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

Table of Contents

Cover Page 1
Table of Contents 2
General Summary 3
Intro Page 7
1 Roofing / Chimneys / Roof Structure and Attic 8
2 Exterior 12
3 Garage 17
4 Kitchen Components and Appliances 18
5 Rooms 21
6 Bathroom and Components 24
7 Structural Components 27
8 Plumbing System 28
9 Electrical System 30
10 Heating / Central Air Conditioning 34
Invoice 37

General Summary

Elite Property Inspection LLC

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

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

The 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

1. Roofing / Chimneys / Roof Structure and Attic

The 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 a gutter extension on north side of home.

2. Exterior

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 in good condition.
Deck looks like it is attached to the home with wood nails and hangers, unable to see any lag screws attaching it to home. It appears to installed on top of basement foundation which would give it support. 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 with a "Deck wash". Also, do the underside of deck. Repainting all areas. This a also a good time to do any repairs that happen from washing or sanding.

(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) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

(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

The Sheetrock on the ceiling is damaged at the garage. This damage is considered cosmetic. I recommend repair as desired.

4. Kitchen Components and Appliances

4.8 Outlets Wall Switches and Fixtures

Inspected, Repair or Replace

4. Kitchen Components and Appliances

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 in present. By a licensed electrician.

5. Rooms

5.0 Ceilings

Inspected, Repair or Replace

The 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

The 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.

5.6 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 be wired in reverse or have an open ground. These issues are overly serious.
Recommend having a licensed electrician repair and replace.

6. Bathroom and Components

6.3 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

In the downstair bathroom the tub drain is slow. This maybe due to the location or a blockage. However it does still drains. North side sink drain in master bathroom is slow to drain. All other drains throughout the house drain well.
Recommend calling licensed plumber and running snake through bathroom tub drain.

6.7 Walls and Ceiling

Inspected, Repair or Replace

Slight water damage. Due to sliding shower door and entering and exiting shower.
Recommend repair as desired.

9. Electrical System

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

Inspected, Repair or Replace

Cut wires are present outside of box.
Recommend having a licensed electrician investigate and repair and replace as needed.

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.

9. Electrical System

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 in present. By a licensed electrician.

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 in present. By a licensed electrician

10. Heating / Central Air Conditioning

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

Inspected, Repair or Replace

Recommend have a qualified person service chimney and fire places before lighting a fire. Cleaning and maintenance is needed.

10.6 Solid fuel heating devices (Fireplaces, Woodstove)

Inspected, Repair or Replace

Recommend have a qualified person service chimney and fire places before lighting a fire. Cleaning and maintenance is needed.

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:	**In Attendance:**	**Type of building:**
NAHI National Association of Home Inspectors	Customer	Single Family (2 story)
Approximate age of building:	**Temperature:**	**Weather:**
Over 50 Years with substantial updates	Over 65	Clear
Ground/Soil surface condition:	**Rain in last 3 days:**	**Radon Test:**
Dry	No	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:
Walked roof

Roof-Type:
Gable

Roof Covering:
Architectural

Chimney (exterior):
Brick

Roof Ventilation:
Soffit Vents

Method used to observe attic:
From entry

Roof Structure:
2 X 6 Rafters

Ceiling Structure:
Not visible

Attic info:
Pull Down stairs

Attic Insulation:
Fiberglass

Items

1.0 Roof Coverings

Comments: Inspected

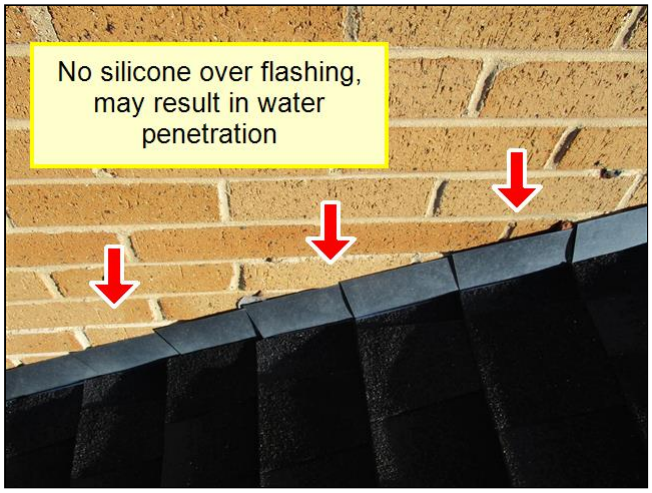
Roof appears to be in good condition.

1.0 Item 1(Picture) Roof

1.1 Flashings

Comments: Inspected, Repair or Replace

The 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

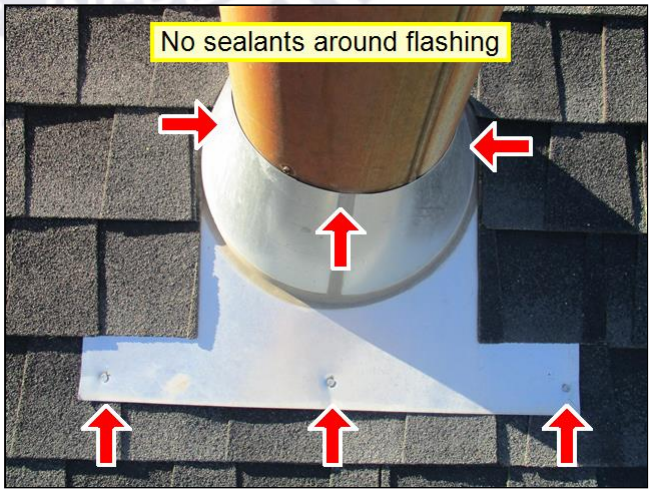
Comments: Inspected, Repair or Replace

(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

The 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 a gutter extension on north side of home.

1.4 Item 1(Picture) Gutters

1.4 Item 2(Picture)

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

Comments: Inspected

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

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:
Brick

Siding Material:
Brick veneer

Appurtenance:
Deck with steps

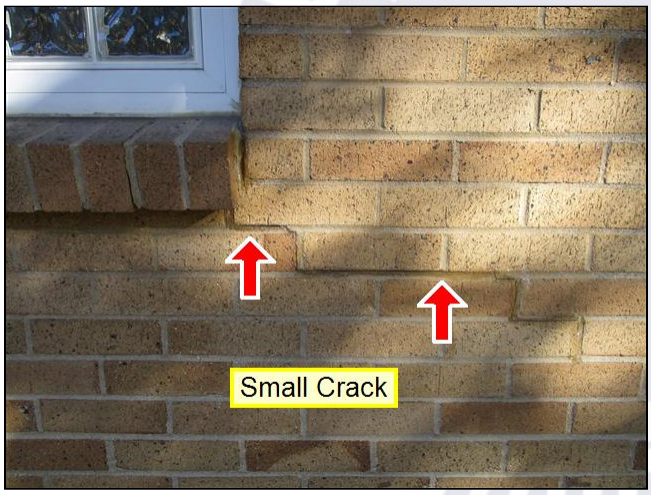
Driveway:
Concrete

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Inspected

Small crack on exterior of home. These are not a concern.
Recommend monitoring them for expansion



2.0 Item 1(Picture) Exterior

2.0 Item 2(Picture) Exterior

2.1 Doors (Exterior)

Comments: Inspected

Doors are in good condition. Back sliding doors and main and lower floor are missing screens.

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 in good condition.
Deck looks like it is attached to the home with wood nails and hangers, unable to see any lag screws attaching it to home. It appears to installed on top of basement foundation which would give it support. 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 with a "Deck wash". Also, do the underside of deck. Repainting all areas. This a also a good time to do any repairs that happen from washing or sanding.

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) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

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:
One manual

Auto-opener Manufacturer:
1/2 HORSEPOWER

Items

3.0 Garage Ceiling

Comments: Inspected, Repair or Replace

The Sheetrock on the ceiling is damaged at the garage. This damage is considered cosmetic. I recommend repair as desired.

3.0 Item 1(Picture) Garage Ceiling

3.1 Garage Walls (Including Firewall Separation)

Comments: Inspected

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

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

Infrared of plumbing

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 in present. By a licensed electrician.

4.9 Dishwasher

Comments: Inspected

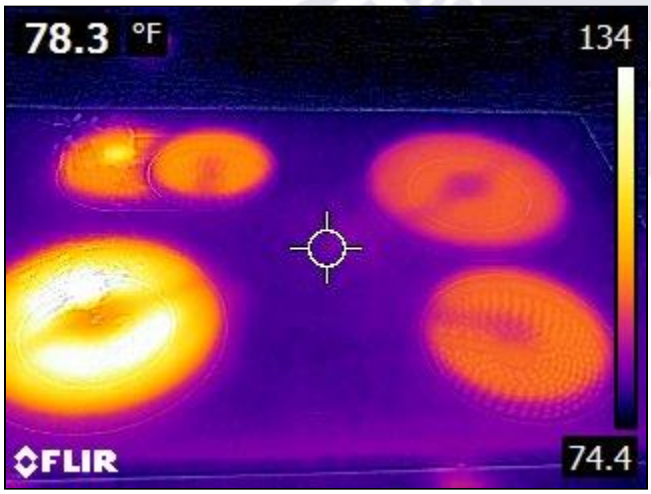
Infrared of dishwasher

4.9 Item 1(Picture) Dishwasher

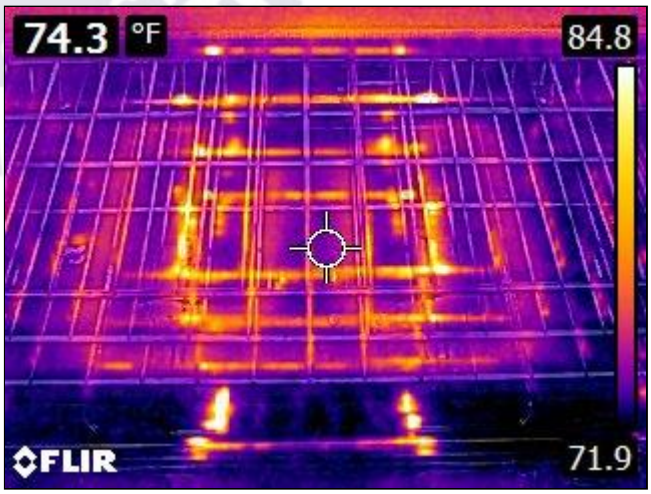
4.10 Ranges/Ovens/Cooktops

Comments: Inspected

Infrared of range



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

Infrared of Microwave

4.12 Item 1(Picture) Microwave

4.13 Clothes Dryer Vent Piping

Comments: Inspected

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:
Drywall
Sheetrock

Wall Material:
Drywall
Sheetrock

Floor Covering(s):
Carpet
Wood

Interior Doors:
Hollow core

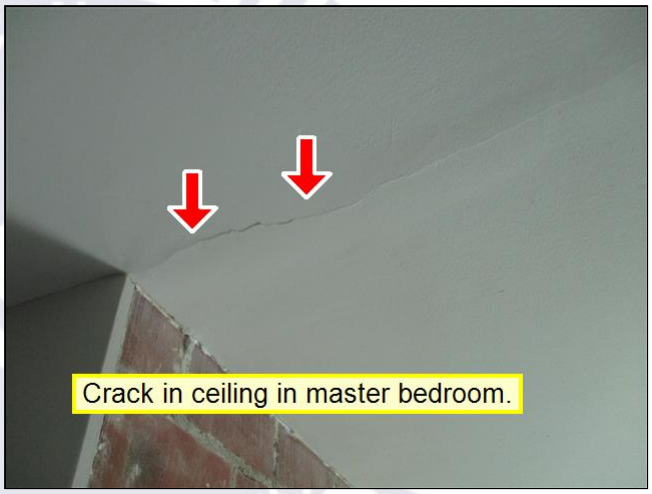
Window Types:
Sliders
Extra Info : Double Pane

Items

5.0 Ceilings

Comments: Inspected, Repair or Replace

The 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.

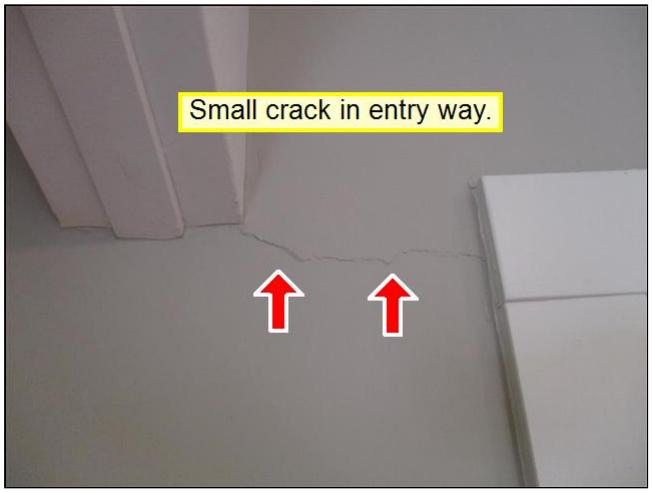


5.0 Item 1(Picture) Master bedroom

5.1 Walls

Comments: Inspected, Repair or Replace

The 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

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. These issues are overly serious.
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

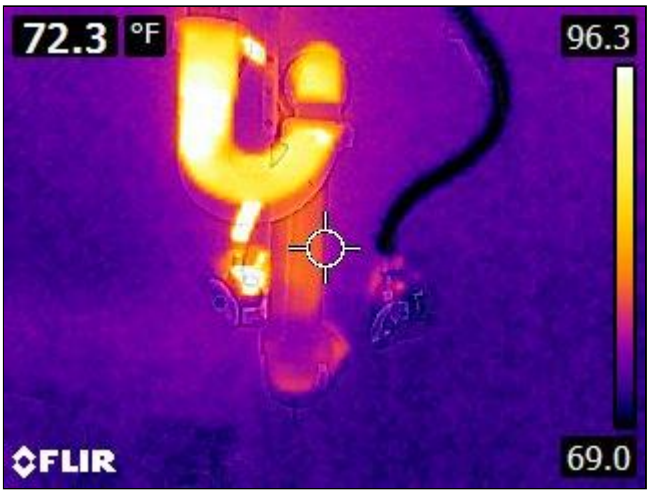
Comments: Inspected

6.3 Plumbing Drain, Waste and Vent Systems

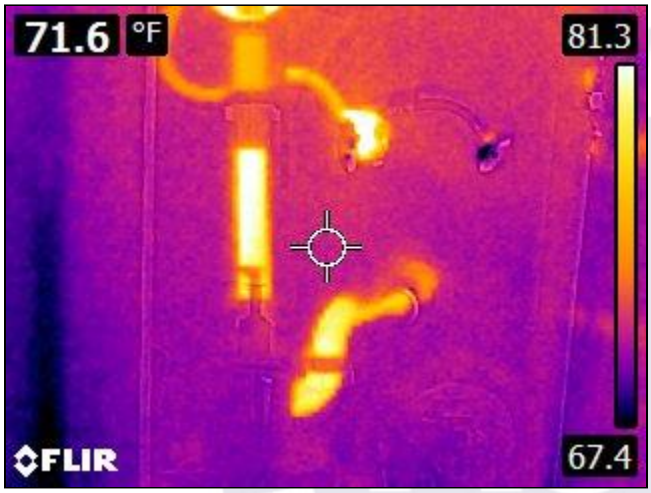
Comments: Inspected, Repair or Replace

In the downstair bathroom the tub drain is slow. This maybe due to the location or a blockage. However it does still drains. North side sink drain in master bathroom is slow to drain. All other drains throughout the house drain well.
Recommend calling 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 tightening to prevent leakage.

6.5 Outlets Switches and Fixtures

Comments: Inspected

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

6.6 Exhaust fan

Comments: Inspected

6.7 Walls and Ceiling

Comments: Inspected, Repair or Replace

Slight water damage. Due to sliding shower door and entering and exiting shower.
Recommend repair as desired.

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

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

Corrasion on water heater due to no dielectric 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

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Basement under the stairs.

8.4 Main Fuel Shut-off (Describe Location)

Comments: Inspected

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:
Overhead service

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper
Aluminum

Wiring Methods:
Romex

Items

9.0 Service Entrance Conductors

Comments: Inspected

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

Comments: Inspected

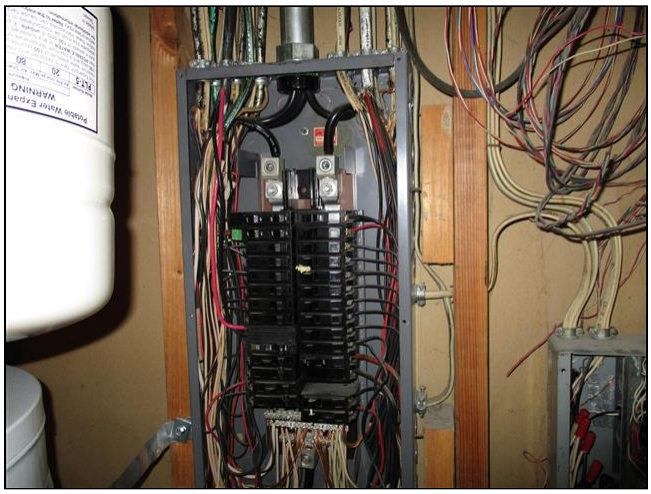
North side of house

9.1 Item 1(Picture) Main panel

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

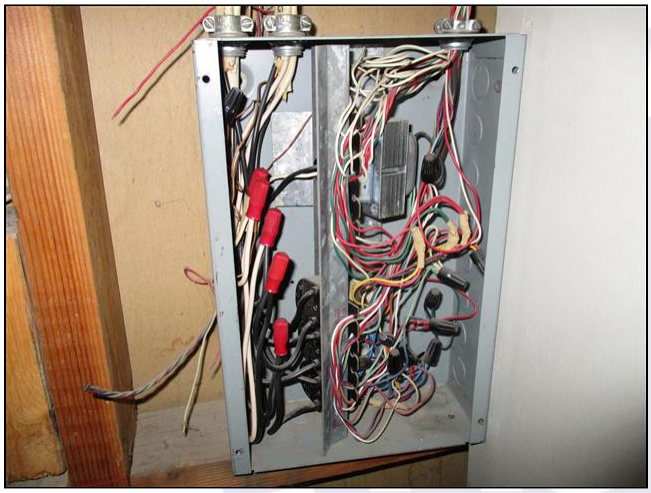
Comments: Inspected, Repair or Replace

Cut wires are present outside of box.
Recommend having a licensed electrician investigate and repair and replace as needed.



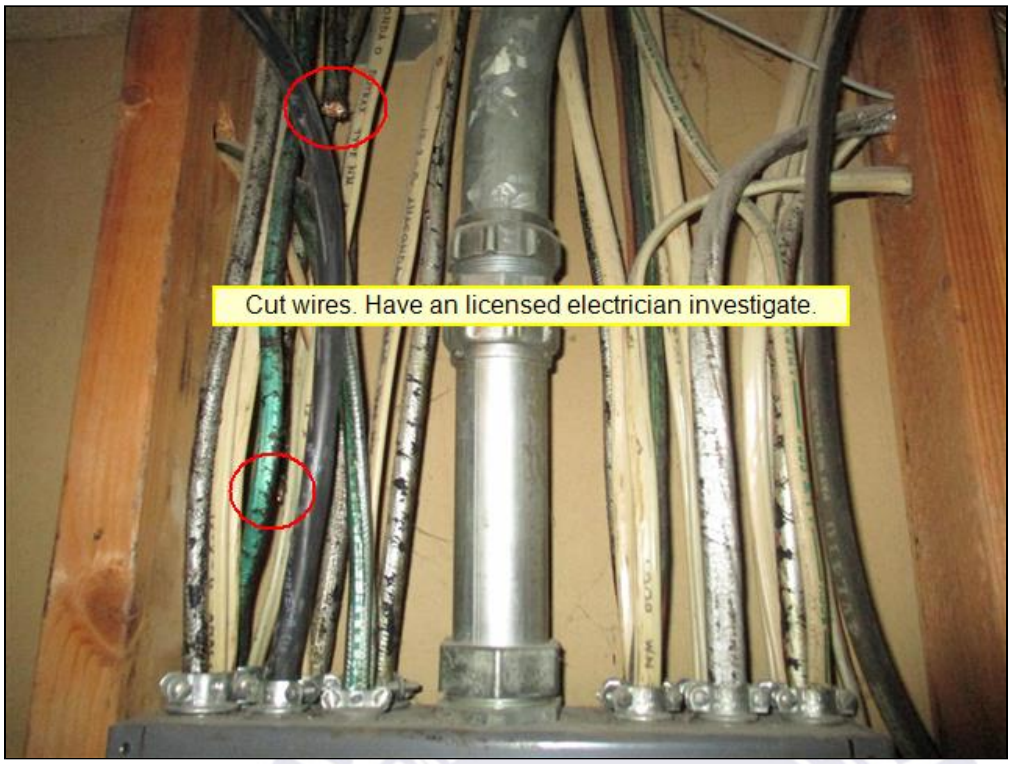
9.2 Item 1(Picture) Main panel

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 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 in present. By a licensed electrician.

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 in present. By a licensed electrician

9.6 Location of Main and Distribution Panels

Comments: Inspected

Main disconnect outside north side. Main and sub panels in basement.

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

Furnaces/AC installed in 2002. 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

10.2 Automatic Safety Controls

Comments: Inspected

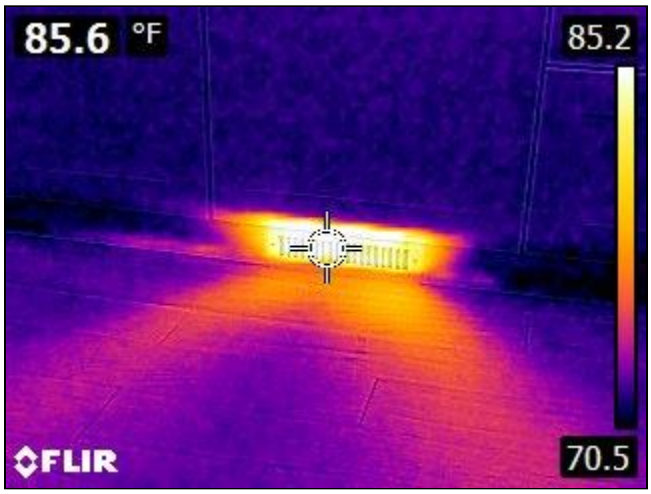
10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

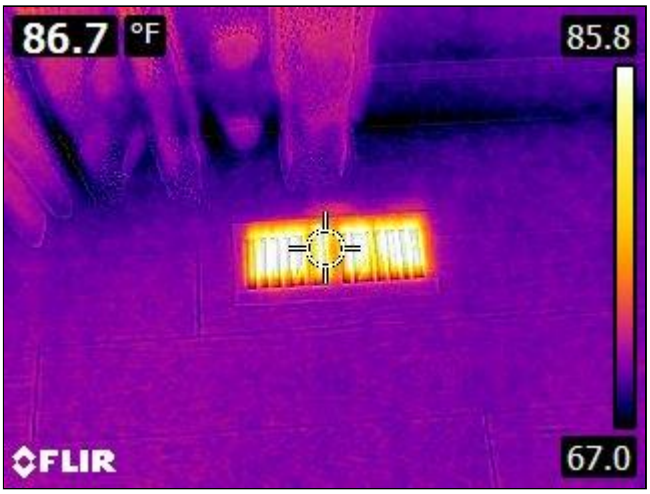
10.4 Presence of installed Heat Source in each room

Comments: Inspected

Infrared in heating



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, Repair or Replace

Recommend have a qualified person service chimney and fire places before lighting a fire. Cleaning and maintenance is needed.

10.6 Solid fuel heating devices (Fireplaces, Woodstove)

Comments: Inspected, Repair or Replace

Recommend have a qualified person service chimney and fire places before lighting a fire. Cleaning and maintenance is needed.

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: Inspected

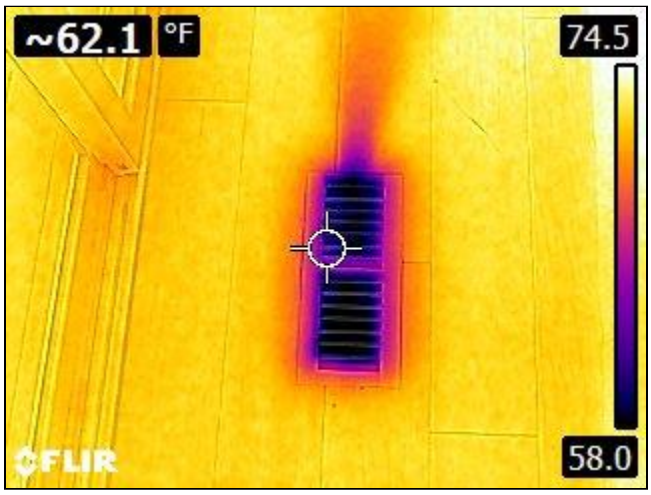
10.8 Normal Operating Equipment

Comments: Inspected

10.9 Presence of installed Cooling Source in each room

Comments: Inspected

Infrared of cooling



10.9 Item 1(Picture) Family room

10.9 Item 2(Picture) Bathroom

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 **Customer's Real Estate Professional:**	31144 S Joe Street Salt Lake City UT 8410

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: