

Elemental Solutions LLC



February 3rd 2022, 12:19 pm

Inspection performed by:

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General Information

BUILDING ADDRESS: 101 Example Report way
CITY: Ogden
STATE: Ut
ZIP CODE: 84401
INSPECTION DESCRIPTION: Residential
SQUARE FOOTAGE: 2100

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

Yes

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EXTERNAL AMENITIES

GATE Satisfactory

Notes:



FENCE Satisfactory

Notes:



SHED / OUTBUILDINGS Not Inspected

Notes:

Gazebo and child's swing set present, not inspected per SOP



SPA / HOT TUB / SAUNA N/A

Notes:

Jacuzzi pad in place, jacuzzi removed by current owner. Note wiring adjacent but cut off. This is disconnected at exterior subpanel. Recommend further evaluation by licensed electrician.



CARPORT Satisfactory

Notes:

Note: Small piece of sheetrock missing from front west corner. Sheetrock slows the spread of fire, so having garage completely covered is a good idea. Recommend having a handyman complete the installation.



ROOF

ROOF TYPE Gable

Notes:



ROOF MATERIAL Asphalt Shingles

Notes:

Unable to determine age however in good condition at time of inspection.
Shingles on North slope have minor cupping, showing some age.
Recommend budgeting for eventual replacement.



SHINGLES MISSING / DAMAGED? Fair

Notes:

Several nails at ridge and on sides have popped up, recommend sealing by a qualified roofing contractor.



ROOF INSTALLATION Satisfactory

Notes:

Dormer could benefit from metal flashing at valley, however not required with this overlap of material



FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

North side of garage roof has some toys and leaves accumulation, recommend regular maintenance by roofing contractor. Upper roof downspout empties onto shingles at front of garage near eave, this causes premature aging, recommend addition of downspout extension into nearby gutter by qualified roofing contractor



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Brick

Notes:

Brick front with Aluminum on all other sides and under stoop.

Stucco peeling at SE corner, can allow moisture into foundation, recommend qualified siding specialist.

Holes in West Alum siding could benefit from sealing, recommend handyman or siding contractor

Gas line into foundation unsealed, allows heat loss, possibly moisture and insect intrusion.

Possible mold growth at lower bathroom window bottom, can adversely affect indoor air quality when window open, recommend testing by qualified mold specialist.



SIDING CONDITION Fair

Notes:

FLASHING Satisfactory

Notes:

EAVES Fair

Notes:

West side of garage trim buckled, can allow moisture intrusion, recommend handyman or qualified roofing contractor.



FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Fair

Notes:

Front door weatherstrip torn, contributes to heat loss, recommend handyman.

Garage front and rear door frames dry rotted, esp at bottom, was dry at time of inspection and appears recently painted. Recommend monitoring situation.



DECKS Satisfactory

Notes:

Overall good cond.

Note: bird's nest on deck support beam.



BALCONIES Satisfactory

Notes:

STOOP / PORCH Satisfactory

Notes:

PATIO Satisfactory

Notes:

STEPS Fair

Notes:

Deck stair sides peeling off, may eventually come off entirely, recommend handyman or qualified decking contractor.



LANDSCAPE

VEGETATION Satisfactory

Notes:

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Fair

Notes:

All roof downspouts empty close to house, adds moisture around foundation, recommend handyman or licensed landscaper add extensions



WALKWAYS Fair

Notes:

Uneven transition from driveway to sidewalk, trip hazard, recommend qualified Concrete contractor or handyman

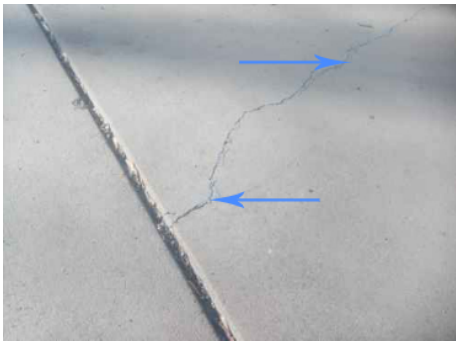


GARAGE

DRIVEWAY Satisfactory

Notes:

Normal cracking of driveway surface, can continue to deteriorate without sealing, recommend handyman or concrete contractor.



GARAGE DOOR Fair

Notes:

Trim at East side loose, recommend handyman.



