



First Step Inspections LLC

3712 West Periwinkle Drive

South Jordan, UT 84095

(801) 839-8442

fsinspectionsut@gmail.com

Inspected By: Stewart Lay



Home Inspection Report

Prepared For:

Porter Thomas

Property Address:

**1528 E WAGONWHEEL
Sandy, UT 84093**

Inspected on Fri, Dec 27 2019 at 12:00 AM

Table of Contents

General	4
Site	4
Exterior	5
Garage	9
Roofing	10
Structure	17
Electrical	19
HVAC	22
Plumbing	25
Bathrooms	28
Living Room	35
Kitchen	36
Laundry	41
Interior	42
Report Summary	46

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	48 Years
Age Based On:	Listing
Bedrooms/Baths:	4/3
Door Faces:	South
Furnished:	Partially
Occupied:	No
Weather:	Sunny
Temperature:	Cold
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure
Vegetation:	Condition: Satisfactory Generally Maintained
Driveway:	Condition: Satisfactory Concrete Condition: Marginal



Comment 1:

Minor cracking and chipping on driveway recommend resealing to avoid further cracking.

(Site continued)



Figure 1-1



Figure 1-2

Walkways: Concrete

Condition: Satisfactory

Steps/Stoops: Concrete

Condition: Satisfactory

Patios/Decks: Not Present

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick, Aluminum Siding, Lap Wood

Condition: Satisfactory

Exterior Trim Material: Wood

Condition: Satisfactory

Windows: Vinyl, Aluminum

Condition: Repair or Replace

(Exterior continued)



Comment 2:

Multiple windows with cracked glass recommend repair or replacement .



Figure 2-1



Figure 2-2

Entry Doors:

Steel

Condition: Satisfactory

Balconies:

Not Present

Railings:

Metal

Condition: Satisfactory

(Exterior continued)



Comment 3:
General, good condition.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Comment 4:
Exterior spout is loose recommend repair or replacement.



Figure 4-1



Comment 5:
Missing flashing on north side of house recommend repair or replacement.



Figure 5-1

Garage

Garage Type:	Attached
Garage Size:	Condition: Satisfactory 1 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Condition: Satisfactory Light Beam Condition: Satisfactory



Comment 6:
General, good condition.



Figure 6-1



Figure 6-2

(Garage continued)



Comment 7:

Multiple areas observed with gaps in the wall. Recommend sealing.



Figure 7-1



Figure 7-2

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Roof Design:

Roof Covering:

Approximate Roof Age:

Ventilation Present:

Vent Stacks:

Chimney :

Sky Lights:

Flashings:

Walked Roof/Arms Length

Gable

Architectural shingles

Condition: Satisfactory

1-2 Years

Roof, Gable Ends

Condition: Satisfactory

Metal, Plastic

Condition: Satisfactory

Not Present

Not Present

Metal

Condition: Repair or Replace

(Roofing continued)



Comment 8:
Missing flashing on north side (rear) of the roof .

Soffit and Fascia:	Aluminum, Stucco Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Repair or Replace



Comment 9:
Missing downspout recommend replacement.



Figure 9-1

(Roofing continued)



Comment 10:
General, good condition.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Roofing continued)

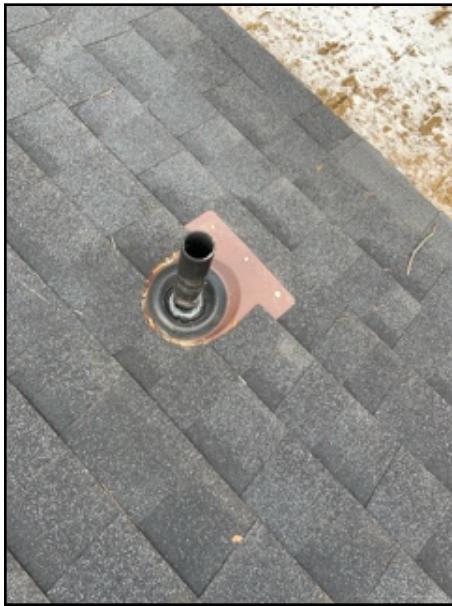


Figure 10-5



Figure 10-6



Figure 10-7

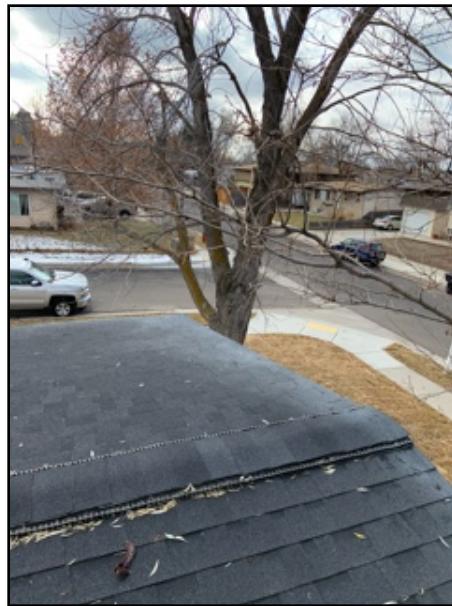


Figure 10-8

(Roofing continued)



Figure 10-9



Comment 11:

Area near the garage attachment observed missing fascia and flashings.
Recommend repair and replacement.



Figure 11-1



Figure 11-2

(Roofing continued)



Figure 11-3



Comment 12:

Gutters near trees on front and rear have build up/blockage observed. Recommend cleaning out. As well as keeping up on tree care.



Figure 12-1



Figure 12-2

(Roofing continued)



Figure 12-3

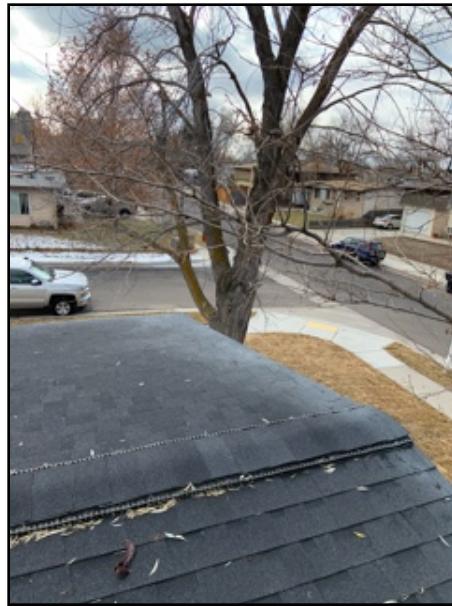


Figure 12-4

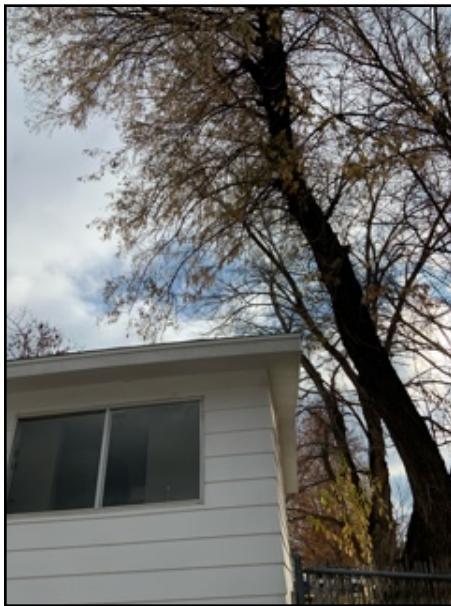


Figure 12-5



Figure 12-6

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Floor Structure:	Engineered I-Joist
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:

Bedroom Closet



Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal, PVC
	Condition: Satisfactory

(Attic continued)

Insulation:

Blown In Cellulose
Condition: Satisfactory



Comment 13:
General, good condition.



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Attic continued)



Figure 13-5



Figure 13-6

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Not present
Service Line Material:	Condition: Satisfactory
Service Voltage:	Copper
Service Amperage:	Condition: Satisfactory
Service Panel Ground:	240 volts
Branch Circuit Wiring:	100 amps
Overcurrent Protection:	Cold Water Pipe
	Non-Metallic Shielded Copper
	Condition: Satisfactory
	Breakers
	Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

Smoke Detectors:

Hard Wired Interconnected

Condition: Satisfactory



Sub Panel

Location:

Basement

Service Line Material:

Aluminum

Overcurrent Protection:

Breakers

Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

(Sub Panel continued)



Comment 14:
General, good condition.



Figure 14-1



Figure 14-2

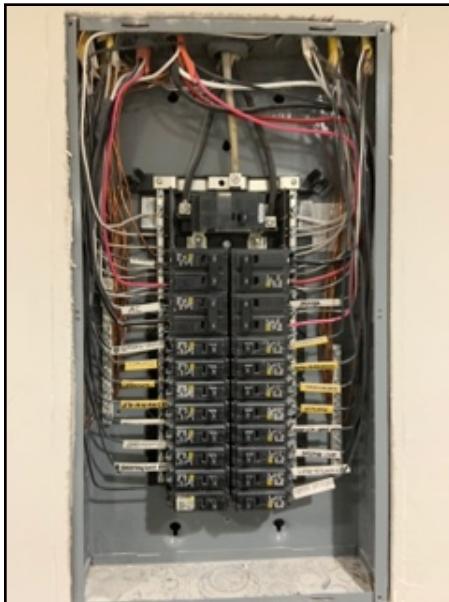


Figure 14-3

HVAC

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory
Thermostat Location: Upstairs Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement
Type of Equipment: Forced Air
Condition: Satisfactory
Manufacturer: Goodman
Heating Fuel: Gas
Condition: Satisfactory
Input BTUs: 80,000
Output BTUs: 64,000
Approximate Age: 1 Year
Filter Type: Disposable
Condition: Satisfactory
Type of Distribution: Metal Ducting
Condition: Satisfactory

(Heating continued)



Comment 15:
General, good condition.



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4

(Heating continued)



Comment 16:

Heavy rust on main fuel source pipe next to furnace. Slight smell of gas observed as well. Recommend repair or replacement.



Figure 16-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Not Inspected

(Cooling continued)

Condenser Make:

Goodman



Condensor Size:

Not Present

Condenser Approximate Age:

1 Year

Expansion Coil Make:

Goodman

Expansion Coil Size:

Not Present

Expansion Coil Approximate Age:

1 Year

Condensate Drainage:

To Floor Drain

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Galvanized

Condition: Satisfactory

Location of Main Water Shutoff:

Basement

(Plumbing continued)

Sewer System:
Waste Pipe Material:
Location of Fuel Shutoff:

Public
PVC
Condition: Satisfactory
At Meter



Comment 17:
General, good condition .



Figure 17-1



Figure 17-2

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	1 Year
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
Seismic Straps Installed:	In Same Room
	Yes
	Condition: Satisfactory



Comment 18:
General, good condition.



Figure 18-1

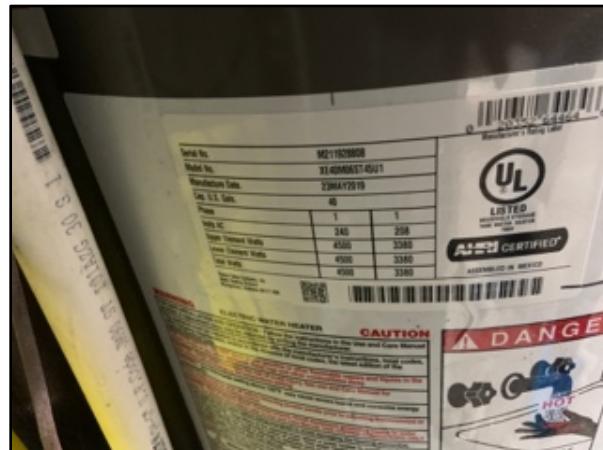


Figure 18-2

(Water Heater continued)



Comment 19:

Overflow tank observed to not have a safety strap connected. Recommend adding a safety strap.

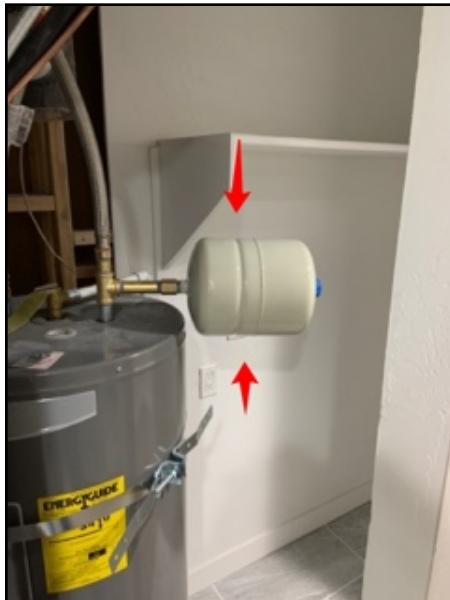


Figure 19-1

Bathrooms

Bathroom #1

Location:	Upstairs Hallway
Bath Tub:	Recessed
Shower:	Condition: Satisfactory In Tub
Sink(s):	Condition: Satisfactory Single Vanity
Toilet:	Condition: Satisfactory Standard Tank
Bidet:	Condition: Satisfactory Not Present
Shower Walls:	Tile Condition: Satisfactory

(Bathroom #1 continued)

Tub Surround:

Tile

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator, Window

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 20:

Genera good condition.



Figure 20-1



Figure 20-2

(Bathroom #1 continued)



Figure 20-3



Figure 20-4



Figure 20-5



Figure 20-6

(Bathroom #1 continued)



Figure 20-7



Comment 21:

I could not get water hot in the shower. Recommend a licensed plumber repair.

Bathroom #2

Location:	Master Bedroom
Bath Tub:	Not Present
Shower:	Stall
Sink(s):	Condition: Repair or Replace Double Vanity
Toilet:	Condition: Satisfactory Standard Tank
Bidet:	Condition: Satisfactory Not Present
Shower Walls:	Tile
Tub Surround:	Condition: Satisfactory Tile
Floor:	Condition: Satisfactory Tile

(Bathroom #2 continued)

Ventilation Type:

Ventilator, Window

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 22:

General, good condition.



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

(Bathroom #2 continued)



Figure 22-5



Comment 23:

I could not get water hot in the shower. Recommend a licensed plumber repair.

Bathroom #3

Location:	Basement
Bath Tub:	Recessed
Shower:	Condition: Satisfactory In Tub
Sink(s):	Condition: Satisfactory Double Vanity
Toilet:	Condition: Satisfactory Standard Tank
Bidet:	Condition: Satisfactory Not Present
Shower Walls:	Fiberglass
Tub Surround:	Condition: Satisfactory Tile
	Condition: Satisfactory

(Bathroom #3 continued)

Floor:

Tile

Ventilation Type:

Condition: Satisfactory

Ventilator

GFCI Protection:

Condition: Satisfactory

Outlets

Condition: Satisfactory



Comment 24:
General, good condition.



Figure 24-1



Figure 24-2

(Bathroom #3 continued)



Figure 24-3



Figure 24-4



Comment 25:

I could not get water hot in the shower. Recommend a licensed plumber repair.

Living Room

Flooring:

Wood

Condition: Satisfactory

Ceiling and Walls:

Painted drywall

Condition: Satisfactory

Electrical:

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory

Windows:

Single Hung

Condition: Repair or Replace

(Living Room continued)



Comment 26:

Window in living room has observed crack in lower corner. Recommend repair or replacement.



Figure 26-1

Doors:

Hinged

Condition: Satisfactory

Kitchen

(Kitchen continued)

Cabinets:

Wood

Condition: Satisfactory



Countertops:

Granite

Condition: Satisfactory

Sink:

Single

Condition: Satisfactory



(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

General Electric

Condition: Satisfactory

Range:

General Electric

Condition: Satisfactory

Cooktop:

General Electric

Condition: Satisfactory

Refrigerator:

General Electric

Condition: Satisfactory



(Appliances continued)



Comment 27:

No ice observed in ice maker. Tested water and it was not turned on at time of inspection.



Figure 27-1



Figure 27-2

Dishwasher:



Bosch

Condition: Satisfactory



(Appliances continued)

Microwave:

Samsung
Condition: Satisfactory



Disposal:

Waste King
Condition: Satisfactory



(Appliances continued)



Comment 28:
General, good condition.



Figure 28-1



Figure 28-2

Laundry

Built In Cabinets:

Not Present

Laundry Sink:

Not Present

Dryer Venting:

To Exterior

Condition: Satisfactory



(Laundry continued)

GFCI Protection:	Yes
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Not Present
Dryer:	Not Present

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Sliders
	Condition: Satisfactory
Window Materials:	Aluminum , Vinyl
Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Not Present

(Interior continued)



Comment 29:
General, good condition.



Figure 29-1



Figure 29-2



Figure 29-3



Figure 29-4

(Interior continued)

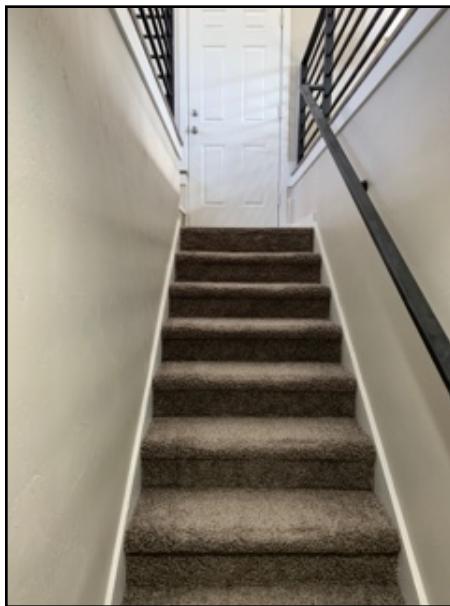


Figure 29-5



Comment 30:

Area in basement living space has observed stain.



Figure 30-1



Figure 30-2

(Interior continued)



Comment 31:

Observed crack on edge of kitchen flooring near garage door. Recommend repair.



Figure 31-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Driveway

- 1) Minor cracking and chipping on driveway recommend resealing to avoid further cracking.



Figure 1-1



Figure 1-2

(Report Summary continued)

Windows

2) Multiple windows with cracked glass recommend repair or replacement .



Figure 2-1



Figure 2-2

Exterior

3) Exterior spout is loose recommend repair or replacement.



Figure 4-1

4) Missing flashing on north side of house recommend repair or replacement.

(Report Summary continued)



Figure 5-1

Garage

5) Multiple areas observed with gaps in the wall. Recommend sealing.



Figure 7-1



Figure 7-2

Flashings

6) Missing flashing on north side (rear) of the roof .

(Report Summary continued)

Gutters & Downspouts

7) Missing downspout recommend replacement.



Figure 9-1

Roofing

8) Area near the garage attachment observed missing fascia and flashings. Recommend repair and replacement.



Figure 11-1



Figure 11-2

(Report Summary continued)



Figure 11-3

- 9) Gutters near trees on front and rear have build up/blockage observed. Recommend cleaning out. As well as keeping up on tree care.



Figure 12-1



Figure 12-2

(Report Summary continued)



Figure 12-3

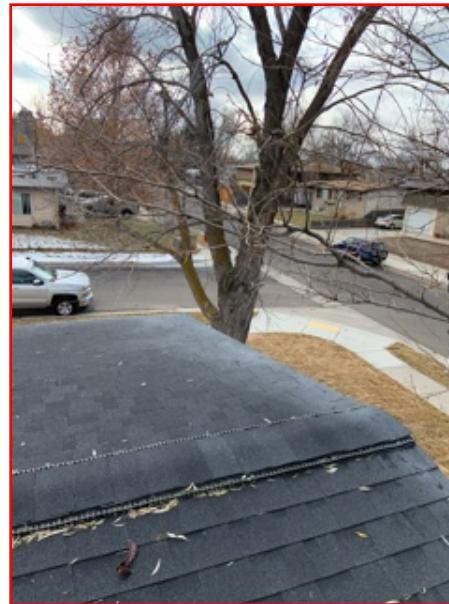


Figure 12-4



Figure 12-5



Figure 12-6

(Report Summary continued)

HVAC: Heating

10) Heavy rust on main fuel source pipe next to furnace. Slight smell of gas observed as well. Recommend repair or replacement.



Figure 16-1

Plumbing: Water Heater

11) Overflow tank observed to not have a safety strap connected. Recommend adding a safety strap.



Figure 19-1

(Report Summary continued)

Bathrooms: Bathroom #1

12) I could not get water hot in the shower. Recommend a licensed plumber repair.

Bathrooms: Bathroom #2

13) I could not get water hot in the shower. Recommend a licensed plumber repair.

Bathrooms: Bathroom #3

14) I could not get water hot in the shower. Recommend a licensed plumber repair.

Windows

15) Window in living room has observed crack in lower corner. Recommend repair or replacement.



Figure 26-1

(Report Summary continued)

Refrigerator

16) No ice observed in ice maker. Tested water and it was not turned on at time of inspection.



Figure 27-1



Figure 27-2

(Report Summary continued)

Interior

17) Area in basement living space has observed stain.



Figure 30-1



Figure 30-2

18) Observed crack on edge of kitchen flooring near garage door. Recommend repair.



Figure 31-1