



Inspection Report

Talli Booker

Property Address:
1800 Cedar Creek Drive
Star Valley Wyoming 83127



north view

Utah Property Inspectors

Bryan Kirkham

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Date: 12/6/2022	Time:	Report ID:
Property: 1800 Cedar Creek Drve Star Valley Wyoming 83127	Customer: Talli Booker	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

maintenance people

Type of building:

Commerical Building

Approximate age of building:

Under 5 Years

Temperature:

Below 32

Weather:

Clear

Ground/Soil surface condition:

Frozen, snow

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.




attic insulation



attic insulation

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>1.0</div><div>Roof Coverings</div><div>Viewed roof covering from: Ground</div><div>Roof Covering: Architectural</div><div>Comments: 🏠 Unable to inspect or access roof due to snow covering</div><div></div><div>1.0 Item 1(Picture) snow covered roof</div></div>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>1.1</div><div>Roof Flashings</div></div>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>1.2</div><div>Skylights, Chimneys and Roof Penetrations</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>1.3</div><div>Roof Ventilation</div><div>Roof Ventilation: Ridge vents, Soffit Vents</div></div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>1.4</div><div>Roof Drainage Systems</div><div>Comments: 🏠 Recommend adding a complete rain gutter system around the building to prevent trip hazards</div></div>

IN NI NP RR Items

and possible water penetration to lower livable area.



1.4 Item 1(Picture) recommend adding complete rain gutter system

•

1.5 Roof Structure and Attic (report leak signs or condensation)

Roof-Type: Gable, Hip
Method used to observe attic: From entry
Roof Structure: Engineered wood trusses, 2 X 6 Rafters, Lateral bracing, Plywood
Ceiling Structure: 2X6
Attic info: Attic access

•

1.6 Attic Insulation

Attic Insulation: Blown, Cellulose, Approximate, R-30 or better

•

1.7 Ventilation Fans Thermostatic Controls (Attic)

•

1.8 Visible Electric Wiring In Attic

IN NI NP RR Items

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The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



upper balcony deck for restaurant and bar



upper south balcony deck for bar



east view



South view



lower south balcony





lower west balcony



west view

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>2.0</div><div>Wall Cladding Flashing and Trim</div><div>Siding Style: Lap, Tongue and Groove, Batten</div><div>Siding Material: Wood, Stone, Metal</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>2.1</div><div>Doors (Exterior)</div><div>Exterior Entry Doors: Steel, Insulated glass</div></div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>2.2</div><div>Windows</div><div>Comments:</div><div> There is some warped trim around some of the exterior windows on the south balcony deck for bar. Recommend repairs</div></div>
<div><div></div><div>warped trim around windows</div><div>2.2 Item 1(Picture) warped and damaged trim around windowd</div></div>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>2.3</div><div>Foundation Walls and Mortar Joints</div></div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>2.4</div><div>Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings</div><div>Appurtenance: Deck with steps, Balcony, Sidewalk</div><div>Comments:</div></div>

IN	NI	NP	RR	Items
				<div><div><div></div><div>(1) There are some loose lag bolts at the base of handrailing on upper south balcony deck. Recommend repairs</div></div><div></div><div>2.4 Item 1(Picture) loose lag bolts</div><div><div><div></div><div>(2) Missing metal drip flashing above the ledger boards for all of the balcony decks. Recommend repairs to prevent any future or undetected water penetration in to exterior walls</div></div><div></div><div>2.4 Item 2(Video) missing metal drip edge flashings above ledger boards</div></div></div>
<div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div></div>				<div>2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)</div> <div>Driveway: Asphalt</div>
<div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div></div>				<div>2.6 Eaves, Soffits and Fascias</div>
<div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div></div>				<div>2.7 Plumbing Water Faucets (hose bibs)</div>
<div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div></div>			<div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div>	<div>2.8 Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure</div> <div>Comments:</div>

IN	NI	NP	RR	Items
				<div><div></div><div>Missing weather cover for the exterior outlet on the southwest corner of the upper balcony for the bar. Recommend repairs</div></div> <div></div> <div>2.8 Item 1(Picture) missing weather cover</div>

IN

NI

NP

RR

Items


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The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building 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 effect the health of the building inspector or other persons.

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>3.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</div><div>Foundation: Poured concrete</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>3.1 Walls (Structural)</div><div>Wall Structure: Wood</div></div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>3.2 Columns or Piers</div><div>Columns or Piers: Steel lally columns</div><div>Comments: Missing metal brackets to secure the wood vertical support posts to the wood beams underneath the west side of the building. recommend repairs</div><div></div><div>3.2 Item 1(Video) missing metal brackets</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>3.3 Floors (Structural)</div><div>Floor Structure: Wood beams, Engineered floor joists</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>3.4 Ceilings (Structural)</div></div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>3.5 Insulation Under Floor System</div><div>Floor System Insulation: Batts, Fiberglass, R-25</div></div>

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



shut off in bar in southwest corner



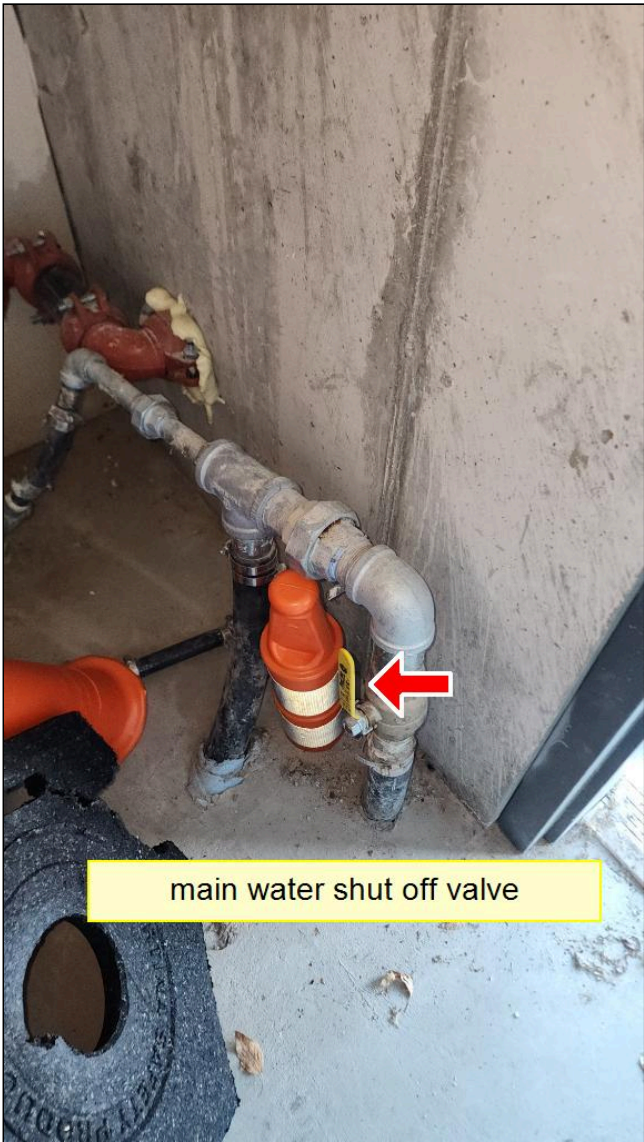
main water shut off valve in to the building in main floor utility room



left electrical hot water heater located in main floor
utility room year 2020 size 84 gallon



right electrical hot water heater located in main floor
utility room year 2019 size 80 gallon



main water shut off valve

main water shut off in sprinkler suppression room



sprinkler suppression systems

INSPECTION TAG

" 6" DRY Date 9-21-21 Alarm YES

SYSTEMS 8 MOS. RECHARGED JAN FEB MAR APR 2023

INSPECTION TAG

This System Tested 6" DRY Date 11-15-22

Static Pressure 103 Residual Pressure 90 Alarm YES

Control Valve Sealed Open YES

Remarks SEE REPORT 10/15/23

* PARTIAL TRIP *

Witnessed By [Signature]

	TIME TO TRIP THRU TEST CONNECTION		WATER PRESSURE PSI	AIR PRESSURE PSI	TRIP POINT AIR PRESSURE PSI	TIME WATER REACHED TEST OUTLET		ALARM OPERATED PROPERLY YES NO
	MIN.	SEC.				MIN.	SEC.	
Without G.O.D.	---	---	103	45	9	---	---	X
Dry Pipe Oper. Test								
With G.O.D.								

