

Precision Home Inspections & Toxic Testing



August 13th 2025, 8:30 am

Inspection performed by:

**Gary Elkins
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ut.com**

The items in the report listed as Poor are, in the inspector's opinion, those that pose a safety hazard or affect the habitability or integrity of the house.

The client is strongly advised to read the entire report for details and recommendations on each inspection area.

Items are marked as follows:

Satisfactory - There are no safety or function issues.

Fair - There are minor concerns with safety or function.

Poor - There are major safety and/or function concerns. It is recommended that the items marked as "poor" be addressed quickly. Items marked poor are on the last page of the report.

General Information

BUILDING ADDRESS: 0000 E. 1111 N.

CITY: City

STATE / PROVINCE: Utah

POSTAL CODE:

INSPECTION DESCRIPTION: Home Inspection

SQUARE FOOTAGE: 5030

Picture:



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

Yes

Is the client present for the inspection?

Only for part of the Inspection

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

GATE Satisfactory

Notes:



FENCE Satisfactory

Notes:

ROOF

ROOF TYPE Other

Notes:

The roof is a combination of hip and gable

ROOF MATERIAL Asphalt Shingles

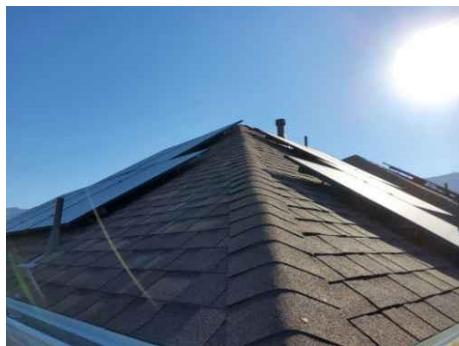
Notes:

SHINGLES MISSING / DAMAGED? Satisfactory Notes:

ROOF INSTALLATION

Satisfactory Notes:





FLASHING Satisfactory

Notes:

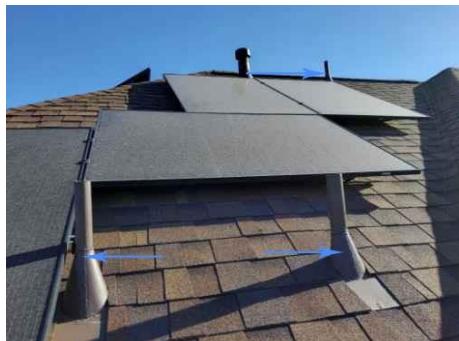
GUTTERS AND DRAINAGE Satisfactory

Notes:

SKYLIGHTS / ROOF PENETRATIONS Fair

Notes:

The sealant between the pipe and the boot is falling apart. This can allow water down into the attic and home area. Recommend adding more sealant.



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Other

Notes:

The siding is a combination of stone & stucco

SIDING CONDITION Fair

Notes:

The stucco is falling apart on the north and south side of the house above the chimney flue. This can allow water behind it causing water damage
Recommend further evaluation/repairs by a qualified siding contractor.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes: **FASCIA**

Satisfactory Notes:

SOFFITS Satisfactory

Notes: **TRIM**

Satisfactory Notes:

EXTERIOR DOORS Satisfactory

Notes:

STOOP / PORCH Satisfactory

Notes:



PATIO Satisfactory

Notes:



STEPS Satisfactory

Notes:

LANDSCAPE

VEGETATION Fair

It is recommended that shrubs and overhanging trees have a minimum of 12" clearance to prevent damage to the house.

Notes:



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

RETAINING WALL Satisfactory

Notes:



WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Satisfactory

Notes:



GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

The attic is inspected from around the attic access area and further inside the attic as much as safety and access allows.

Attic sheathing is inspected as much as possible. Some areas may not have been inspected due to inaccessibility, safety concerns for the inspector or concerns with possible damage to the property.



FRAMEWORK Satisfactory

Notes:



VENTILATION Satisfactory

Notes:



INSULATION Fair

Notes:

Attic insulation in colder climates like Utah should be around 14 to 16 inches deep. The insulation is about 16 inches deep.

There's a water stain in the insulation. It was not wet at the time of the inspection. It looks as though it would have come from an old turtle vent which has been replaced. Continue to monitor, if condition deteriorates contact a qualified contractor.

Attic insulation is inspected as much as possible from the access area. Some areas may not have been inspected due to inaccessibility, safety concerns for the inspector or concerns with possible damage to the property.



ACCESS Satisfactory

Notes:

The attic access is located in the upper-level bedroom.



MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The west window screen is falling apart and the south window is missing the screen. Recommend repair/replacement by a qualify window contractor.



CEILING Satisfactory Notes:

COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

I am unable to turn some of the shut-off valves on the supply lines. They should turn very easily. I do not attempt to force them because they may break.

The north sink is starting to crack.

The stopper on the north sink does not function properly. It does not stop the water from going down the drain.

Recommend further evaluation from a qualified plumber or handyman.



BATHTUB / SHOWER

Satisfactory

Notes:



TOILET

Fair

Notes:

I am unable to turn the shut-off valve on the supply lines. They should turn very easily. I do not attempt to force them because they may break.
Recommend further evaluation from a qualified plumber or handyman.



OUTLETS Satisfactory Notes:

LIGHTING Satisfactory

Notes:



VENTING Satisfactory Notes:



BATHROOM 2

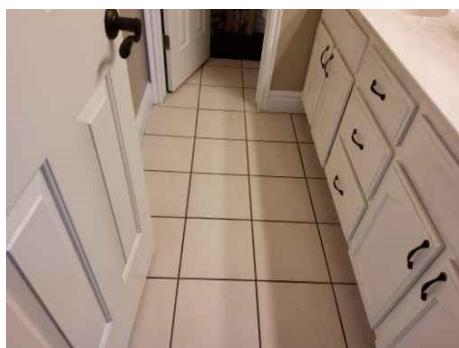
DOORS N/A

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

CEILING Fair

Notes:

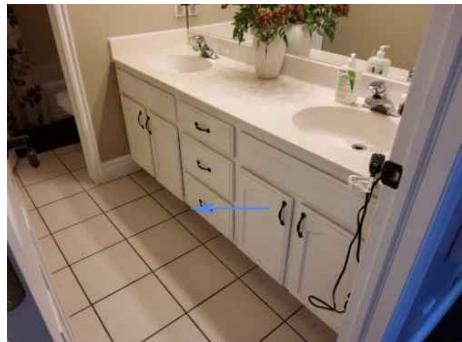
The ceiling in the room above the toilet has the appearance of mold growth. Recommend treating with mold control.



COUNTERS Fair

Notes:

The base of the cabinets have signs of water damage. It was not wet at the time of the inspection. Continue to monitor, if condition deteriorates contact a qualified contractor.



SINKS Fair

Notes:

I am unable to turn the shut-off valve on the supply lines. They should turn very easily. I do not attempt to force them because they may break.

The stoppers do not function properly. They do not stop the water from going down the drain.

Recommend further evaluation from a qualified plumber or handyman.



BATHTUB / SHOWER Satisfactory

Notes:

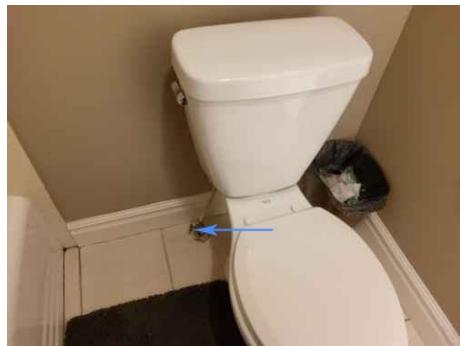


TOILET Fair

I am unable to turn the shut-off valve on the supply lines. They should turn very easily. I do not attempt to force them because they may break.

Recommend further evaluation from a qualified plumber or handyman.

Notes:



OUTLETS Satisfactory Notes:

LIGHTING Satisfactory

Notes:



VENTING Satisfactory Notes:



BATHROOM 3

DOORS Fair

The bottom hinge is loose. Recommend repair/replacement by a homeowner or handyman.

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

CEILING Satisfactory Notes:

COUNTERS Fair

Notes:

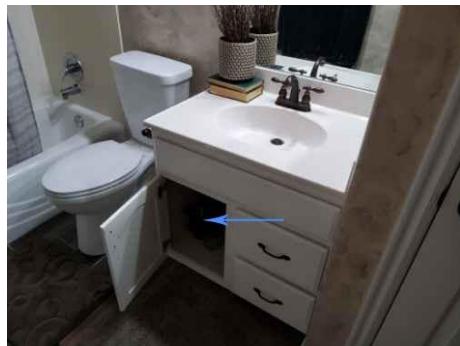
There are mouse droppings under the sink behind the drawers.
Recommend further evaluation/repairs by a qualified pest contractor.



