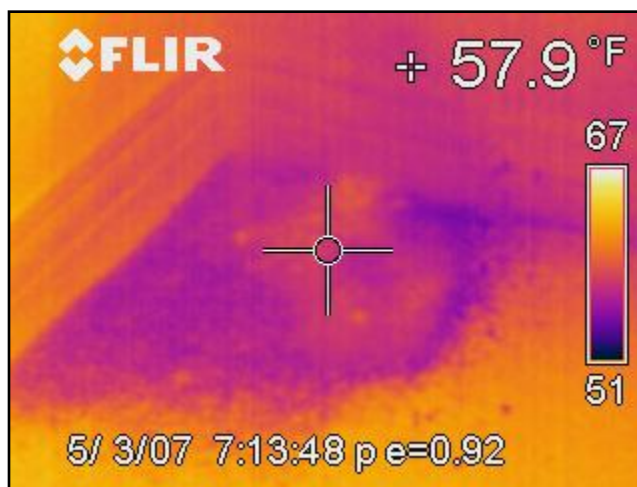
6266 Park Ridge Drive , Park City , UT May 4, 2007

Report No. 1044, v.8

REPORT SUM



Click on image to enlarge.



2. Water damage/rot resulting from poor flashing

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

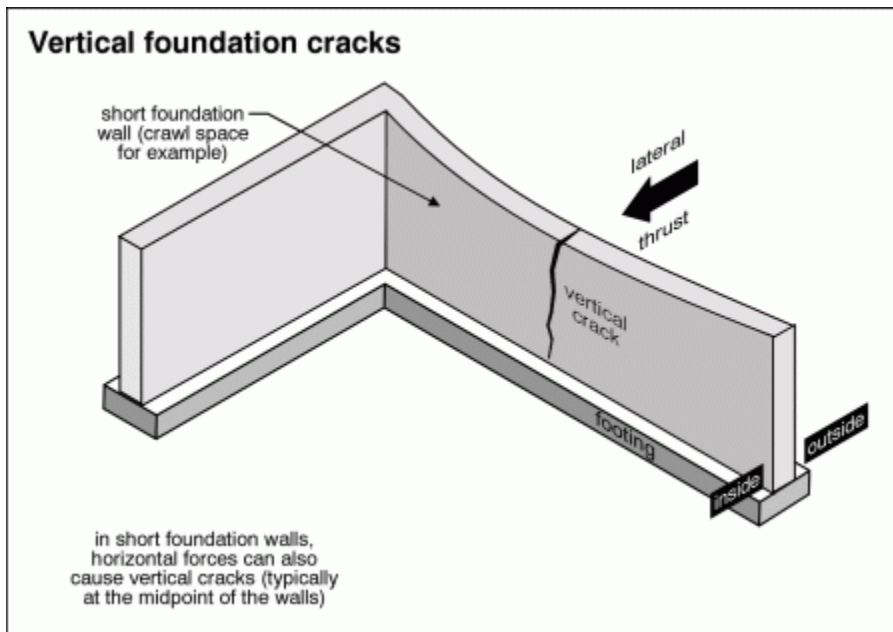
Note: A large crack is present along the Northern aspect of the foundation. Suggest further evaluation by structural engineer.

REPORT SUMMARY

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

Report No. 1044, v.8

REPORT SUM



[Click on image to enlarge.](#)