DID 1 YEAR FROM MO. PUNCHED; SYSTEMS 8 MOS. RECHARGED

SERVISED

JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC 2021 2022 2023

sprinkler suppression system inspected on 11-15-2022

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 Plumbing Drain, Waste and Vent Systems Plumbing Waste: ABS Water Heater Location: Main Floor, Utility Room
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 Plumbing Water Supply and Distribution Systems and Fixtures Water Source: Public Water Filters: None Plumbing Water Supply (into building): Pex Plumbing Water Distribution (inside building): PEX
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents Water Heater Power Source: Electric Water Heater Capacity: 80 Gallon (plenty), Two units Water heater Manufacturer: A.O. Smith, Rheem
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 Main Water Shut-Off Device (Describe location)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4 Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5 Main Fuel Shut Off (Describe Location)

IN	NI	NP	RR	Items
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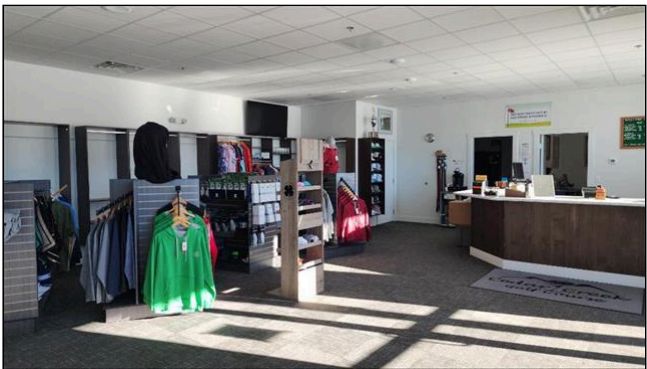
The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Offices / Suites (duplicate using the Components bar)

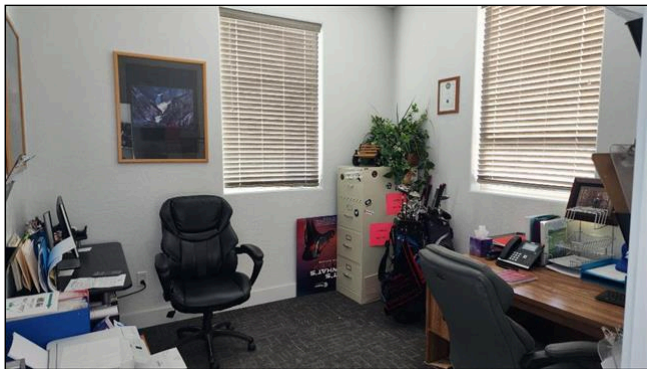
The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



