



Inspection Report

Mr. Theadore Cund

Property Address:
31144 S Joe Street
Salt Lake City UT 8410



Elite Property Inspection LLC

Ryan Taylor
PO Box 9178
Salt Lake City, UT 84109
801-979-7587

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General Summary



Elite Property Inspection LLC

PO Box 9178
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Customer
Mr. Theadore Cund


Address
31144 S Joe Street
Salt Lake City UT 8410

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 home. 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 / Chimneys / Roof Structure and Attic



1.1 Flashings

Inspected, Repair or Replace

-  -Chimney is not flashed properly. The flashing will need to be caulked/silicone to prevent water penetration. It appears to been installed in this fashion when roof was replaced.
- Recommend caulking/silicone around flashing and monitoring for signs of water penetration going forward.
- No signs of water penetration have been found at this time.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

-  (1) -No caps on top of chimney.
- Recommend installing caps to prevent water and animals from accessing area.
-  (2) No silicone present around flashing and nails.

Recommend silicone around these areas and nail penetrations to prevent moisture penetration

1.4 Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace



- Gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.
- Recommend adding kickout to all downspouts.

2. Exterior

2.0 Wall Cladding, Flashing and Trim

Inspected, Repair or Replace



- Small crack on exterior of home.
- Recommend monitoring cracks for expansion and growth.

2.2 Windows

Inspected, Repair or Replace



- Screens are bent on northwest corner of home upper and lower level window.
- Recommend straightening or replacing. Screens help to prevent insects from entering home.

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

Inspected, Repair or Replace



- (1) -Deck has peeling paint.
- Railing appeared to be in good condition at time of inspection.
- Deck looks like it is attached to the home with wood nails and hangers, unable to see any lag screws attaching it to home.
- Deck does not appear to move when walked on.
- Recommend having a licensed contractor look at deck to verify if it is structurally sound.
- Recommend cleaning deck and sanding and painting as needed.
- (2) Areas around porch for animals and insects to enter. This is for your information

Recommend installing railing for safety.



- (3) Areas around porch for animals and insects to enter. This is for your information. Area around wall has not railing.

Recommend installing railing for safety.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace



- (1) -Tree limbs that are in contact with roof.
- Recommend trimming trees from around home.



- (2) The retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting.

3. Garage

3.0 Garage Ceiling

Inspected, Repair or Replace



- Sheetrock on the ceiling is damaged at the garage. This damage is considered cosmetic.
- Recommend repairing as needed.

4. Kitchen Components and Appliances

4.8 Outlets Wall Switches and Fixtures

Inspected, Repair or Replace



- No GFCI located in the kitchen. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend installing these in areas where water is present. By a licensed electrician.

5. Rooms

5.0 Ceilings

Inspected, Repair or Replace



- Drywall on the ceiling has several hairline cracks (cosmetic) at the Master Bedroom. While this damage is cosmetic, it needs to be repaired.
- Recommend a qualified person should repair or replace as needed.

5.1 Walls

Inspected, Repair or Replace



- Drywall on the ceiling has several hairline cracks (cosmetic) at the Master Bedroom. While this damage is cosmetic, it needs to be repaired.
- Recommend a qualified person should repair or replace as needed.

5.3 Steps, Stairways, Balconies and Railings

Inspected



- Downstairs gate and railing are in good condition. Space between rails appears to be larger than 4 inches and may pose a safety issue. This is for your information.

5.5 Windows (Representative number)

Inspected



- Recommend cleaning all windows and tracks.

5.6 Outlets, Switches and Fixtures

Inspected, Repair or Replace



- There are various switches (family room, stair well, entry) that seem to not operate and was unable to find if it connected to switch or outlet. In addition there are some (kitchen, bathroom, TV room) outlets that have been wired in reverse or have an open ground.
- Recommend having a licensed electrician repair and replace.

6. Bathroom and Components

6.3 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace



- Downstairs bathroom tub drain is slow. This may be due to the location or a blockage. North side sink drain in master bathroom is slow to drain. All other drains throughout the house drain well.
- Recommend having a licensed plumber and running snake through bathroom tub drain.

6.5 Outlets Switches and Fixtures

Inspected, Repair or Replace



- No GFCI located in the bathrooms. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by

comparing the amount of current going to and returning from equipment along the circuit conductors.
-Recommend having a licensed electrician review and repair outlets.

6.7 Walls and Ceiling

Inspected, Repair or Replace

- Minor water damage. Due to sliding shower door and entering and exiting shower.
- Recommend repair as needed.

9. Electrical System

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

- Recommend having a licensed electrician review and advise.

9.3 Connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches, and receptacles inside the house, garage, and on the exterior walls)

Inspected, Repair or Replace

- Fan in master bedroom is loose and wobbles.
- Recommend tightening.
- No GFCI's located in the throughout home. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend having a licensed electrician review and advise.

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

- No GFCI located in the throughout home.
- The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend installing these in areas where water is present. By a licensed electrician

9.7 Smoke Detectors

Not Inspected

- Recommend installing smoke detectors in every room.

9.8 Carbon Monoxide Detectors

Not Inspected

- Recommend installing carbon monoxide detectors on every level.

10. Heating / Central Air Conditioning

10.0 Heating Equipment

Inspected, Repair or Replace


- Furnace was manufactured in 2002.
- Furnace worked at time of inspection.
- Furnace had minor amounts of dirt and debris inside.
- Furnace had minor amounts of rust and corrosion inside and on top.
- Furnace was dirty at time of inspection.
- Bright blue flame was seen at time of inspection.
- No CO was detected at time of inspection.
- Recommend changing filter every 1-3 months.
- Recommend having a licensed HVAC technician service and review.