3. Crack in foundation

Electrical

Service box, grounding and panel \ Distribution panel

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

Location: South Exterior

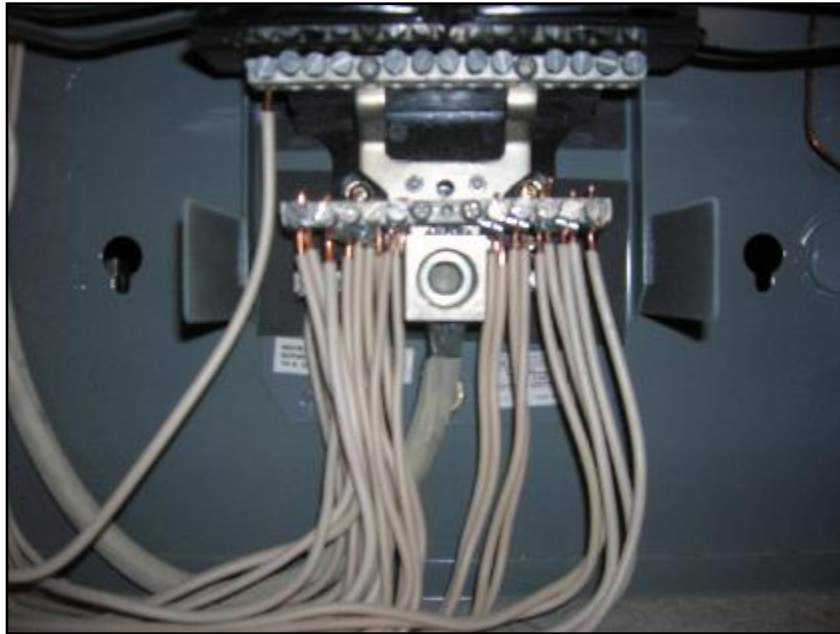
Task: Improve

REPORT SUMMARY

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

Report No. 1044, v.8

REPORT SUM



4. Neutral wires without seperate terminals

Heating

Gas furnace \ House air fan (blower)

Condition: • [Rust](#)

Implication(s): Increased heating costs | Reduced comfort

Location: South Basement Utility room

Task: Repair

Note: 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.



5. Rust in furnace

REPORT SUMMARY

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

REPORT SUM

Cooling & Heat Pump

Air conditioning \ Compressor

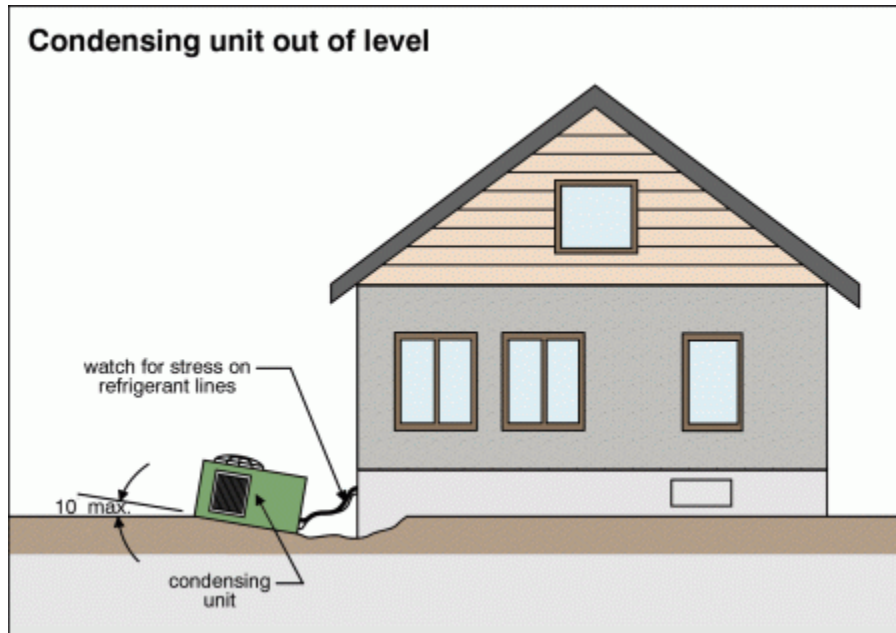
Condition: • [Out of level](#)

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

Location: South Exterior

Task: Improve

Note: The compressor units are not level.



[Click on image to enlarge.](#)