SINKS Fair

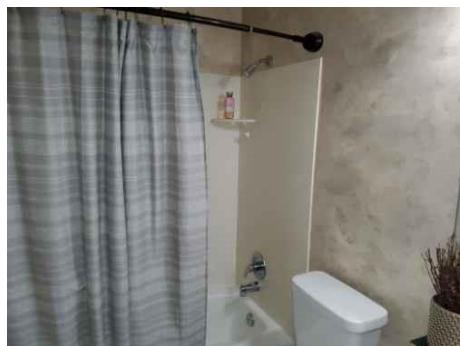
I am unable to turn the shut-off valve on the supply lines.
They should turn very easily. I do not attempt to force them because they may break.
Recommend further evaluation from a qualified plumber or handyman.

Notes:



BATHTUB / SHOWER Satisfactory

Notes:



TOILET Fair

Notes:

I am unable to turn the shut-off valve on the supply lines. They should turn very easily. I do not attempt to force them because they may break.

The flapper inside the tank is not functioning properly which is allowing water to go inside the toilet bowl constantly and will cause the toilet to continually flush on its own.

Recommend further evaluation from a qualified plumber or handyman.



OUTLETS Satisfactory

Notes: **LIGHTING**

Satisfactory Notes:



VENTING Satisfactory Notes:



BATHROOM 4

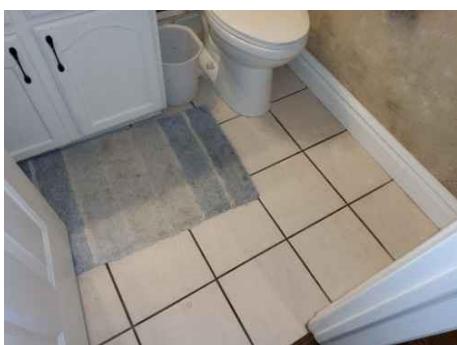
DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

CEILING Satisfactory Notes:

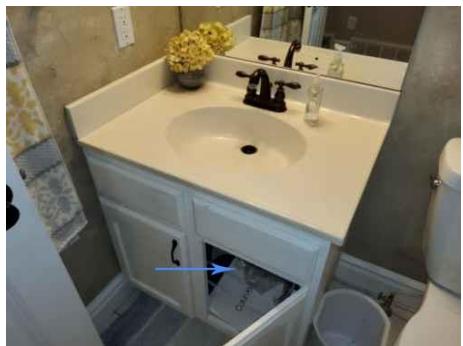
COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

I am unable to turn the shut-off valve on the supply lines.
They should turn very easily. I do not attempt to force them because they
may break.
Recommend further evaluation from a qualified plumber or handyman.



TOILET Satisfactory

Notes: **OUTLETS**

Satisfactory Notes:

LIGHTING

Satisfactory Notes:



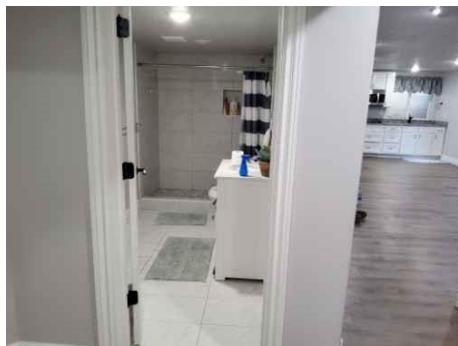
VENTING Satisfactory Notes:



BATHROOM 5

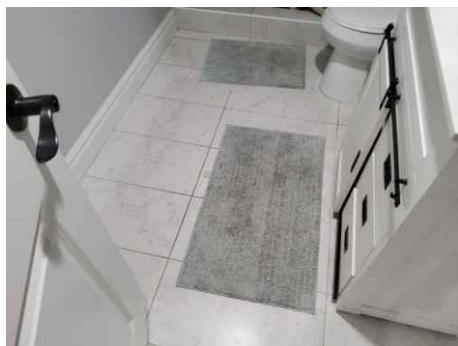
DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

CEILING Satisfactory Notes:

COUNTERS Satisfactory

Notes:

SINKS Poor

Notes:

When I turn the hot water onto the sink I could hear what sounded like pipe banging and then the water just turned off. The water would then turn on in short bursts and then off again. Recommend further evaluation/repairs by a qualified plumbing contractor.



BATHTUB / SHOWER Satisfactory

Notes:



TOILET Satisfactory Notes:

OUTLETS Satisfactory Notes:

LIGHTING Fair

Notes:

The light by the shower does not work. If it does not work after changing the bulb, recommend contacting a qualified electrician.