AC compressor manufactured in 2002

Recommend having the filter cleaned every 3 months and having vents cleaned for furnace/AC efficiency.


10.6 Solid fuel heating devices (Fireplaces, Woodstove)

Inspected, Repair or Replace

-  -Fireplace appeared to be in good condition at time of inspection.
- Fireplace damper worked at time of inspection.
- Minor amounts of debris seen inside fireplace at time of inspection.
- Recommend have a licensed professional review and clean before regular use.

10.7 Cooling and Air Handler Equipment

Not Inspected, Repair or Replace

-  -The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).
- AC unit was manufactured in 2002.
- AC appeared to be in working condition at time of inspection.
- AC piping insulation appeared to deteriorated at time of inspection.
- AC electrical appeared to be in good condition at time of inspection.
- AC had minor amounts of dirt and debris inside at time of inspection.
- Recommend cleaning in and around AC unit.
- Recommend leveling AC unit.
- Recommend monitoring and replacing AC piping insulation.
- Recommend having a licensed HVAC technician service and review.

Home 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. Home 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 home 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 Ryan Taylor

Date: 10/12/2015	Time: 09:00 AM	Report ID:
Property: 31144 S Joe Street Salt Lake City UT 8410	Customer: Mr. Theadore Cund	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 home. 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 home 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.

Standards of Practice:

NAHI National Association of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years with substantial updates

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home 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 home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:	Roof-Type:	Roof Covering:
Walked roof	Gable	Architectural
Chimney (exterior):	Roof Ventilation:	Method used to observe attic:
Brick	Soffit Vents	From entry
Roof Structure:	Ceiling Structure:	Attic info:
2 X 6 Rafters	Not visible	Pull Down stairs
Attic Insulation:		
Fiberglass		

Items

1.0 Roof Coverings

Comments: Inspected

-Roof appears to be in good condition.



1.0 Item 1(Picture) Roof

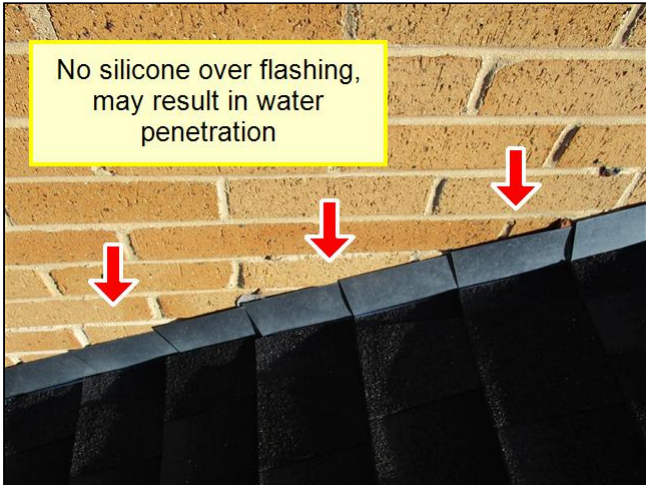
1.1 Flashings

Comments: Inspected, Repair or Replace

🔧 -Chimney is not flashed properly. The flashing will need to be caulked/ silicone to prevent water penetration. It appears to been installed in this fashion when roof was replaced.

-Recommend caulking/silicone around flashing and monitoring for signs of water penetration going forward.

-No signs of water penetration have been found at this time.



1.1 Item 1(Picture) Chimney Flashing

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

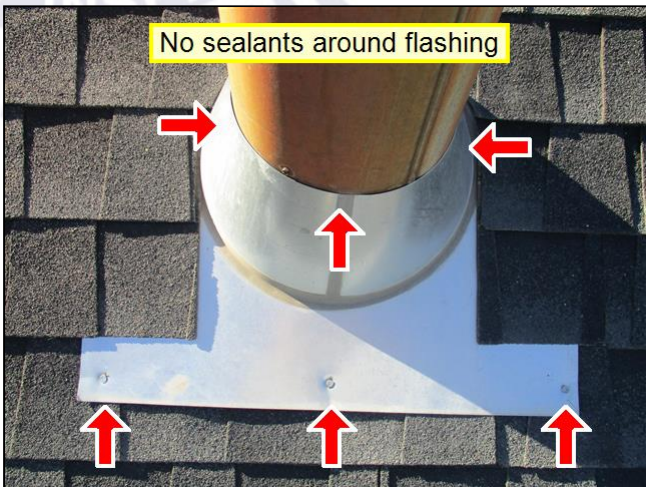
🔧 (1) -No caps on top of chimney. -Recommend installing caps to prevent water and animals from accessing area.



1.2 Item 1(Picture) Chimney roof caps

🔧 (2) No silicone present around flashing and nails.

Recommend silicone around these areas and nail penetrations to prevent moisture penetration




1.2 Item 2(Picture) Roof Penetration

1.3 Roof Ventilation

Comments: Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Inspected, Repair or Replace

 -Gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.
-Recommend adding kickout to all downspouts.



1.4 Item 1(Picture) Gutters



1.4 Item 2(Picture)

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

Comments: Inspected

-Unable to access main attic area due to inaccessibility.