6. Compressors out of level

REPORT SUMMARY

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

REPORT SUM

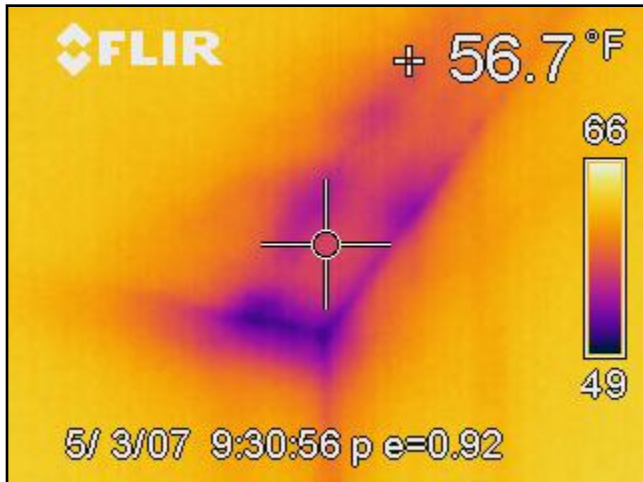
Insulation and Ventilation

Attic/roof \ Insulation

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

Location: North Second Floor Bedroom

Task: Correct



7. Missing insulation



8. 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

REPORT SUMMARY

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

REPORT SUM



9. Poor support for PVC water line

Interior

Walls \ Plaster or drywall

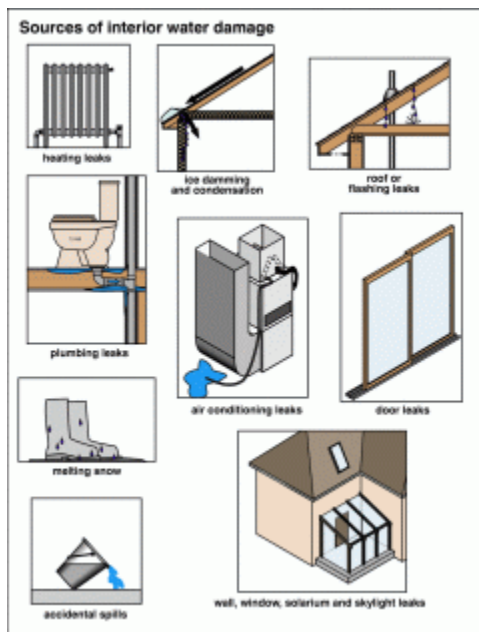
Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: North Living Room

Task: Mitigation is recommended

Note: Mold is present in the North corner of the living room as a result of a leak from the window and sliding door.



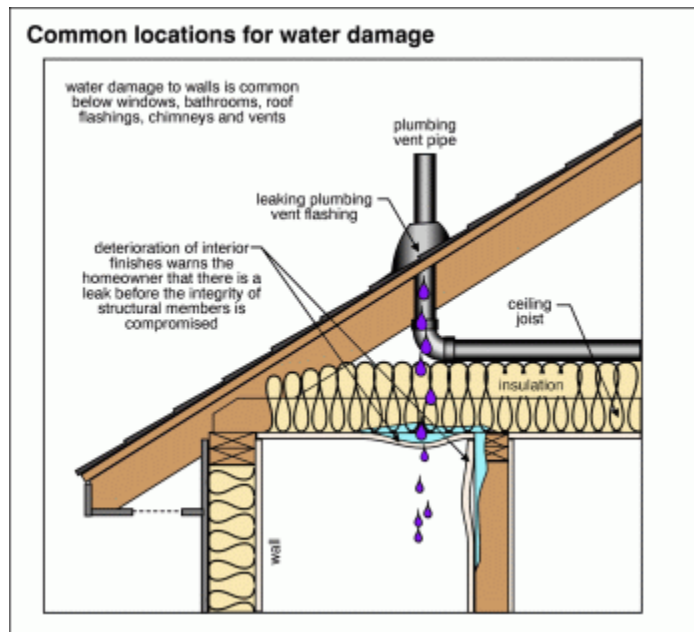
[Click on image to enlarge.](#)

REPORT SUMMARY

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

Report No. 1044, v.8

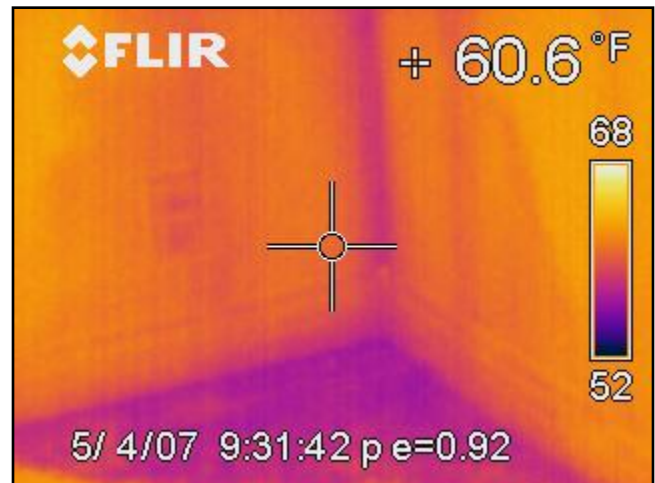
REPORT SUM



Click on image to enlarge.



10. Water damage with mold on drywall



11. Moisture in area

Garage \ Vehicle doors

Condition: • [Rusted or dented](#)

Implication(s): Material deterioration

Location: East Garage

Task: Repair

REPORT SUMMARY

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

Report No. 1044, v.8

REPORT SUM



12. 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