VENTING Satisfactory Notes:



BEDROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



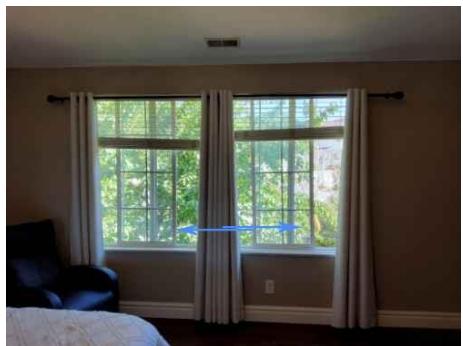
WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Both the window screens are falling apart. Recommend repair/replacement by a qualify window contractor.

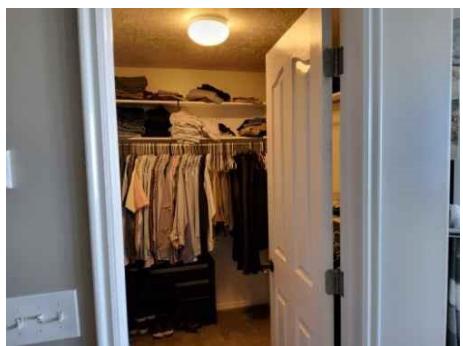


CEILINGSSatisfactory

Notes: **CLOSETS**

Satisfactory

Notes:



OUTLETSSatisfactory

Notes: **LIGHTING**

Satisfactory Notes:



BEDROOM 2

DOORS N/A

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The window is missing the screen. Recommend repair / replacement by the homeowner or qualified window contractor.



CEILINGSSatisfactory Notes:

CLOSETS Fair

Notes:

The doors are missing from the closet. Recommend repair / replacement by a homeowner or handyman.



OUTLETSSatisfactory Notes:

LIGHTING Satisfactory

Notes:



BEDROOM 3

DOORS Fair

Notes:

The hinges are loose. Recommend repair/replacement by a homeowner or handyman.



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The window is missing the screen. Recommend repair / replacement by the homeowner or qualified window contractor.



CEILINGS Satisfactory

CLOSETS Satisfactory

Notes:

Notes:



OUTLETS Satisfactory

Notes: **LIGHTING**

Satisfactory Notes:



BEDROOM 4

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The window screen is falling apart. Recommend repair/replacement by a qualified window contractor.



CEILINGS Satisfactory Notes:

CLOSETS Satisfactory

Notes:



OUTLETS Poor

All the outlets indicate an open ground.

Recommend further evaluation from a qualified electrician.

Notes:



LIGHTING Satisfactory

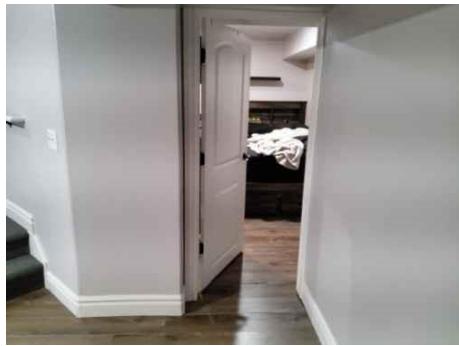
Notes:



BEDROOM 5

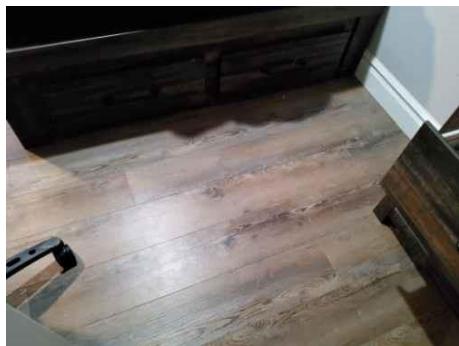
DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The window is missing the screen. Recommend repair / replacement by the homeowner or qualified window contractor.



CEILINGS Fair

Notes:

There are repairs in the ceiling by the door. It was not wet at the time of the inspection.

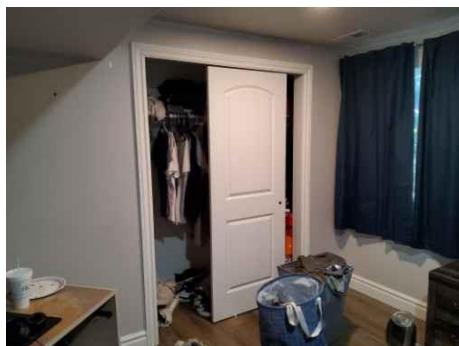
Recommend asking the current owner what caused the ceiling repair.





CLOSETS Satisfactory

Notes:



OUTLETS Satisfactory

Notes: **LIGHTING**

Satisfactory Notes:



BEDROOM 6

DOORS Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

CEILINGS Poor

Notes:

The smoke alarm is missing from this bedroom. Recommend replacing it.

**CLOSETS** Satisfactory

Notes:



OUTLETS Satisfactory

Notes: **LIGHTING**

Satisfactory Notes:



LIVING AREA 1

DOORS N/A

Notes:



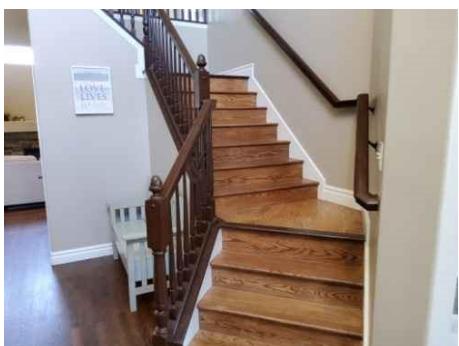
FLOORING Satisfactory

Notes:



STAIRWAYS Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The east window screen is falling apart. Recommend repair/replacement by a qualify window contractor.



CEILING Satisfactory Notes:

OUTLETS Satisfactory Notes:

LIGHTING Satisfactory

Notes:



CEILING FANS Satisfactory

Notes:



FIREPLACE Poor

Notes:

I was unable to get the fireplace to ignite. There is a key slot in the wall to the left of the fireplace to turn the gas on. It was turned on but I was still unable to ignite the fireplace.

Recommend further evaluation/repairs by a qualified fireplace contractor or handyman.



LIVING AREA 2

DOORS N/A

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

The side window screens are falling apart.

The center window is missing the screen and the frame is falling apart.

Recommend repair / replacement by the homeowner or qualified window contractor.





CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

KITCHEN

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:



CEILING Satisfactory Notes:

COUNTERTOPS Satisfactory

Notes:



CABINETS Fair

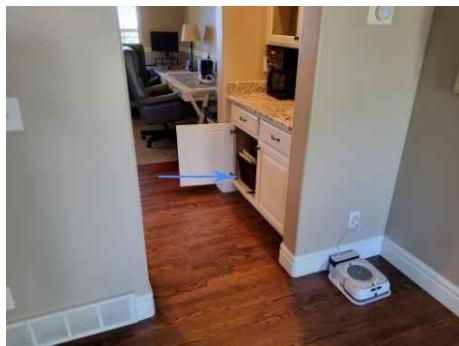
Notes:

The bottom hinge is loose on the cabinet door to the right of the refrigerator.

The bottom hinge is damaged in the bottom cabinet of the room between the kitchen and the den.

Recommend repair/replacement by a homeowner or handyman.





PANTRY Satisfactory Notes:



SINK / GARBAGE DISPOSAL Fair

Notes:

I am unable to turn the shut-off valve on the supply lines. They should turn very easily. I do not attempt to force them because they may break.

The left sink drains slowly.

Recommend further evaluation from a qualified plumber or handyman.





DISHWASHER Satisfactory

Notes:

A dishwasher inspection includes inspection of the drain and water connections. Also, the inspector may turn the dishwasher on to hear if it sounds like it is functioning and see if water is going into the dishwasher.



STOVE / OVEN Satisfactory

Notes:



REFRIGERATOR Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

DINING ROOM

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes: **WINDOWS**

Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory Notes:

LIGHTING Satisfactory

Notes:



LAUNDRY ROOM

OUTLETS Satisfactory Notes:



WATER SUPPLY Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

Recommend cleaning the dryer vent periodically to prevent lint build up.

COUNTERTOPS Satisfactory

Notes:



CABINETS Satisfactory

Notes:



FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Fair

Notes: **WALLS**

Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Satisfactory Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

The water pressure should be between 30 and 80 psi. The water pressure is about 65 psi.



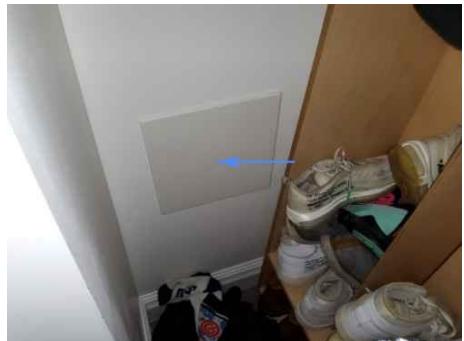
WATER SUPPLY PIPING SIZE Satisfactory Notes:

The majority of piping that could be seen was copper and pex. Other plumbing materials may be present but were not detected at the time of the inspection.

MAIN SHUTOFF VALVE Satisfactory

Notes:

The main shutoff valve for the water is located in the east basement bedroom closet. The water pressure regulator/adjustment valve is directly above it.



SINK / TOILET SHUTOFF VALVES Fair

Notes:

There are some issues with some of the shutoff valves. See individual rooms for details.

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

A sewer scope was not requested so a scope was not performed. Without a sewer scope I am unable to identify any issues with the sewer lines from the home to the street.

I did not identify any issues with the toilets flushing nor any backup in the sewer drain area that could be viewed.

WATER HEATER Fair

Notes:

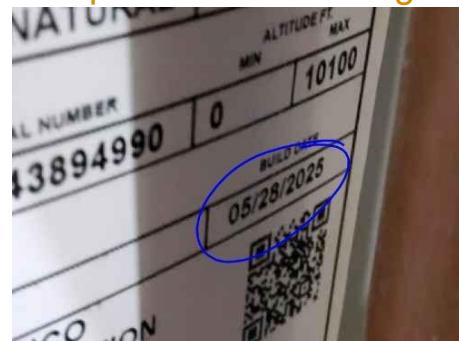
Storage tank combustion (gas) water heaters typically last an average of 10 to 12 years.

The water heater is about 3 months of age.

The tank capacity is 50 gallons.

The typical maximum temperature of water from a water heater should be around 120 degrees. The water temperature is about 137.6 degrees.

Recommend adjusting the water temperature to 120 degrees or below.



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

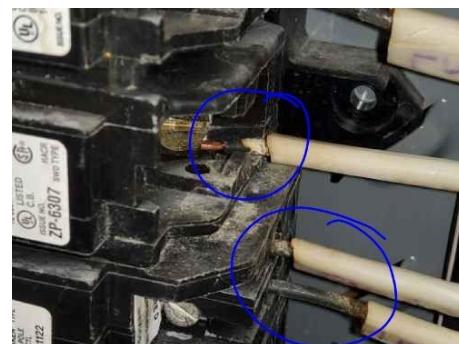
CIRCUIT PANEL Poor

Notes:

The electrical circuit panels are located in the basement furnace room.

Some wires on the bottom right side (about 4 & 5 up) in the large circuit panel look burned as though they have been arcing.

Recommend further evaluation/repairs by a qualified electrical contractor.



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

The gas meter is located outside on the east side of the house.



VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

There are two furnace units.

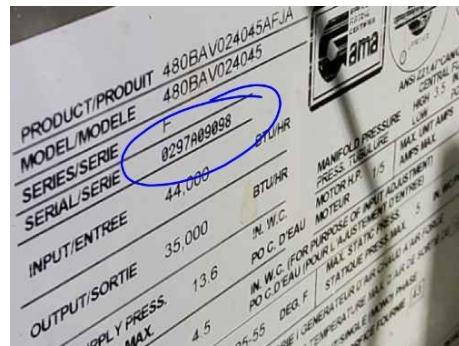
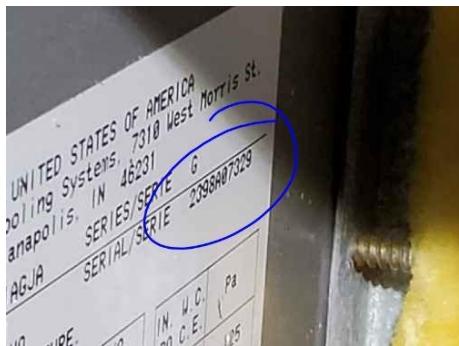
The average lifespan of a forced air furnace is about 20 to 30 years.

The basement furnace is about 27 years of age.

The upper-level furnace is about 28 years of age.

The furnace equipment is near the end of its service life.

Recommend annual maintenance and cleaning of the furnace.



HEATING SYSTEM OPERATION Satisfactory

Notes:

Both heating systems were functioning properly at the time of the inspection.



DUCTWORK / PIPING

Satisfactory

Notes:

COOLING SYSTEM Fair

Notes:

There are two air conditioning units.

Exterior condenser/compressor units typically last about 15 years.

The north air conditioner is about 2 years of age.

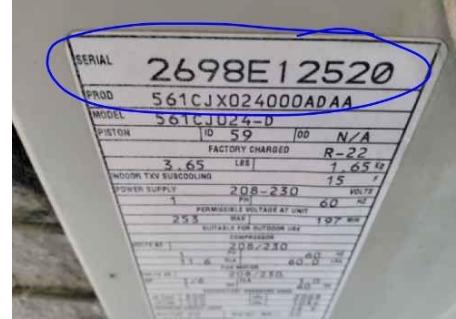
The insulation on the north air conditioning unit tubing is falling apart.

Recommend further evaluation/repairs by a qualified HVAC contractor or handyman.

The south air conditioner is about 27 years of age.

The south air conditioning equipment is near the end of its service life.

Recommend keeping weeds and debris away from the condenser unit.



COOLING SYSTEM OPERATION Satisfactory

Notes:

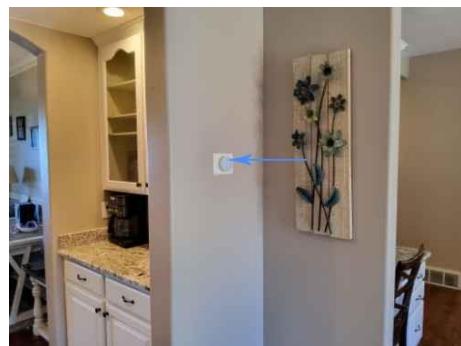
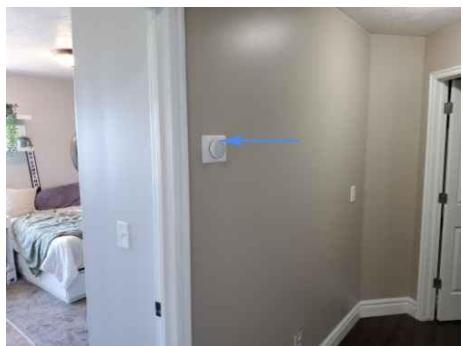
The air conditioning units were functioning properly at the time of the inspection.



THERMOSTAT Satisfactory

Notes:

The thermostat is located in the upper-level hallway and main level kitchen area.



AIR FILTER(S) Fair

Notes:

Both air filters need to be replaced.

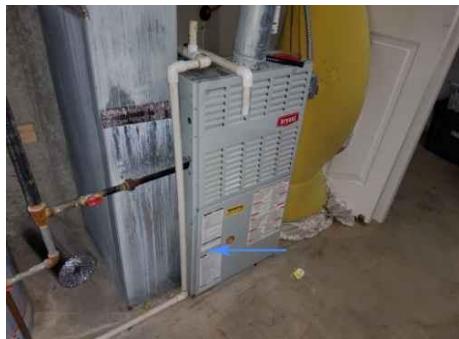
Filthy air filters can lead to clogged evaporator coils, poor air flow and premature failure of the furnace and air conditioning equipment. When installing an air filter, ensure the arrow on the filter is facing the furnace.

Air filter maintenance:

One-inch-thick disposables: every 1 to 3 months

Four/Five-inch-high efficiencies: 1 to 2 times per year

Electronic filters: cleaned several times per year



SMOKE ALARM(S) Fair

The average lifespan of a smoke alarm is about 10 years.

Some smoke alarm(s) are about 7 years of age.

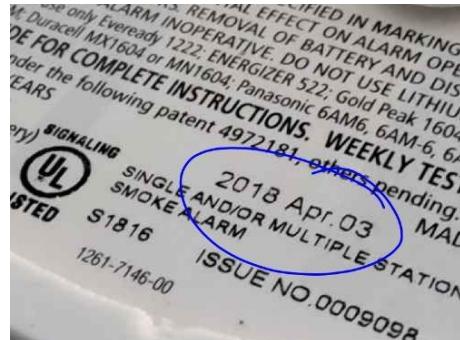
Other smoke alarms are yellowing and beyond their life expectancy.

Recommend replacing the smoke alarm(s)

Notes:

Only a couple smoke alarms were inspected. Recommend checking all the smoke alarms in the house and replacing if necessary.

The inspection does not warrant that the smoke alarms are functioning properly. It only indicates that a smoke alarm was present. The test button does not test the workability of the device. It only tests the alarm.



CARBON MONOXIDE ALARM(S) Satisfactory

The average lifespan of a carbon monoxide alarm(s) is 10 years.

The carbon monoxide alarm(s) are about 7 years of age.

Only one carbon monoxide alarm was inspected. Recommend testing all alarms and replacing if necessary.

The inspection does not warrant that the carbon monoxide alarms are functioning properly. It only indicates that an alarm was present. The test button does not test the workability of the device. It only tests the alarm.

Notes:



ADDITIONAL DETAILS

UPPER-LEVEL DEN Satisfactory Notes:



BASEMENT FAMILY/THEATER ROOM Fair

Notes:

The window is missing the screen. Recommend repair / replacement by the homeowner or qualified window contractor.



BASEMENT KITCHEN Fair

Notes:

The windows are missing the screen.

The windows and window frames have heavy water stains on the bottom of them. Continue to monitor to make sure any water in the window well does not get as high as the windows.

Clean out the window wells so water cannot collect in them.

Recommend adding sealant between the sink and the countertop to keep water from going behind it and into the wall and cabinet base.





GARAGE Fair

Notes:

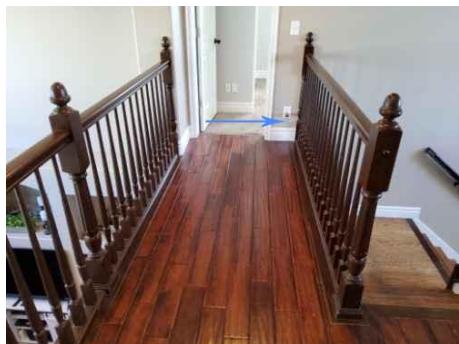
There are water stains and water damage on the ceiling of the garage. It was not wet at the time of the inspection. Recommend asking the current owner the cause of the water damage.



UPPER-LEVEL HALLWAY Poor

Notes:

The outlet by the east bedroom indicates an open ground.
Recommend further evaluation from a qualified electrician.



MAIN LEVEL BEDROOM Satisfactory

Notes:



LAUNDRY ROOM Fair

Notes:

The window is missing the screen. Recommend repair / replacement by the homeowner or qualified window contractor.



FURNACE ROOM Poor

Notes:

Copper piping should not touch galvanized materials. This causes what is called galvanic corrosion and will damage the copper pipe.

Some of the copper pipe coming off the water heater has corrosion on it. Recommend repair from a qualified plumbing contractor.

Some electrical boxes are missing the cover plate.

Recommend repair / replacement by a homeowner or handyman.



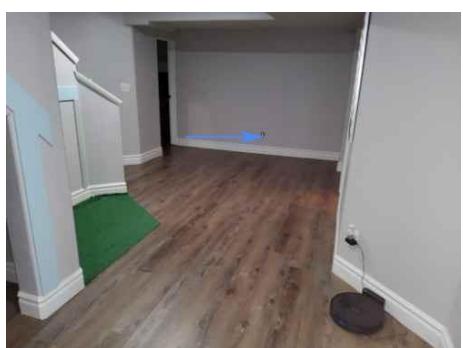


BASEMENT HALLWAY Poor

Notes:

The electrical box is missing the cover plate.

Recommend repair / replacement by a homeowner or handyman.



EXERCISE ROOM Satisfactory

Notes:



STORAGE ROOM Satisfactory

Notes:



SUMMARY:

Bathroom 5 - Sinks

When I turn the hot water onto the sink I could hear what sounded like pipe banging and then the water just turned off. The water would then turn on in short bursts and then off again. Recommend further evaluation/repairs by a qualified plumbing contractor.

Bedroom 4 - Outlets

All the outlets indicate an open ground.

Recommend further evaluation from a qualified electrician.

Bedroom 6 - Ceilings

The smoke alarm is missing from this bedroom. Recommend replacing it.

Living Area 1 - Fireplace

I was unable to get the fireplace to ignite. There is a key slot in the wall to the left of the fireplace to turn the gas on. It was turned on but I was still unable to ignite the fireplace.

Recommend further evaluation/repairs by a qualified fireplace contractor or handyman.

Electrical - Circuit Panel

The electrical circuit panels are located in the basement furnace room.

Some wires on the bottom right side (about 4 & 5 up) in the large circuit panel look burned as though they have been arcing.

Recommend further evaluation/repairs by a qualified electrical contractor.

Custom - Upper-level Hallway

The outlet by the east bedroom indicates an open ground.

Recommend further evaluation from a qualified electrician.

Custom - Furnace Room

Copper piping should not touch galvanized materials. This causes what is called galvanic corrosion and will damage the copper pipe.

Some of the copper pipe coming off the water heater has corrosion on it. Recommend repair from a qualified plumbing contractor.

Some electrical boxes are missing the cover plate.

Recommend repair / replacement by a homeowner or handyman.

Custom - Basement Hallway

The electrical box is missing the cover plate.

Recommend repair / replacement by a homeowner or handyman.