1.6 Insulation in Attic

Comments: Inspected, Not Inspected

-Insulation in attic over the garage was seen, most of insulation was over living area (camera facing west over living area). Unable to identify insulation over other area due to granite counter top and oven obstructing area. These items can be very easily damaged.



1.6 Item 1(Picture) Insulation over garage



1.6 Item 2(Picture) Kitchen access

1.7 Visible Electric Wiring in Attic**Comments:** Inspected, Not Inspected

-Was only able to see one wire from viewing location, it was not covered by any insulation. Did not walk the area due to safety concerns.

The roof of the home 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 home 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 home 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 home 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 home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.


Styles & Materials

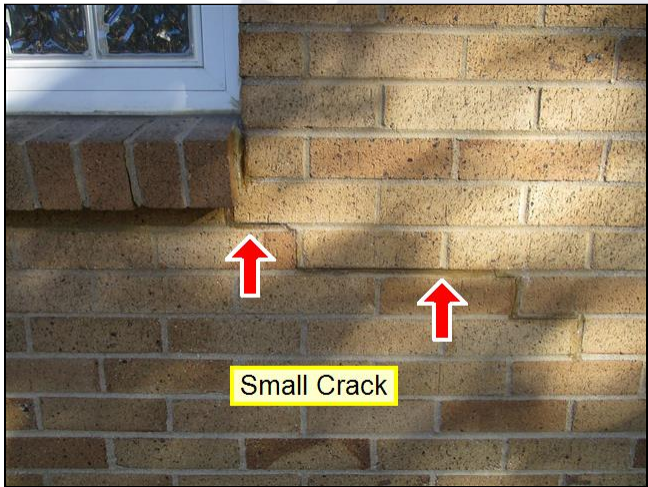
Siding Style:	Siding Material:	Appurtenance:
Brick	Brick veneer	Deck with steps
Driveway:		
Concrete		

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Inspected, Repair or Replace

-  -Small crack on exterior of home.
- Recommend monitoring cracks for expansion and growth.



2.0 Item 1(Picture) Exterior



2.0 Item 2(Picture) Exterior

2.1 Doors (Exterior)

Comments: Inspected

- Doors are in good condition.

2.2 Windows

Comments: Inspected, Repair or Replace

- 🔧 -Screens are bent on northwest corner of home upper and lower level window.
-Recommend straightening or replacing. Screens help to prevent insects from entering home.



2.2 Item 1(Picture) Lower level window



2.2 Item 2(Picture) Upper level window

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

Comments: Inspected, Repair or Replace

- 🔧 (1) -Deck has peeling paint.
-Railing appeared to be in good condition at time of inspection.
-Deck looks like it is attached to the home with wood nails and hangers, unable to see any lag screws attaching it to home.
-Deck does not appear to move when walked on.
-Recommend having a licensed contractor look at deck to verify if it is structurally sound.
-Recommend cleaning deck and sanding and painting as needed.



2.3 Item 1(Picture) Deck



2.3 Item 2(Picture) Deck



2.3 Item 3(Picture) Deck



2.3 Item 4(Picture) Deck

🔧 (2) Areas around porch for animals and insects to enter. This is for your information


Recommend installing railing for safety.



2.3 Item 5(Picture) Front porch



2.3 Item 6(Picture) Front porch

 (3) Areas around porch for animals and insects to enter. This is for your information. Area around wall has not railing.

Recommend installing railing for safety.




2.3 Item 7(Picture) South side porch



2.3 Item 8(Picture) South side wall with steps

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

 (1) -Tree limbs that are in contact with roof.
-Recommend trimming trees from around home.



2.4 Item 1(Picture) Trees



2.4 Item 2(Picture) Trees

🔧 (2) The retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting.



2.4 Item 3(Picture) Retaining wall

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Plumbing Water Faucets (hose bibs)

Comments: Inspected

-Hose bibs are running at 60 PSI. This is within the normal range.

2.7 Outlets (Exterior)

Comments: Inspected

The exterior of the home 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. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One manual	Metal	1/2 HORSEPOWER

Items

3.0 Garage Ceiling

Comments: Inspected, Repair or Replace

- Sheetrock on the ceiling is damaged at the garage. This damage is considered cosmetic.
- Recommend repairing as needed.



3.0 Item 1(Picture) Garage Ceiling

3.1 Garage Walls (Including Firewall Separation)

Comments: Inspected

- Unable to see all garage walls due to owners belongings.

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

3.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

- Garage door sensor worked well at time of inspection.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

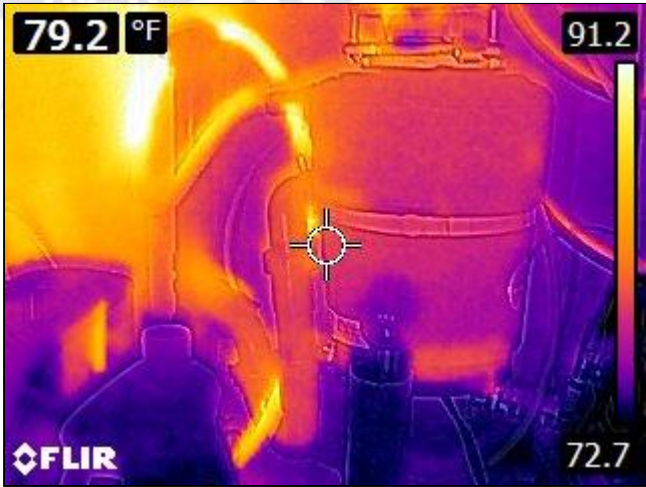
Styles & Materials

Dishwasher Brand: BRAND NOT VISIBLE	Disposer Brand: BADGER	Built in Microwave: KITCHEN AIDE
Cabinetry: Wood	Countertop: Marble	Clothes Dryer Vent Material: Flexible Metal
Dryer Power Source: Gas Connection		

Items

- 4.0 Ceiling
Comments: Inspected
- 4.1 Walls
Comments: Inspected
- 4.2 Floor
Comments: Inspected
- 4.3 Pantry/Closet Doors
Comments: Inspected
- 4.4 Windows
Comments: Inspected
- 4.5 Counters and a representative number of Cabinets
Comments: Inspected
- 4.6 Plumbing Drain and Vent Systems
Comments: Inspected

-Kitchen drain worked at time of inspection. No leaks seen.



4.6 Item 1(Picture) Kitchen plumbing

4.7 Plumbing Water Supply Faucets and Fixtures

Comments: Inspected

4.8 Outlets Wall Switches and Fixtures

Comments: Inspected, Repair or Replace


🔧 -No GFCI located in the kitchen. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.

-Recommend installing these in areas where water is present. By a licensed electrician.

4.9 Dishwasher

Comments: Inspected

-Dishwasher worked well at time of inspection.

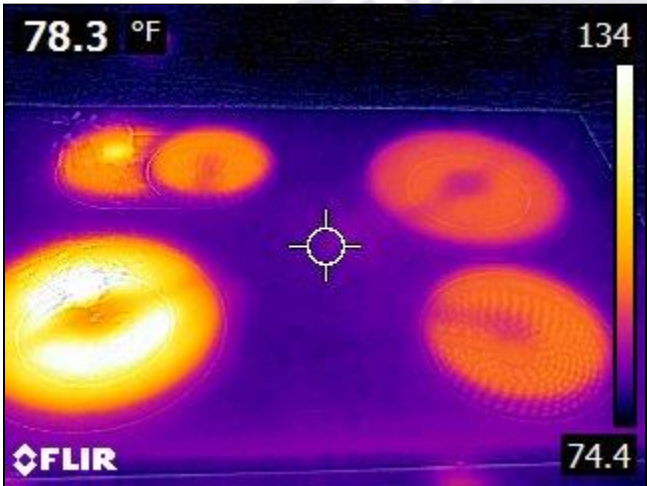


4.9 Item 1(Picture) Dishwasher

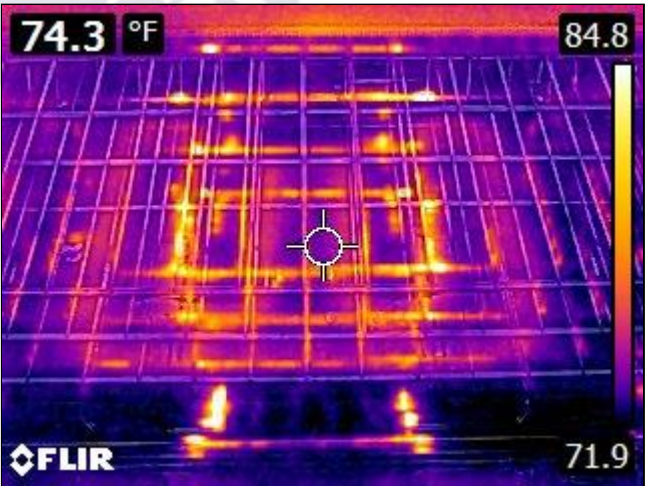
4.10 Ranges/Ovens/Cooktops

Comments: Inspected

-Oven and cooktop worked well at time of inspection.



4.10 Item 1(Picture) Range



4.10 Item 2(Picture) Oven

4.11 Food Waste Disposer

Comments: Inspected

4.12 Microwave Cooking Equipment

Comments: Inspected

-Microwave worked at time of inspection.