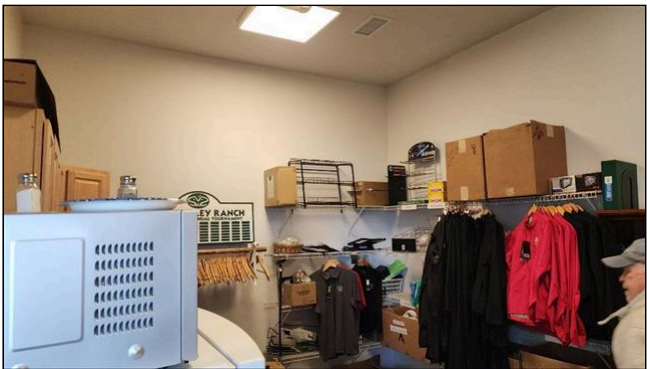
upper floor banquet room



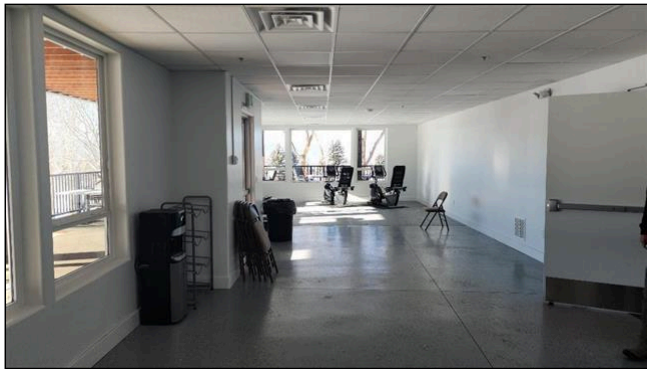
upper floor pro shop



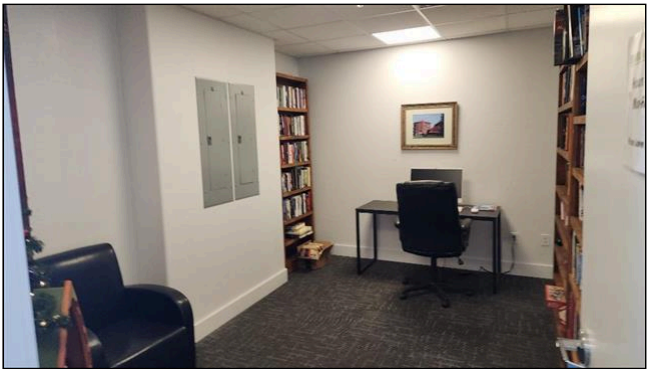
upper floor office in pro shop



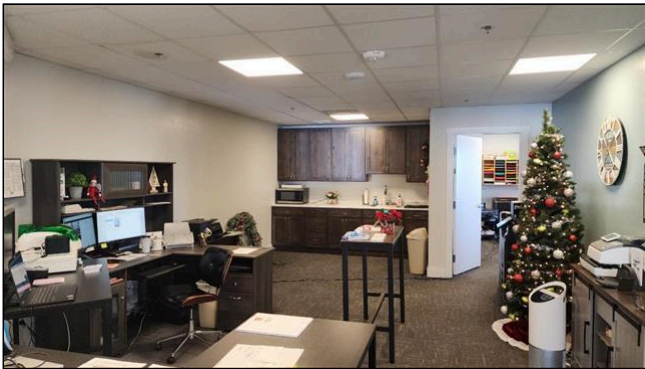
upper storage in pro shop



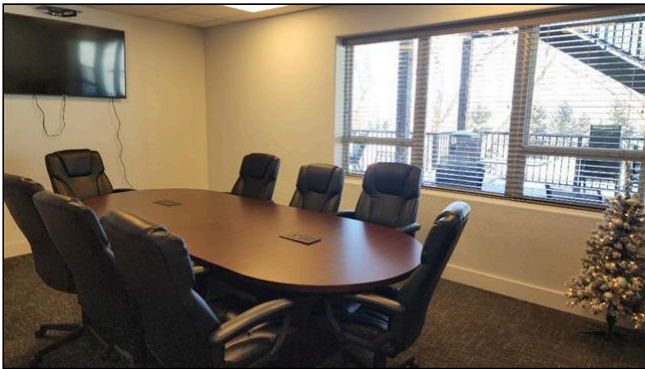
main floor exterior room



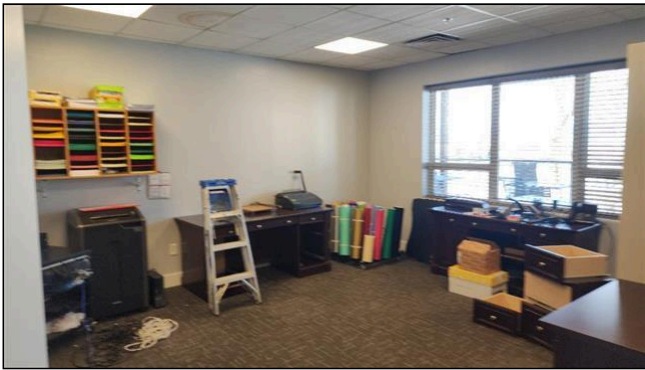
main floor media room



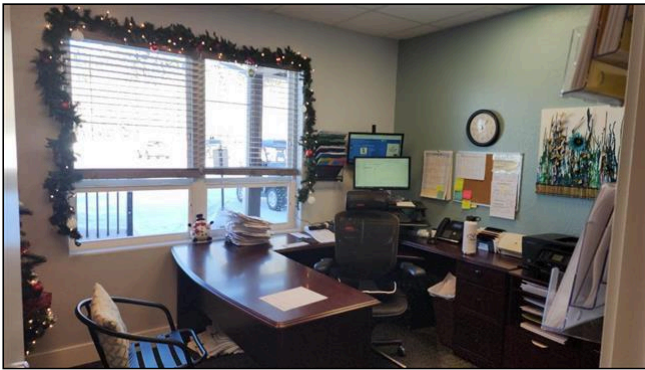
main reception area



main conference room



main storage/office



main floor east office



main floor west office

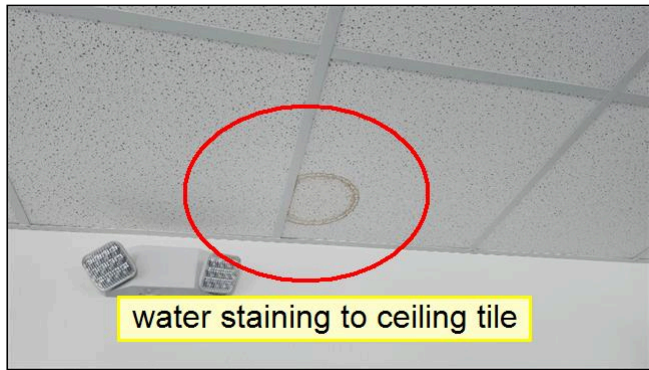
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 Ceilings
				Comments:

IN NI NP RR Items				
				IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

🏠 (1) -Water staining to ceiling tiles in main floor exercise room. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



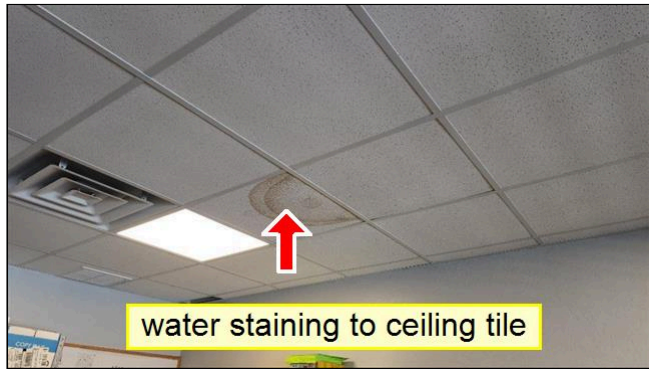
5.0 Item 1(Picture) water staining to ceiling tile

🏠 (2) Water staining to ceiling tiles in main floor media room. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



5.0 Item 2(Picture) previous water damage to ceiling tiles

🏠 (3) Water staining to ceiling tiles in main floor storage/office. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.




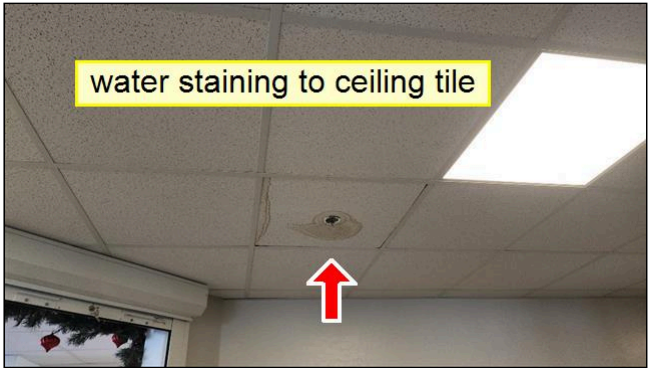
5.0 Item 3(Picture) previous water damage to ceiling tiles

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR Items

 (4) Water staining to ceiling tiles in main floor reception area. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



5.0 Item 4(Picture) previous water damage to ceiling

5.1 Walls

5.2 Floors


5.3 Doors (Representative Number)

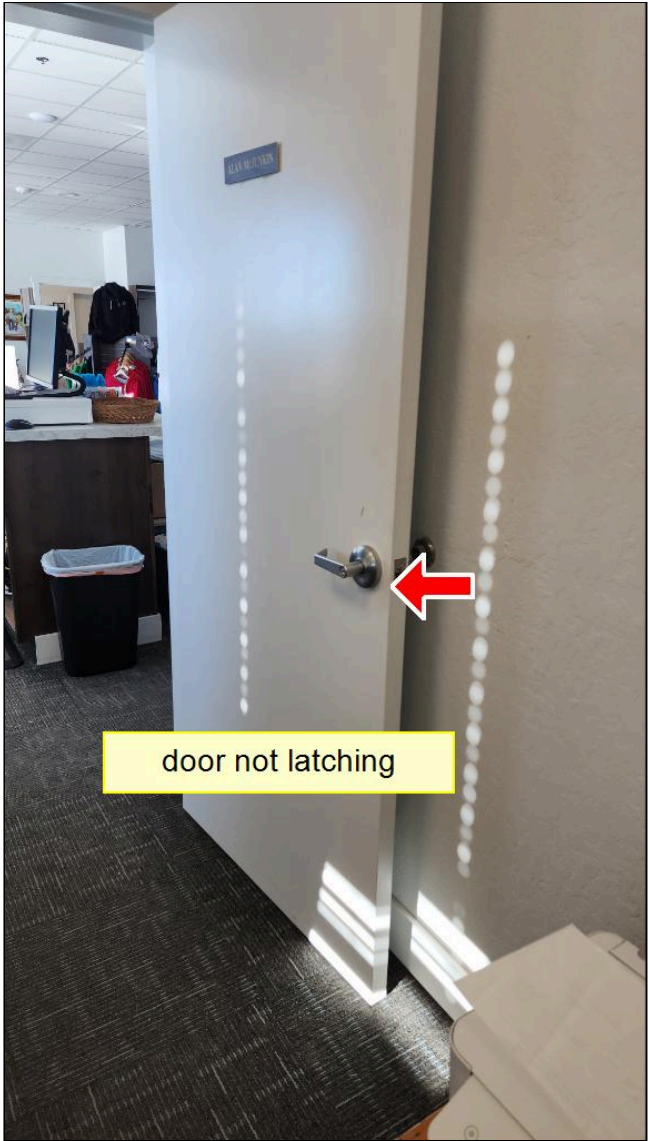
Comments:

INNI NP RR Items

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IN NI NP RR Items

 The interior door into the office Pro Shop is not latching when closed. Recommend adjustment



5.3 Item 1(Picture) interior door not latching

- 5.4 Windows (Representative Number)
- 5.5 Counters and a Representative Number of Cabinets
- 5.6 Outlets and Wall Switches
- 5.7 Steps, Stairways, Balconies and Railings
- 5.8 Smoke Detectors

IN NI NP RR Items

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The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