GARAGE DOOR OPENER Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

OSB

Note: TV antenna in attic space



FRAMEWORK Satisfactory

Notes:

W Engineered Truss



VENTILATION Satisfactory

Notes:

Blower fan to wall switch



INSULATION Satisfactory

Notes:

Approx 18" blown fiberglass for about R50

ACCESS Satisfactory

Notes:

Located in upstairs 2nd bedroom

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

Current homeowner says working on cabinet doors, will be finished prior to final walkthrough.



FLOORING Satisfactory

Notes:

Vinyl

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Master bath window would benefit from fresh caulk to reseal and remove minor staining, recommend handyman or qualified contractor



CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

Note: sink & counter one piece



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

Only one for this room. Tests good.



LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

Window only, no fan ventilation.

BATHROOM 2

DOORS Fair

Notes:

Current owner says in process of some remodeling. At time of inspection door has hole at bottom, recommend asking current owner if this will be repaired



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Some gaps in caulking on bottom of window, allows heat loss and moisture intrusion into wall cavity, recommend handyman or qualified contractor.



CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

Same style one piece sink & counter as master bath.



BATHTUB / SHOWER Fair

Notes:

Valve for shower leaks greatly reducing pressure to shower head, recommend evaluation by licensed plumber.



TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

This room also has only one outlet. Tests good.



LIGHTING Satisfactory

Notes:

VENTING Fair

Notes:

Same as master bath, window only, no fan ventilation.

BATHROOM 4

DOORS N/A

Notes:

BEDROOM 1

DOORS Satisfactory

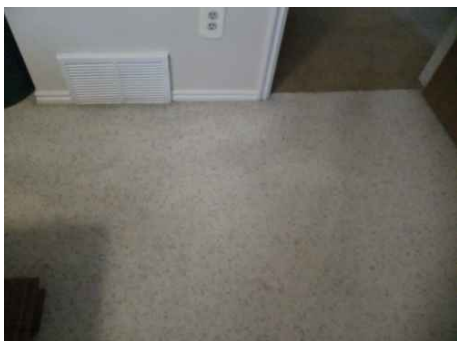
Notes:



FLOORING Satisfactory

Notes:

Very minor staining from normal wear & tear, overall very good cond for used carpeting, recommend professional cleaning service



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

Current owner says bifold doors removed but are in garage and work correctly.

OUTLETS Satisfactory

Notes:

3 outlets tested good, could not test one or more others due to current resident's belongings.



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

Ran and works however does not operate the best with variable switch.



BEDROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

In excellent cond for used carpeting, recommend professional cleaning service

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

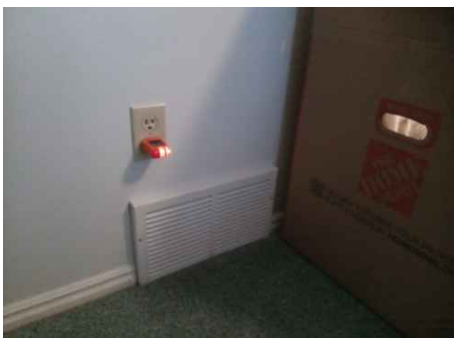
Notes:



OUTLETS Satisfactory

Notes:

All 4 outlets tested good



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

Ran and works correctly.

BEDROOM 3

DOORS Satisfactory

Notes:



FLOORING Fair

Notes:

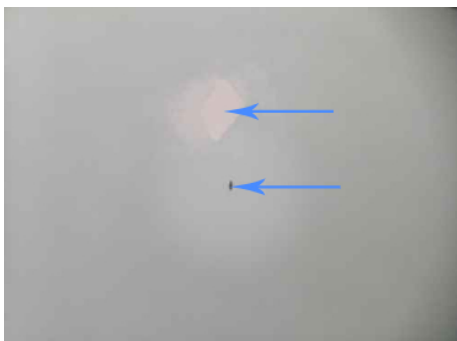
Some minor staining on this carpet, recommend professional cleaning service.



WALLS Satisfactory

Notes:

Current owner says remodeling this room, will be repainted by final walk through.



WINDOWS Fair

Notes:

1 of 3 windows has caulking in poor cond at time of inspection, current owner says will be recaulked by final walkthrough. Also that blinds will be reinstalled.



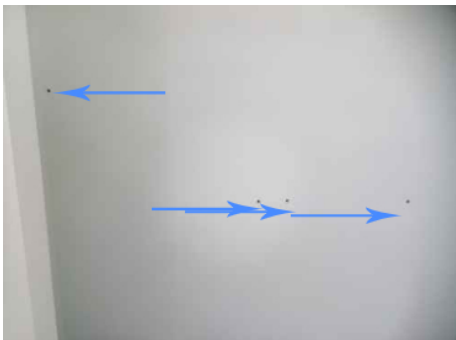
CEILING Satisfactory

Notes:

CLOSETS Fair

Notes:

Holes in back wall from shelving removed for painting, current owner says will be reinstalled before final walkthrough. Also sliding doors will be reinstalled.