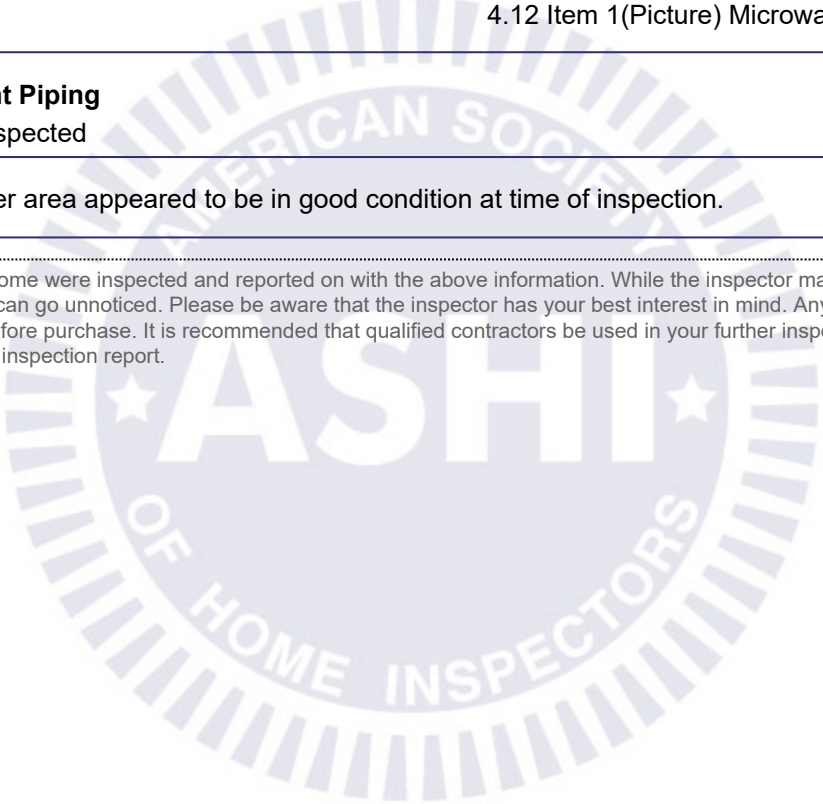
4.12 Item 1(Picture) Microwave

4.13 Clothes Dryer Vent Piping

Comments: Not Inspected

-Washer and dryer area appeared to be in good condition at time of inspection.

The built-in appliances of the home were 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.



5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Carpet
Sheetrock	Sheetrock	Wood
Interior Doors:	Window Types:	
Hollow core	Sliders	
	Extra Info : Double Pane	

Items

5.0 Ceilings

Comments: Inspected, Repair or Replace

- Drywall on the ceiling has several hairline cracks (cosmetic) at the Master Bedroom. While this damage is cosmetic, it needs to be repaired.
- Recommend a qualified person should repair or replace as needed.

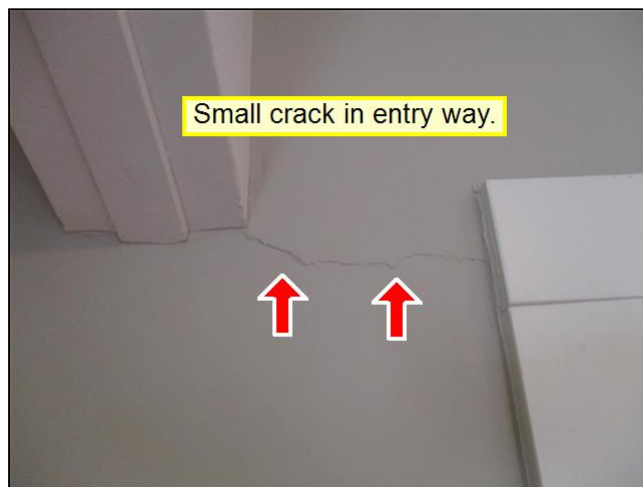


5.0 Item 1(Picture) Master bedroom

5.1 Walls

Comments: Inspected, Repair or Replace

- Drywall on the ceiling has several hairline cracks (cosmetic) at the Master Bedroom. While this damage is cosmetic, it needs to be repaired.
- Recommend a qualified person should repair or replace as needed.



5.1 Item 1(Picture)

5.2 Floors

Comments: Inspected

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

- Downs stairs gate and railing are in good condition. Space between rails appears to be larger than 4 inches and may pose a safety issue. This is for your information.



5.3 Item 1(Picture) Down stairs gate

5.4 Doors (Representative number)

Comments: Inspected

5.5 Windows (Representative number)

Comments: Inspected

- Recommend cleaning all windows and tracks.

5.6 Outlets, Switches and Fixtures

Comments: Inspected, Repair or Replace

- There are various switches (family room, stair well, entry) that seem to not operate and was unable to find if it connected to switch or outlet. In addition there are some (kitchen, bathroom, TV room) outlets that

have be wired in reverse or have an open ground.
-Recommend having a licensed electrician repair and replace.



5.6 Item 1(Picture) Wired in reverse



5.6 Item 2(Picture) Open ground

The interior of the home 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 did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan

Items

6.0 Counters and Cabinets

Comments: Inspected

6.1 Doors (Representative number)

Comments: Inspected

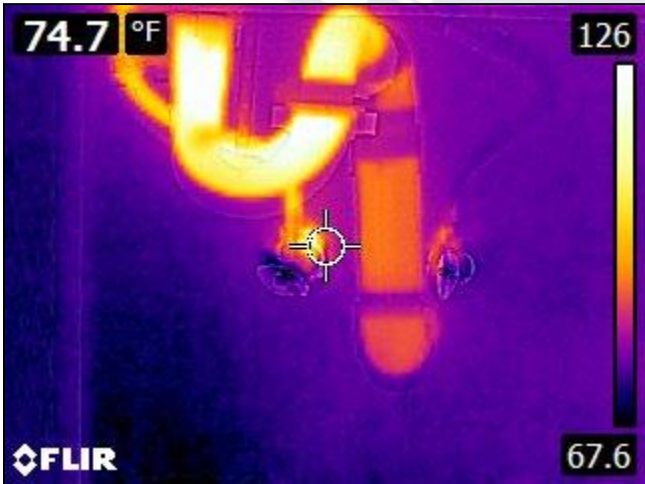
6.2 Windows

Comments: Inspected

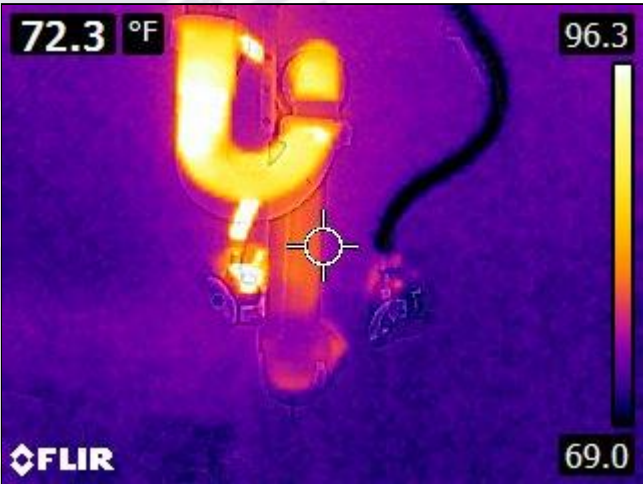
6.3 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

🔧 -Downstair bathroom tub drain is slow. This maybe due to the location or a blockage. North side sink drain in master bathroom is slow to drain. All other drains throughout the house drain well.
-Recommend having a licensed plumber and running snake through bathroom tub drain.



6.3 Item 1(Picture) Master bath



6.3 Item 2(Picture) master bath



6.3 Item 3(Picture) bathroom

6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

- Toilet in hall bathroom is loose
- Recommend securing bathroom toilet.

6.5 Outlets Switches and Fixtures

Comments: Inspected, Repair or Replace

- 🔧 -No GFCI located in the bathrooms. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend having a licensed electrician review and repair outlets.

6.6 Exhaust fan

Comments: Inspected

6.7 Walls and Ceiling

Comments: Inspected, Repair or Replace

- 🔧 -Minor water damage. Due to sliding shower door and entering and exiting shower.
- Recommend repair as needed.



Slight water damage. Due to sliding shower door and entering and exiting shower.

6.7 Item 1(Picture) Downstairs bathroom

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home 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 home 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 home inspector or other persons.

Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Poured concrete	2 X12	2 X 4 Wood

Items

7.0 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.)

Comments: Inspected

7.1 Walls (Structural)

Comments: Inspected

7.2 Floors (Structural)

Comments: Inspected

7.3 Ceilings (Structural)

Comments: Inspected

The structure of the home 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.



8. Plumbing System

The home 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 home 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 home 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 home 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.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Galvanized (old)	Plumbing Water Distribution (inside home): Copper PEX
Washer Drain Size: 2" Diameter	Plumbing Waste Line: Cast iron	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: KENMORE	Water Heater Location: Basement

Items

8.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

-Please see the bathroom and kitchen sections of report.

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

-Please see the bathroom and kitchen sections of report.
-Corrasion on water heater due to no dialectic connection
-Recommend repair by a licensed plumber.
-Recommend flushing water heater once a year to prevent sediment from building up.



8.1 Item 1(Picture) Hot water heater



8.1 Item 2(Picture) Corrasion on water heater

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**Comments:** Inspected

- Water heater was manufactured in 2005.
- Water heater worked well at time of inspection.
- Water heater had minor amounts of corrosion at time of inspection.
- Expansion tank was seen on water heater.
- Seismic straps seen on water heater.
- No pipe on pressure relief valve at time of inspection.
- Recommend flushing water heater once a year to prevent sediment from building up.
- Recommend adding pipe to pressure relief valve.
-

8.3 Main Water Shut-off Device (Describe location)**Comments:** Inspected

- Main water shutoff is located in basement under stairs.

8.4 Main Fuel Shut-off (Describe Location)**Comments:** Inspected

- Gas meter is located on north side of home.

The plumbing in the home 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 home 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.

9. Electrical System

The home 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 home 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 home inspector shall report any observed aluminum branch circuit wiring. The home 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 home 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.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Overhead service	100 AMP	Circuit breakers
Branch wire 15 and 20 AMP:	Wiring Methods:	
Copper	Romex	
Aluminum		

Items

9.0 Service Entrance Conductors

Comments: Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected


- 100 amp service to home.
- Main electrical panel appeared to be in good condition at time of inspection.
- Distribution panel appeared to be in good condition at time of inspection.
- Cut wires were seen on exterior of distribution panel.
- All wires connections appeared to be secure.
- No overheating, melting or scorching was seen
- No double tapping was seen inside panel.
- Small distribution panel appeared to have low voltage wires inside along with normal connections. This is not recommended.
- AFCI were not tested due to owners occupy home. This is for your information.
- Recommend having a licensed electrician review and advise.

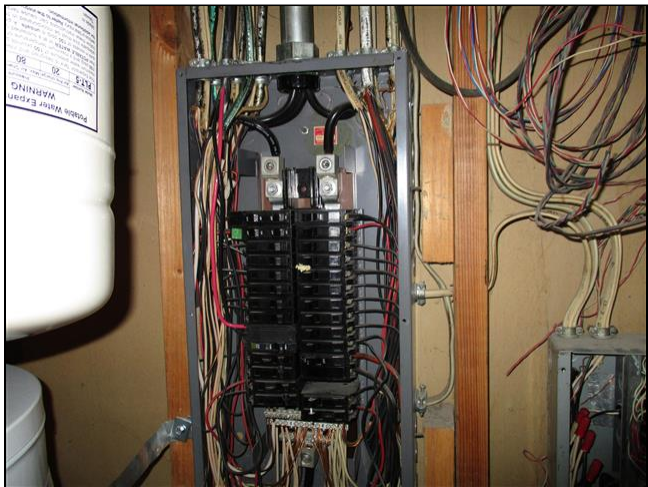


9.1 Item 1(Picture) Main panel

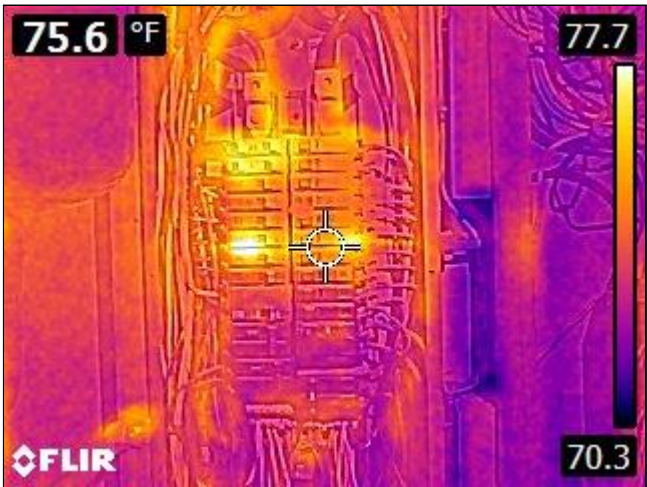
9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected, Repair or Replace

 -Recommend having a licensed electrician review and advise.



9.2 Item 1(Picture) Main panel



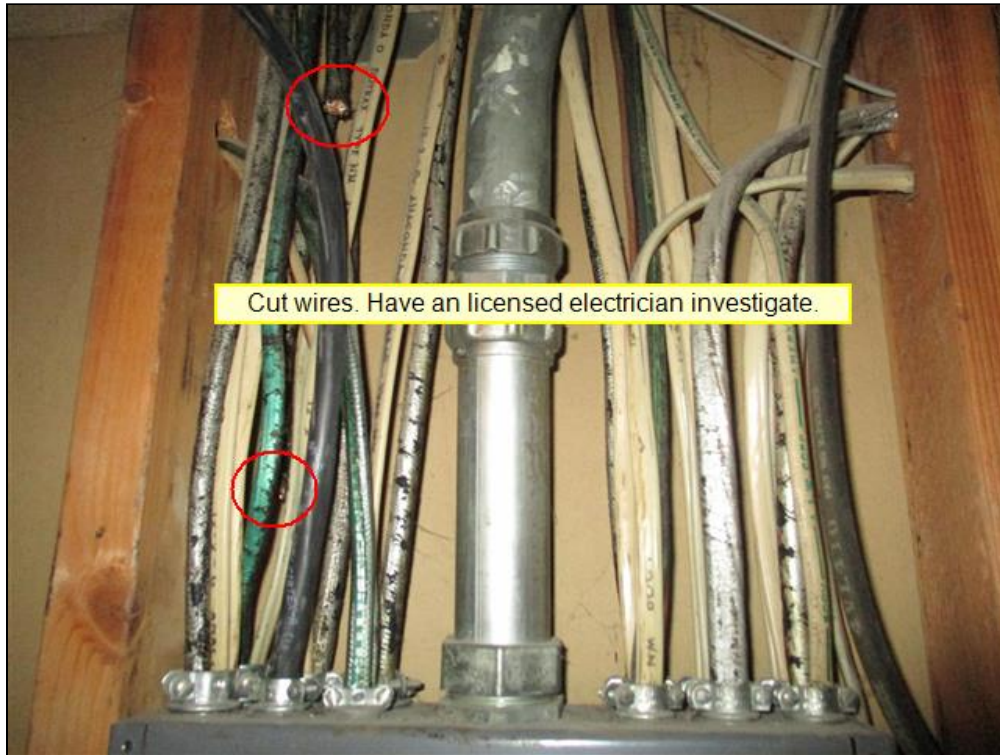
9.2 Item 2(Picture) Main panel infrared



9.2 Item 3(Picture) Distribution panel



9.2 Item 4(Picture) Distribution panel infrared



9.2 Item 5(Picture) Cut wires

9.3 Connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches, and receptacles inside the house, garage, and on the exterior walls)

Comments: Inspected, Repair or Replace

- Fan in master bedroom is loose and wobbles.
- Recommend tightening.
- No GFCI's located in the throughout home. The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend having a licensed electrician review and advise.

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage and exterior walls of inspected structure

Comments: Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

- No GFCI located in the throughout home.
- The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
- Recommend installing these in areas where water is present. By a licensed electrician


9.6 Location of Main and Distribution Panels

Comments: Inspected

- Main panel located on north side of home.
- Distribution panel located in basement utility room.


9.7 Smoke Detectors

Comments: Not Inspected

-  -Recommend installing smoke detectors in every room.

9.8 Carbon Monoxide Detectors

Comments: Not Inspected

-  -Recommend installing carbon monoxide detectors on ever level.

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The electrical system of the home 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.



10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home 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.


Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Heat System Brand: TRANE	Ductwork: Non-insulated	Filter Type: Disposable
Types of Fireplaces: Solid Fuel	Operable Fireplaces: Two	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE	Number of AC Only Units: One

Items

10.0 Heating Equipment

Comments: Inspected, Repair or Replace

 -Furnaces was manufactured in 2002.
-Furnace worked at time of inspection.
-Furnace had minor amounts of dirt and debris inside.
-Furnace had minor amounts of rust and corrosion inside and on top.
-Furnace was dirty at time of inspection.
-Bright blue flame was seen at time of inspection.
-No CO was detected at time of inspection.
-Recommend changing filter every 1-3 months.
-Recommend having a licensed HVAC technician service and review.

AC compressor manufactured in 2002
Recommend having the filter cleaned every 3 months and having vents cleaned for furnace/AC efficiency.

10.1 Normal Operating Controls

Comments: Inspected

-Thermostat was located in family room.