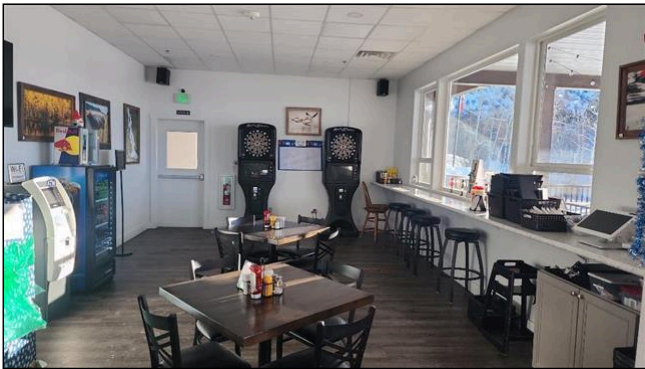
6. Kitchen



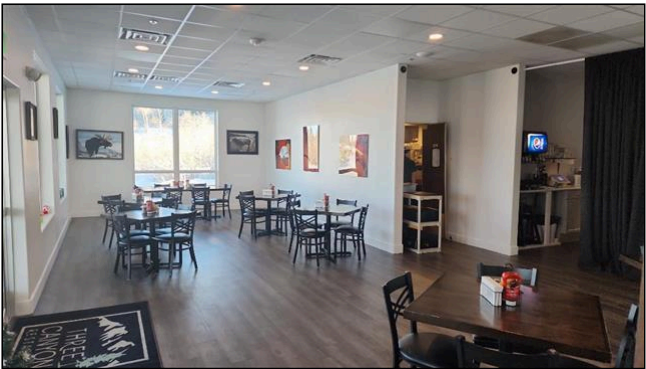
bar



bar



bar



restaurant



kitchen



kitchen

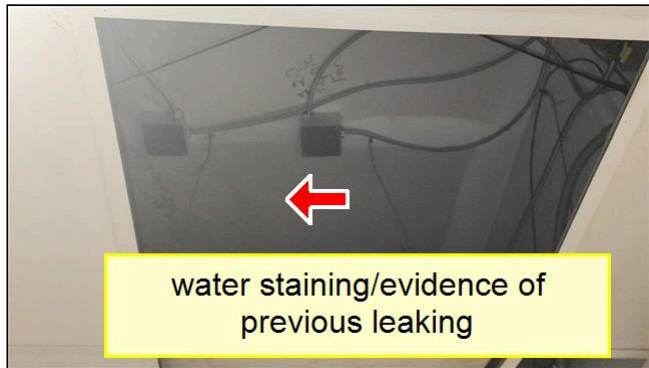
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IN	NI	NP	RR	Items
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.0 Ceilings
Comments:				

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

INNI NP RR Items


(1) Evidence of previous water penetration from roof above the kitchen. It appears this was from ice damming. The HOA has added heat tape and repaired a boot cover in this are on the roof to fix the problem.

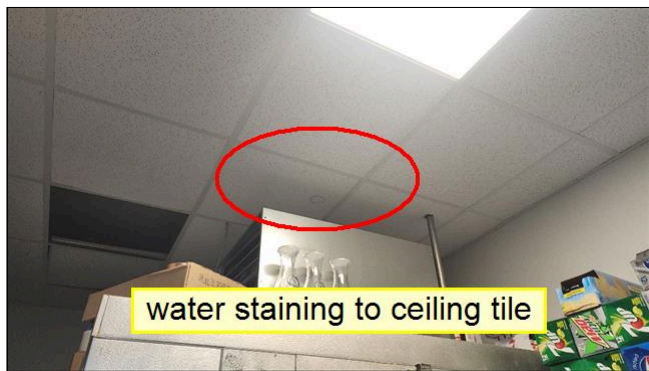


6.0 Item 1(Picture) evidence of previous water penetration



6.0 Item 2(Video) infrared scan indicates no moisture

 (2) There is some water staining to one of ceiling tiles in ice room indicating previous leak. No moisture detected. Monitor





6.0 Item 3(Picture) water staining to ceiling tile

6.1 Walls

INNI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>6.2 Floors</div><div>Comments: 🏠 There are a number of cracked floor tiles throughout the kitchen. Recommend replacing the cracked floor tiles. This typical of flooring is used in restaurant and kitchens throughout the country.</div></div>
<div><div>cracked floor tiles</div></div> <div>6.2 Item 1(Picture) cracked floor tiles</div>				
<div><div>cracked floor tiles</div></div> <div>6.2 Item 2(Picture) cracked floor tiles</div>				

INNI NP RR Items



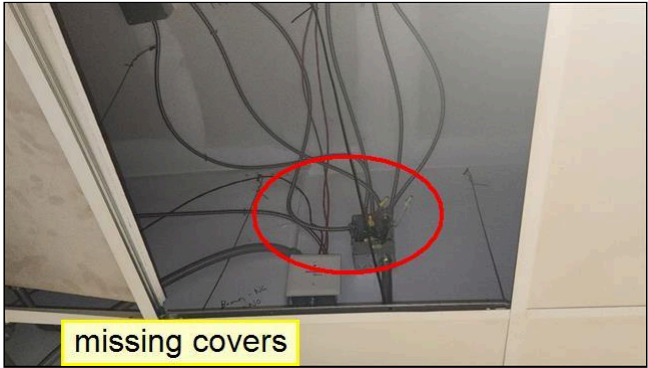
6.2 Item 3(Picture) cracked floor tiles

- 6.3 Doors (Representative Number)
- 6.4 Windows (Representative Number)
- 6.5 Counters and a Representative Number of Cabinets
- 6.6 Plumbing Supply, Fixtures
- 6.7 Plumbing Drain, Waste and Vent Systems

Comments:
The main drain and catch basin in the restaurant and kitchen gas leaked in the past causing damage to the office and rooms below. No active leaks or moisture detected at the time of the inspection. The maintenance teams has made some repairs to the system but the system may need to be upgraded and integrated to fit

- 6.8 Outlets and Wall Switches

Comments:
⚡ Missing covers on a number of electrical junction boxes in the attic above kitchen. Recommend repairs



6.8 Item 1(Picture) missing covers on electrical junction boxes

7. Rest Rooms / Other (duplicate using the Components bar)



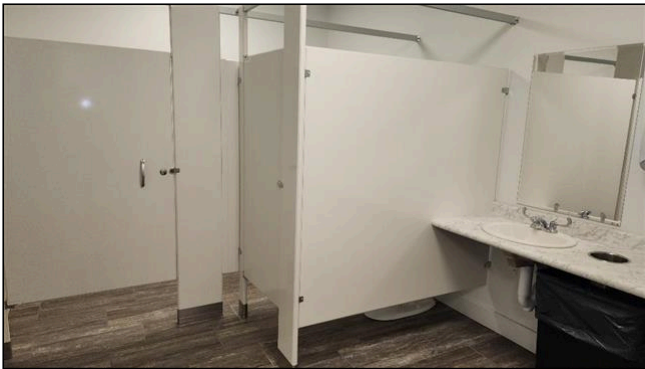
upper floor men's bathroom



upper floor women's bathroom



main floor men's bathroom



main floor women's bathroom

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 Ceilings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 Floors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 Doors (Representative Number)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 Plumbing Supply, Fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5 Plumbing Drain, Waste and Vent Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6 Outlets and Wall Switches
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.7 Venting Systems

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

8. Electrical System for Building

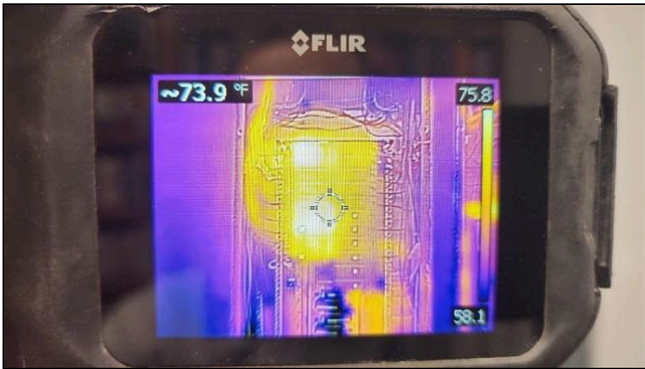
The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



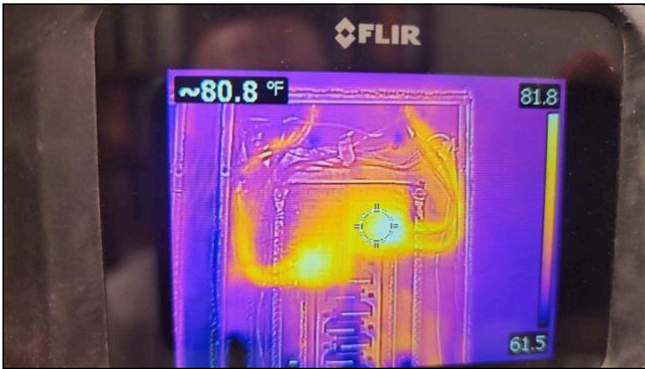
1200 amp underground electrical disconnect breaker
six 200 amp disconnect breakers



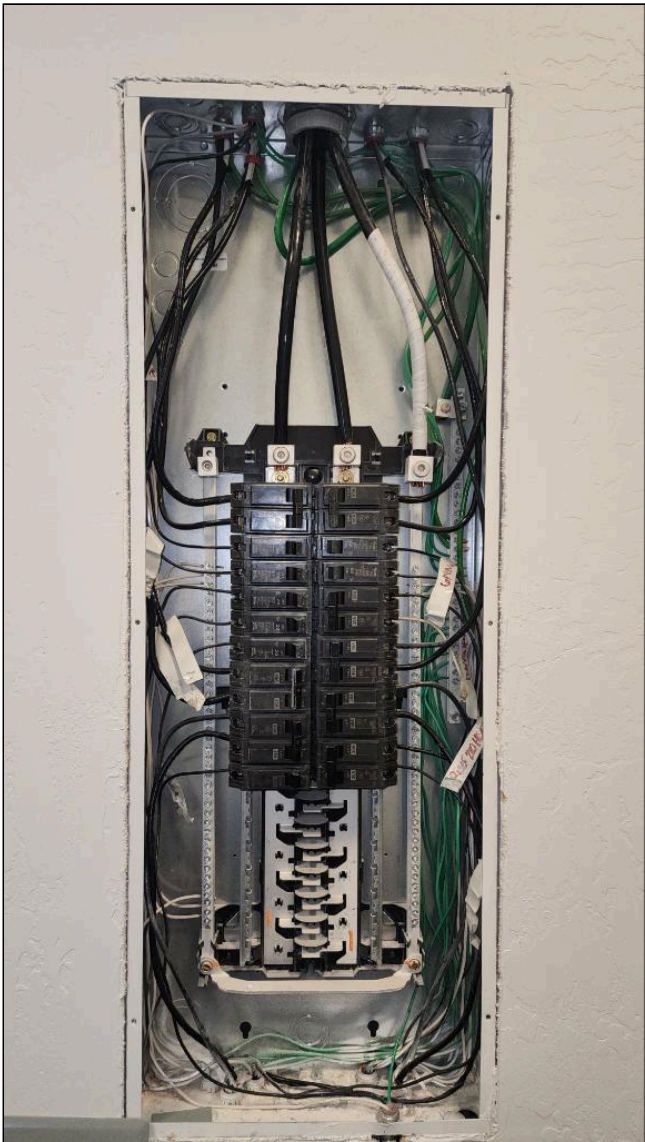
two electrical panels C&D in main floor media room



infrared scan of the electrical panel c



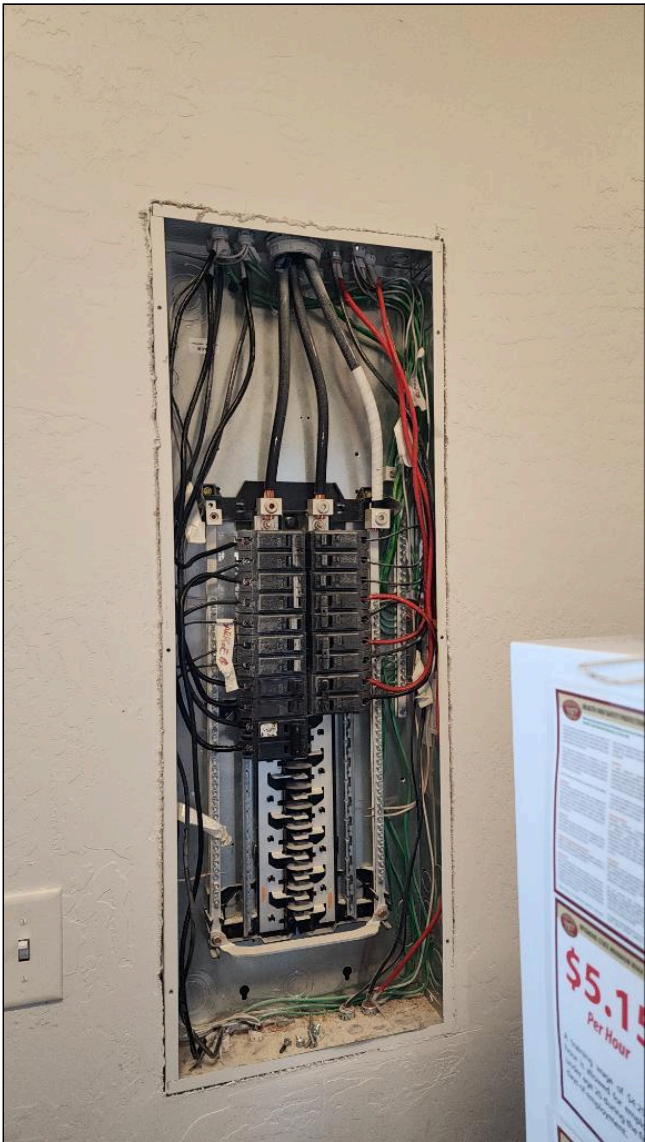
infrared scan of the electrical panel d



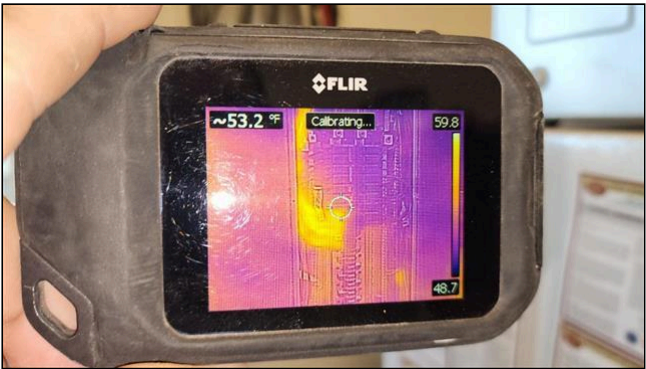
electrical panel in upper storage banquet room panel
a