OUTLETS Poor

Notes:

All 5 outlets test good however none have protective covers. Same for light switch. Current owner says will be reinstalled before final walkthrough. Recommend checking that this is accomplished as open wiring is a safety hazard.



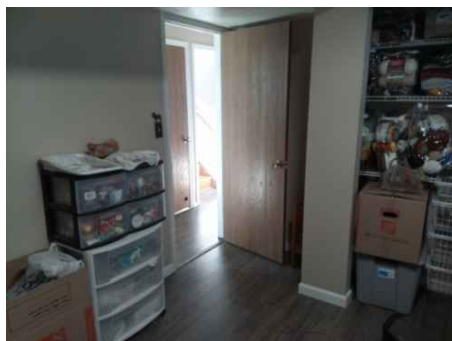
LIGHTING Satisfactory

Notes:

BEDROOM 4

DOORS Satisfactory

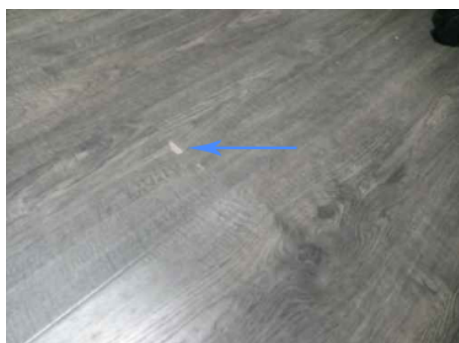
Notes:



FLOORING Satisfactory

Notes:

Laminate. One spot in center of floor chipped.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

Heat vent painted, no longer adjustable, recommend handyman.



CLOSETS Satisfactory

Notes:

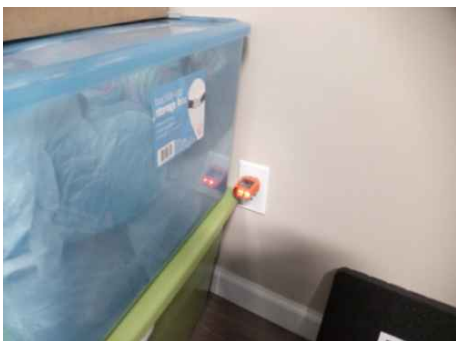
Sliding doors removed. Current owner says they are in garage if you want to reinstall them. I looked at the track and doors, they look fine.



OUTLETS Satisfactory

Notes:

Could not test all outlets due to current resident belongings, however 1 tested good.



LIGHTING Satisfactory

Notes:

BEDROOM 5

DOORS N/A

Notes:

LIVING AREA 1

DOORS N/A

Notes:

Open to kitchen and dining areas.



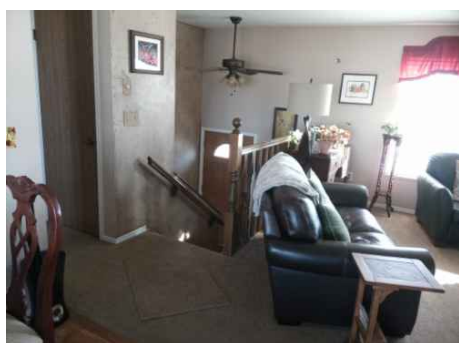
FLOORING Satisfactory

Notes:

Carpet in good cond.

STAIRWAYS Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Caulking cracked, recommend handyman or qualified contractor.



CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

4 outlets test good



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LIVING AREA 2

DOORS N/A

Notes:

KITCHEN

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Bamboo hardwood

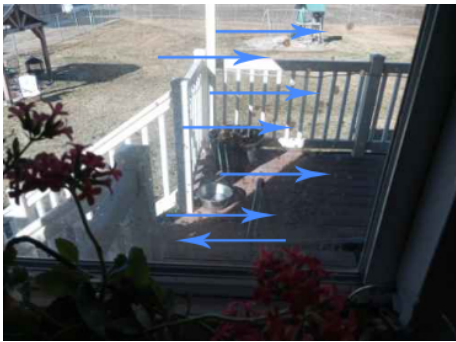
WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Speckling inside glass panes suggests lost seal



CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

Matching granite island and counters



CABINETS Satisfactory

Notes:

Solid hardwood doors

PANTRY Satisfactory

Notes:



SINK / GARBAGE DISPOSAL Satisfactory

Notes:

60/40 undermount w/ disposal on right



DISHWASHER Satisfactory

Notes:

Bosch MFR 2004 ran through cycle



STOVE / OVEN Satisfactory

Notes:

Kenmore Elite double oven gas MFR date unknown all burners and ovens ignite properly



EXHAUST HOOD Satisfactory

Notes:

Over counter microwave with vent to outside



REFRIGERATOR Satisfactory

Notes:

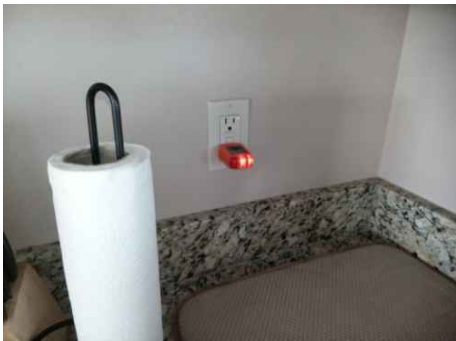
Kenmore Cold spot MFR date 07/1999 runs fine at end of life expectancy, recommend budget for eventual replacement



OUTLETS Satisfactory

Notes:

6 outlets test good



DINING ROOM

DOORS Satisfactory

Notes:

Open floor plan, only door is sliding glass to deck



FLOORING Satisfactory

Notes:

Continuation bamboo hardwood from kitchen



WALLS Satisfactory

Notes:

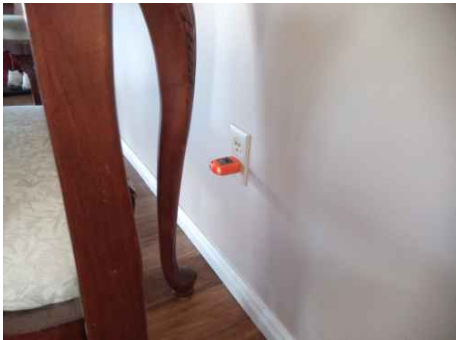
CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

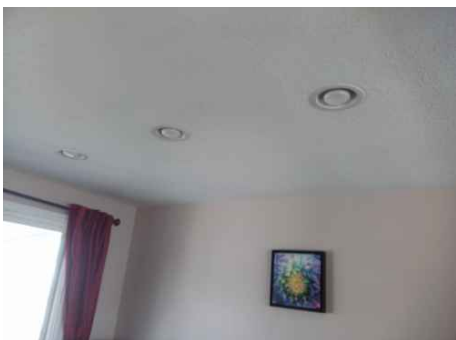
2 outlets test good



LIGHTING Satisfactory

Notes:

Can lights matching kitchen but on desperate switch



LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

2 outlets test good should be GFCI protected for wet environment, recommend if you ever do elec work on house upgrade these while at it



WATER SUPPLY Satisfactory

Notes:

Gate valve type located behind dryer



DRAINAGE Satisfactory

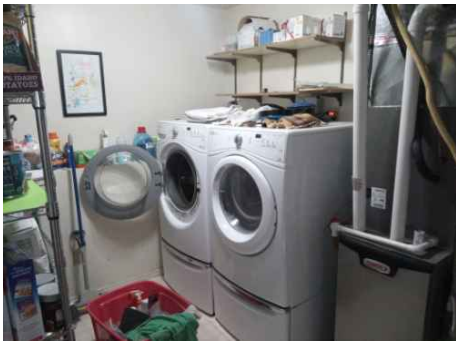
Notes:

Floor drain shared with furnace and HW heater



VENTILATION N/A

Notes:



FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

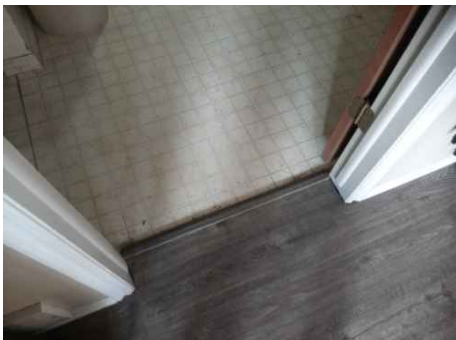
Good cond only a few typical hairline cracks



SLAB Not Inspected

Notes:

All covered with carpet, vinyl, and laminate flooring



WALLS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

Floor drain at bottom of stairs to garage under may



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

3/4" copper main w/ press regulator located under stairs in closet.

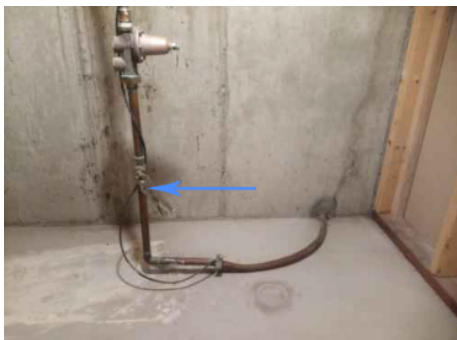


MAIN SHUTOFF VALVE Fair

Notes:

Main shut off valve located under stairs in closet

Note: valve handle missing, vice grip pliers attached, recommend if you ever have plumbing work done get proper handle installed.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Not Inspected

Notes:

Only accessible pipes are under counters

WATER HEATER Satisfactory

Notes:

Rheem 50 gal gas fired tank heater, MFR date 06/2016



VENT SYSTEM Satisfactory

Notes:

Vent properly installed w/ no CO detected

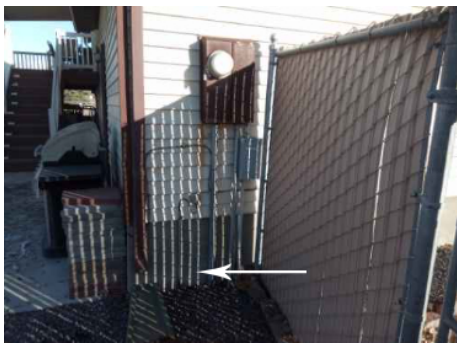


ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

Underground feed



CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

All tested good

AMP RATING 100 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:

Located outside NW corner in right panel



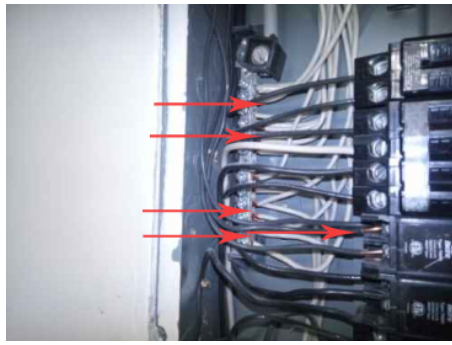
WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

Located in laundry room



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

Heater portion gas fired, A/C is electric.

Gas meter located SE corner of house. 3/4" Supply pipe rated at 250,000 BTUs. The shut off valve (noted in close up with white arrow is almost buried) recommend clearing landscape material back for access.



VENTING / CHIMNEY Satisfactory

Notes:

Vents at roof

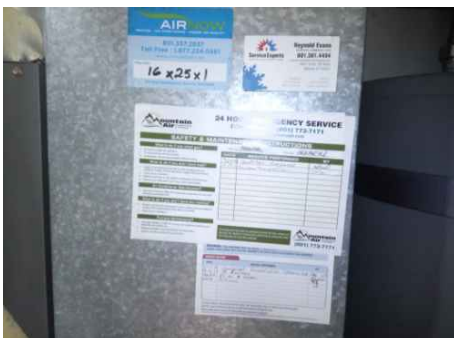


HEATING SYSTEM Forced Air

Notes:

Lennox 90+% efficient MFR date 2016

Most recent service showing is 10/2019, recommend having unit serviced by qualified HVAC technician



HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

Relatively clean

COOLING SYSTEM Not Inspected

Notes:

Compressor unit winterized for season, recommend qualified HVAC tech check unit before operating in Spring



COOLING SYSTEM OPERATION Not Inspected

Notes:

Winterized for season

THERMOSTAT Satisfactory

Notes:

Nest smart thermostat installed



AIR FILTER(S) Satisfactory

Notes:

HVAC filter size 16 X 25 located at base of furnace facing front



SMOKE ALARM(S) Poor

Notes:

Only one CO2 / smoke detector found, located in downstairs hallway. Age unknown. Recommend installing minimum one near kitchen / living area and one at entrance to all bedroom areas.



CARBON MONOXIDE ALARM(S) Fair

Notes:

CO detector located top of stairs. Age unknown



ADDITIONAL DETAILS

SUMMARY:

Overall this house is in great shape! The electric panel box double taps are a safety issue / fire hazard. I do suggest checking to see that current owner completed renovations as promised. The rest are regular maintenance issues that can get accomplished as you have time.