10.2 Automatic Safety Controls

Comments: Inspected

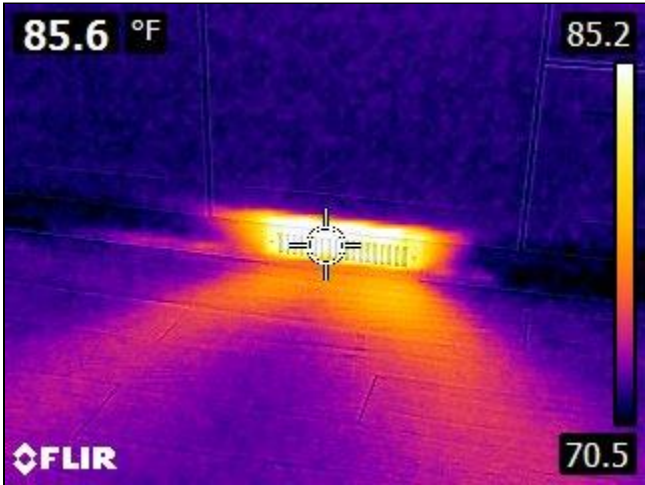
10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

10.4 Presence of installed Heat Source in each room

Comments: Inspected

-Heating source was present.



10.4 Item 1(Picture) Kitchen



10.4 Item 2(Picture) Family room

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters, or heat systems)

Comments: Inspected

10.6 Solid fuel heating devices (Fireplaces, Woodstove)

Comments: Inspected, Repair or Replace

- Fireplace appeared to e in good condition at time of inspection.
- Fireplace damager worked at time of inspection.
- Minor amounts of debris seen inside fireplace at time of inspection.
- Recommend have a licensed professional review and clean before regular use.



10.6 Item 1(Picture) Upper level fire place



10.6 Item 2(Picture) Lower level fire place

10.7 Cooling and Air Handler Equipment

Comments: Not Inspected, Repair or Replace

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

- AC unit was manufactured in 2002.
- AC appeared to be in working condition at time of inspection.
- AC piping insulation appeared to deteriorated at time of inspection.
- AC electrical appeared to be in good condition at time of inspection.
- AC had minor amounts of dirt and debris inside at time of inspection.
- Recommend cleaning in and around AC unit.
- Recommend leveling AC unit.
- Recommend monitoring and replacing AC piping insulation.
- Recommend having a licensed HVAC technician service and review.

10.8 Normal Operating Equipment

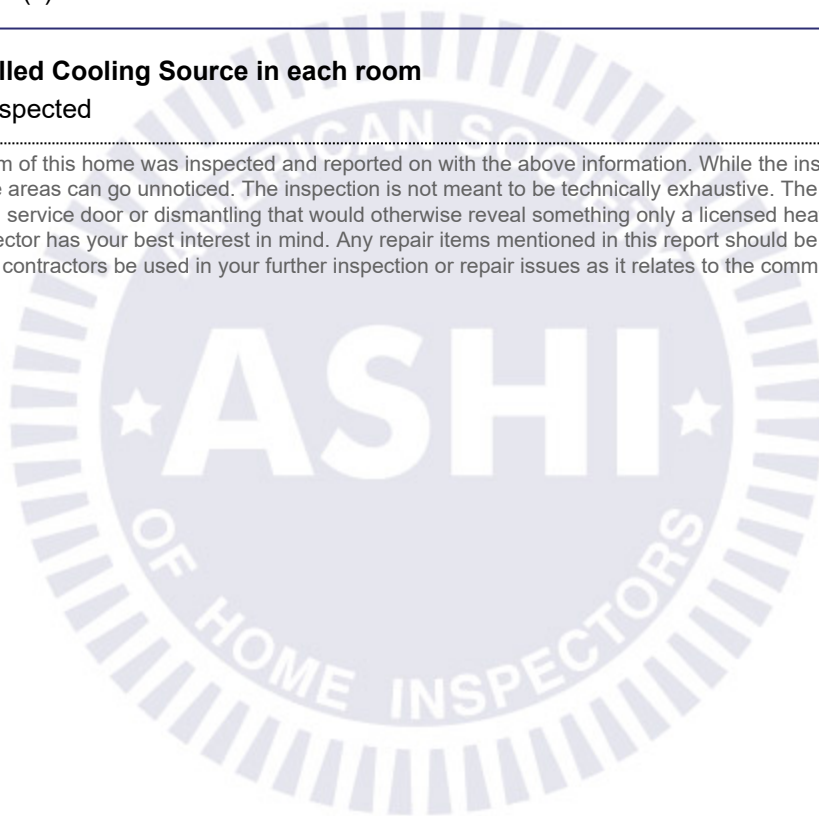
Comments: Not Inspected

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

10.9 Presence of installed Cooling Source in each room

Comments: Not Inspected

The heating and cooling system of this home 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.





INVOICE

Elite Property Inspection LLC
PO Box 9178
Salt Lake City, UT 84109
801-979-7587
Inspected By: Ryan Taylor

Inspection Date: 10/12/2015
Report ID:

Customer Info:	Inspection Property:
Mr. Theadore Cund 5555 E 4444 S Salt Lake City UT 84109	31144 S Joe Street Salt Lake City UT 8410
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	400.00	1	400.00
Radon test with kit	150.00	1	150.00
Inspection Discount	-50.00	1	-50.00
			Tax \$0.00
			Total Price \$500.00

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