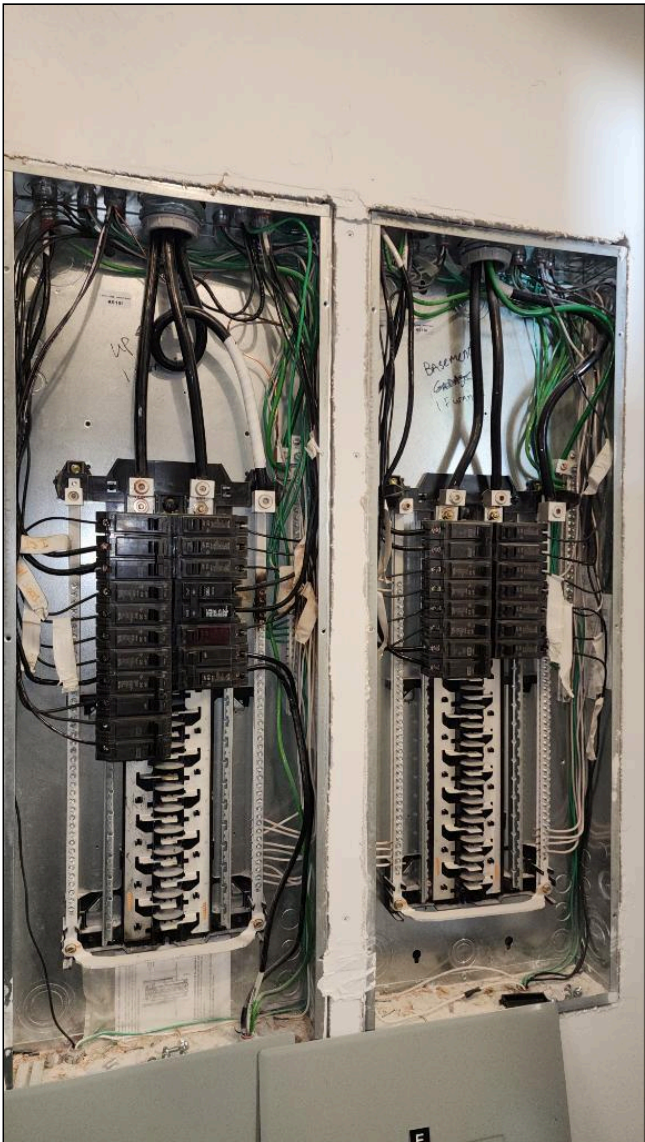
infrared scan of the electrical panel a



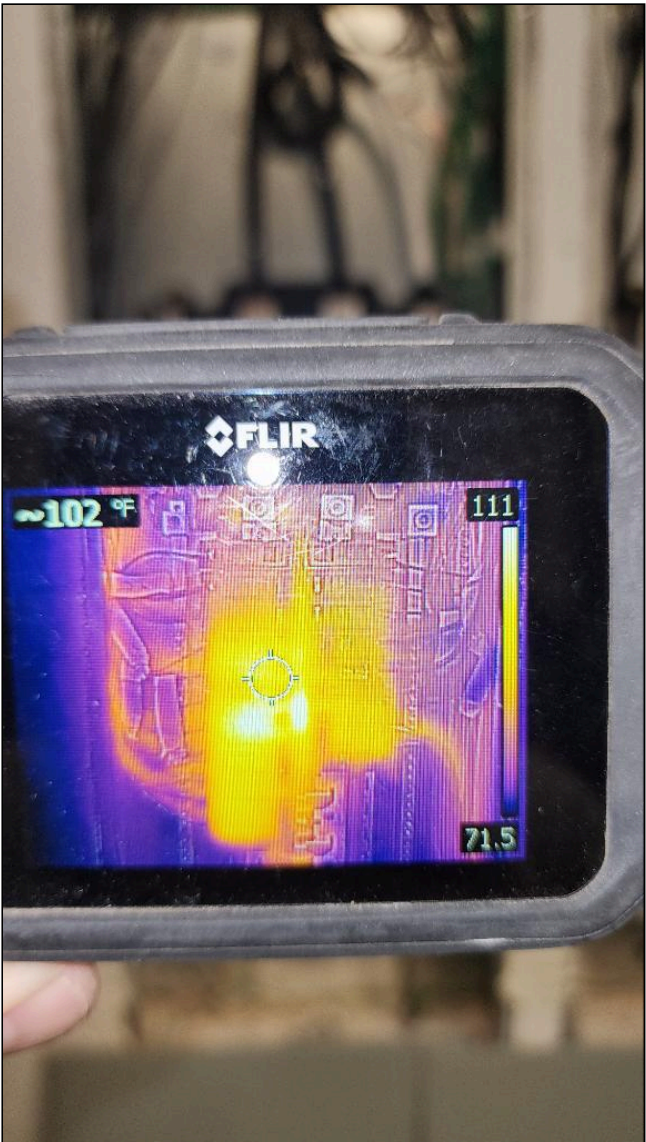
electrical panel in upper floor pro shop

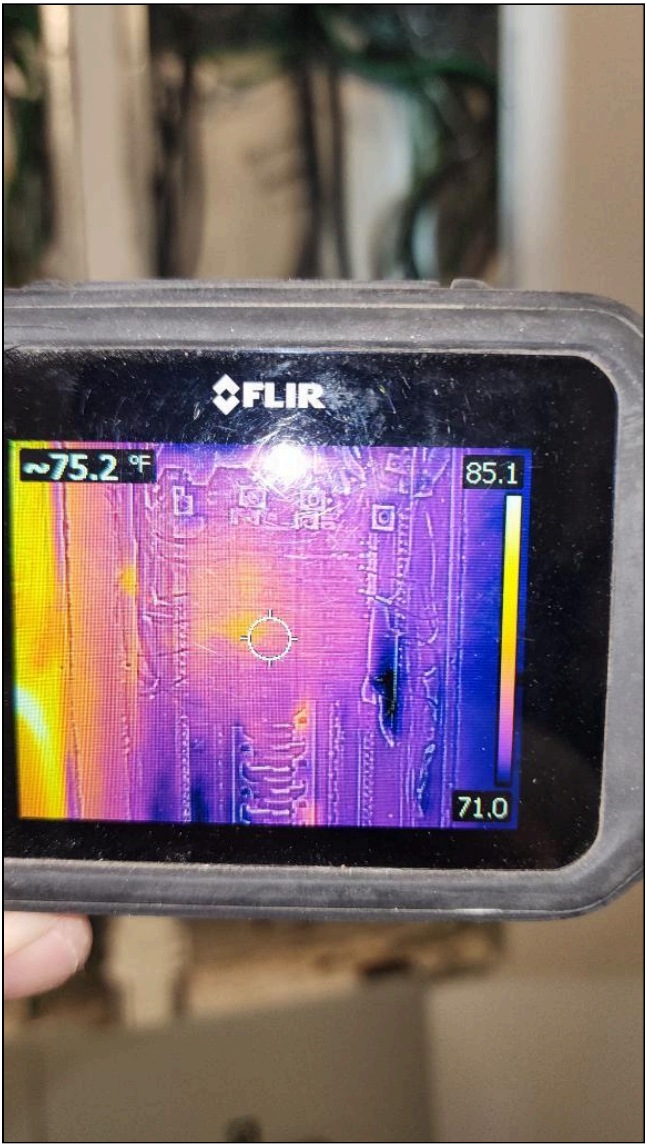


infrared scan of the electrical panel in pro shop panel
b



two electrical panels in main floor utility room panels
F&E





IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div>8.0 Service Entrance Conductors</div> <div>Electrical Service Conductors: Below ground, Aluminum</div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div>8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels</div> <div>Panel capacity: 200 AMP, 1200 amp main service</div> <div>Panel Type: Circuit breakers</div> <div>Electric Panel Manufacturer: Siemens</div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div>8.2 Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage</div> <div>Branch wire 15 and 20 AMP: Copper</div> <div>Wiring Methods: Romex</div>

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div> 8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div> 8.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div> 8.5 Operation of GFCI (Ground Fault Circuit Interrupters)
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div> 8.6 Location of Main and Distribution Panels
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div> 8.7 Smoke Detectors

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The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Cooling



electrical furnace located in attic above bar year 2019
filter size 22x24



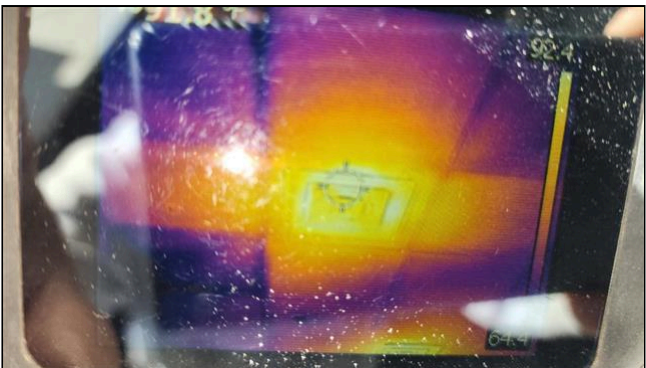
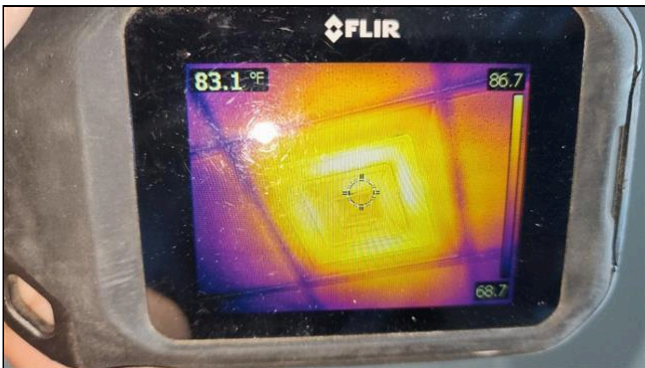
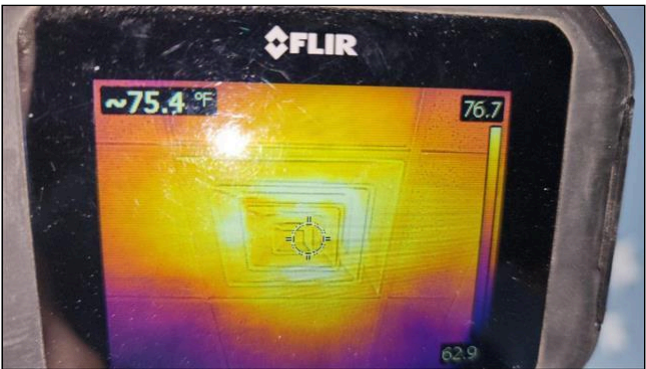
electrical furnace located in attic above the restricted
year 2019 filter size 22x24



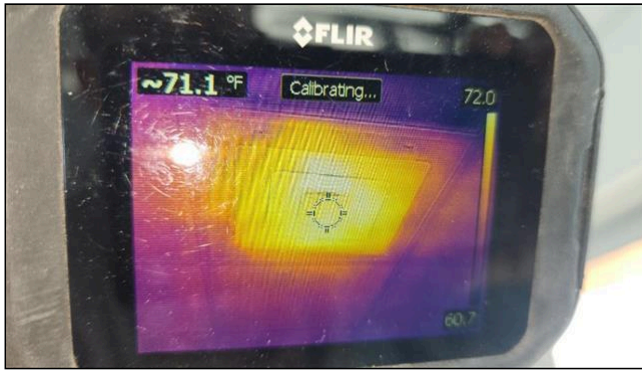
electrical furnace located in attic above banquet year
2019 filter size 22x24



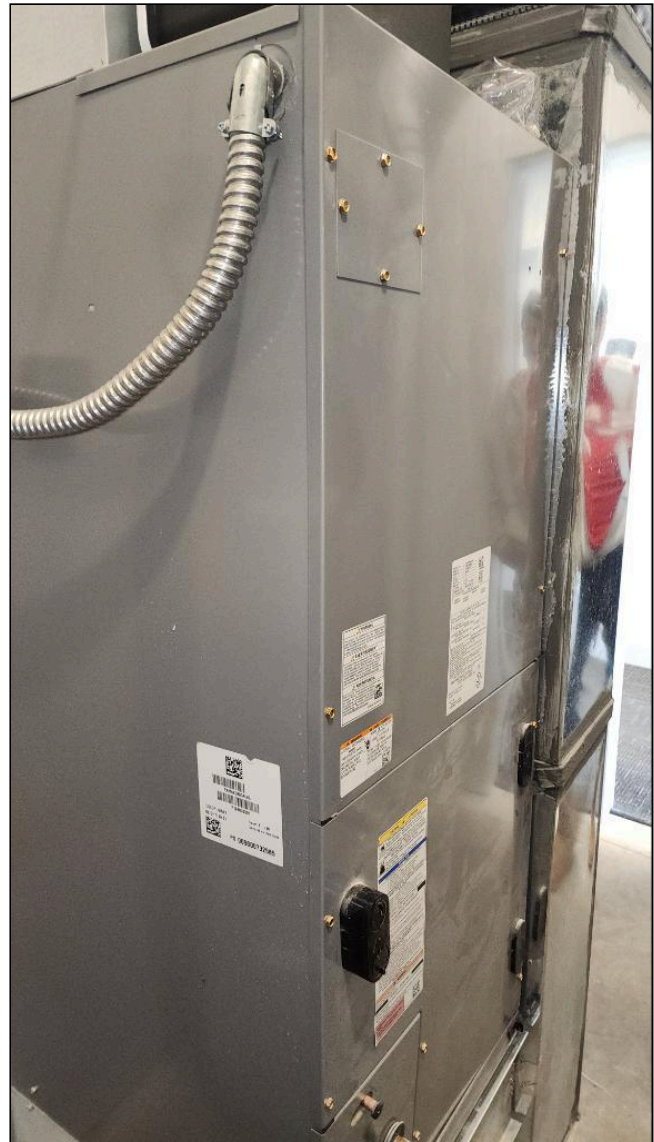
electrical furnace located in attic above banquet 2019
filter size 22x24



infrared scan of the heating system functioning



infrared scan of the heating system functioning



electrical furnace located in the main floor utility room
(offices)year 2019 filter size 22x24




electrical furnace located in main floor utility room for exercise room year 2019 filter size 22x24

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 Heating Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 Presence of Installed Heat Source in Each Room
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 Cooling and Air Handler Equipment
Comments:				

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

IN NI NP RR Items

 The A/C'S were not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).



9.2 Item 1(Picture) Three ac unit on the northeast corner of the building



9.2 Item 2(Picture) two ac units on the west side of the building

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9.3 Presence of Installed Cooling Source in Each Room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9.4 Normal Operating Controls

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9.5 Automatic Safety Controls

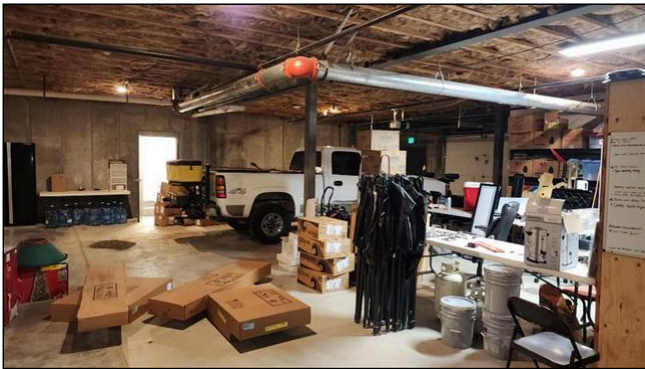
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9.6 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

10. Garage



maintenance shop



maintenance shop



maintenance shop

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 Garage Ceilings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 Garage Walls (Including firewall separation)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 Garage Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.3 Garage Door(s) Garage Door Type: One automatic Garage Door Material: Insulated, Metal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 Occupant Door From Garage to Inside Structure
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance) Auto-opener Manufacturer: 1/2 HORSEPOWER, RAYNOR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.6 Polarity and Grounding of Receptacles in Garage

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

General Summary



Utah Property Inspectors

Customer
Talli Booker


Address
1800 Cedar Creek Drve
Star Valley Wyoming 83127

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic

1.0 Roof Coverings

Not Inspected


 Unable to inspect or access roof due to snow covering



1.0 Item 1(Picture) snow covered roof

1.4 Roof Drainage Systems

Repair or Replace

 Recommend adding a complete rain gutter system around the building to prevent trip hazards and possible water penetration to lower livable area.



1.4 Item 1(Picture) recommend adding complete rain gutter system

2. Exterior

2.2 Windows

Repair or Replace



There is some warped trim around some of the exterior windows on the south balcony deck for bar. Recommend repairs



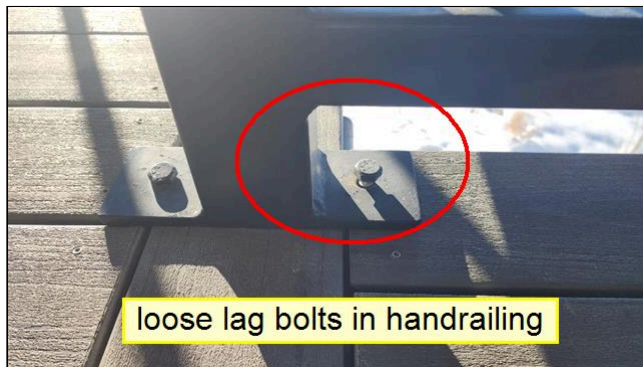
2.2 Item 1(Picture) warped and damaged trim around windowd

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace



(1) There are some loose lag bolts at the base of handrailing on upper south balcony deck. Recommend repairs



2.4 Item 1(Picture) loose lag bolts



(2) Missing metal drip flashing above the ledger boards for all of the balcony decks. Recommend repairs to prevent any future or undetected water penetration in to exterior walls



2.4 Item 2(Video) missing metal drip edge flashings above ledger boards

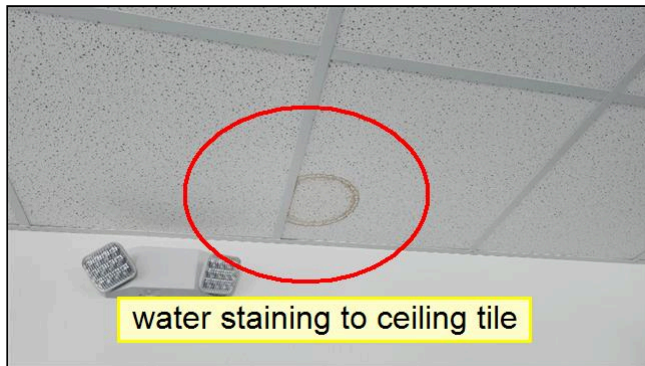
5. Offices / Suites (duplicate using the Components bar)

5.0 Ceilings

Inspected



(1) -Water staining to ceiling tiles in main floor exercise room. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



5.0 Item 1(Picture) water staining to ceiling tile



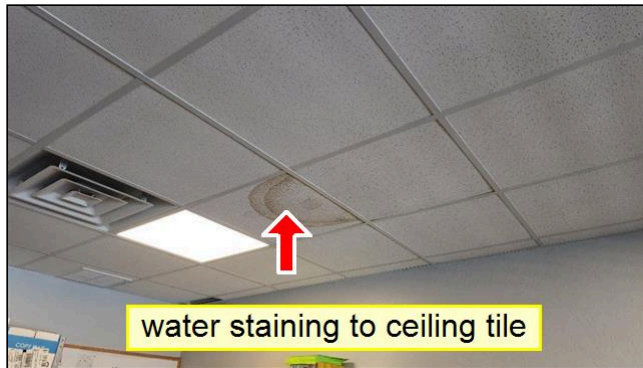
(2) Water staining to ceiling tiles in main floor media room. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



5.0 Item 2(Picture) previous water damage to ceiling tiles



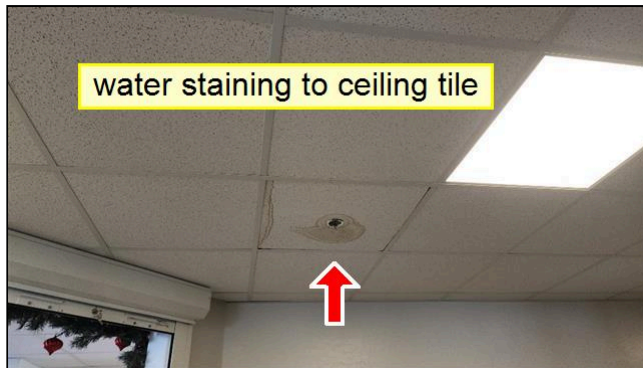
(3) Water staining to ceiling tiles in main floor storage/office. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



5.0 Item 3(Picture) previous water damage to ceiling tiles



(4) Water staining to ceiling tiles in main floor reception area. No moisture detected. (This problem is a drain problem in kitchen) The HOA is aware of the problem.



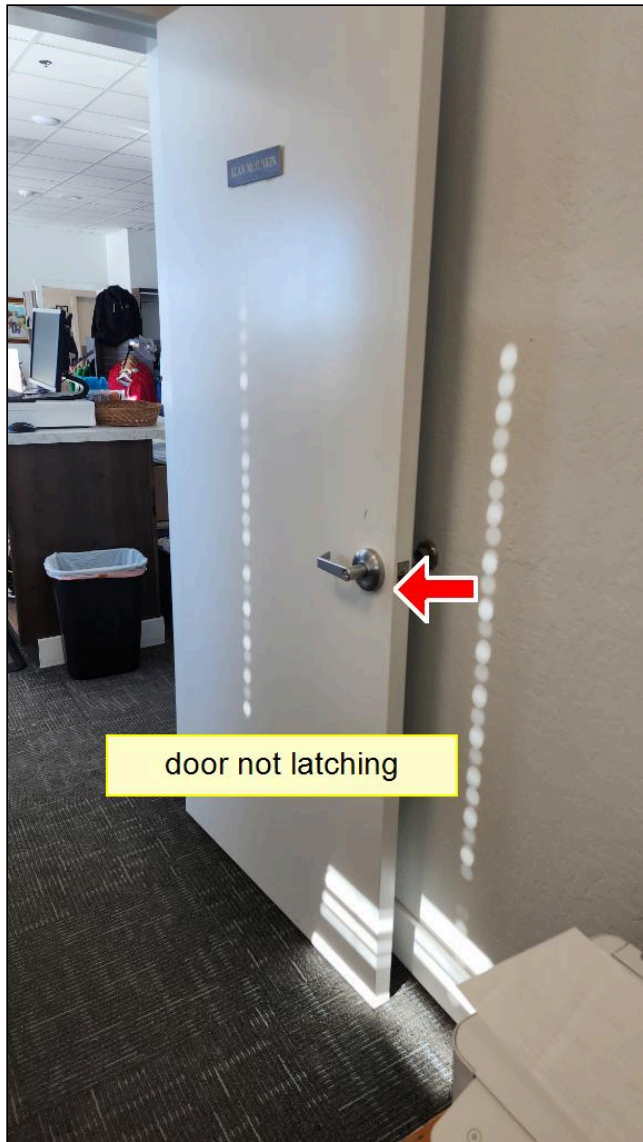
5.0 Item 4(Picture) previous water damage to ceiling

5.3 Doors (Representative Number)

Repair or Replace



The interior door into the office Pro Shop is not latching when closed. Recommend adjustment



5.3 Item 1(Picture) interior door not latching

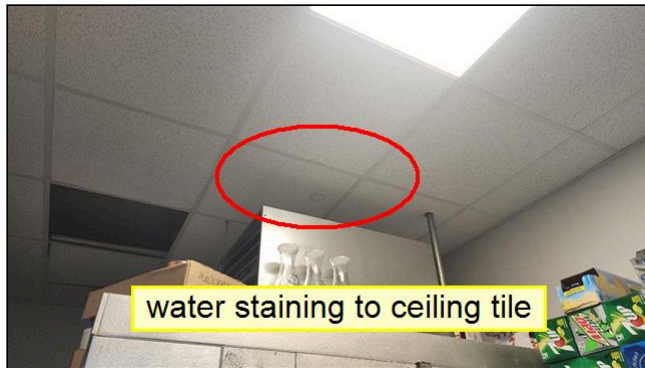
6. Kitchen

6.0 Ceilings

Repair or Replace



(2) There is some water staining to one of ceiling tiles in ice room indicating previous leak. No moisture detected. Monitor



6.0 Item 3(Picture) water staining to ceiling tile

6.2 Floors

Repair or Replace



There are a number of cracked floor tiles throughout the kitchen. Recommend replacing the cracked floor tiles. This typical of flooring is used in restaurant and kitchens throughout the country.



6.2 Item 1(Picture) cracked floor tiles



6.2 Item 2(Picture) cracked floor tiles




6.2 Item 3(Picture) cracked floor tiles

9. Heating / Cooling

9.2 Cooling and Air Handler Equipment

Not Inspected

 The A/C'S were not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).



9.2 Item 1(Picture) Three ac unit on the northeast corner of the building



9.2 Item 2(Picture) two ac units on the west side of the building

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bryan Kirkham

Electrical Summary



Utah Property Inspectors

Customer
Talli Booker

Address
1800 Cedar Creek Drive
Star Valley Wyoming 83127

The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.8 Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure

Repair or Replace

Missing weather cover for the exterior outlet on the southwest corner of the upper balcony for the bar. Recommend repairs



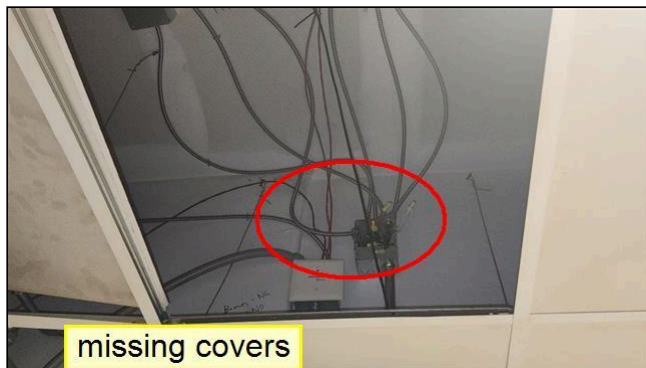
2.8 Item 1(Picture) missing weather cover

6. Kitchen

6.8 Outlets and Wall Switches

Repair or Replace

Missing covers on a number of electrical junction boxes in the attic above kitchen. Recommend repairs



6.8 Item 1(Picture) missing covers on electrical junction boxes

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bryan Kirkham



INVOICE

Utah Property Inspectors

Inspection Date: 12/6/2022

Inspected By: Bryan Kirkham

Report ID:

Customer Info:	Inspection Property:
Talli Booker	1800 Cedar Creek Drive Star Valley Wyoming 83127
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Commerical Building	3500.00	1	3500.00
			Tax \$0.00
			Total Price \$3500.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: