

Property Management Report

Property Solutions of Utah, 1226 W South Jordan Parkway D, South Jordan, UT, 84095

333 E

333 E 4500 S, Midvale, UT, US

Inspection

2017-01-24

Inspector: Rebecca Morris

rebecca@utahpropertysolutions.com

Tenant:

None

CONDITION KEY

N - New

S - Satisfactory / Clean

! - Action

D - Damaged / Deduction

Bathroom 1: Master

	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- S - -	None	
Toilet	- S - -	None	
Toilet Paper Holder	- S - -	None	
Towel Rack	- S - -	None	
Tub/Shower	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bathroom 2: Hall

	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Exhaust Fan	- - ! D	Maintenance Required	motor not working
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Medicine Cabinet/Mirror	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Shower Door/Rail/Curtain	- S - -	None	
Sink/Faucet	- S - -	None	
Switch/Outlet	- S - -	None	
Toilet	- S - -	None	

Toilet Paper Holder	- S - -	None
Towel Rack	- S - -	None
Tub/Shower	- S - -	None
Wall/Ceiling	- S - -	None
Window Covering	- S - -	None
Window/Lock/Screen	- S - -	None

Bedroom 1: Master	CONDITION	ACTION	COMMENTS
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Closet/Door/Track/Shelving	- S - -	None
Door/Knob/Lock	- S - -	None
Flooring/Baseboard	- S - -	None
Light Fixture/Fan	- S - -	None
Other	- S - -	None
Switch/Outlet	- S - -	None
Wall/Ceiling	- S - -	None
Window Covering	- S - -	None
Window/Lock/Screen	- S - -	None

Bedroom 2: Jacob's	CONDITION	ACTION	COMMENTS
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Closet/Door/Track/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- - ! D	Cleaning Required	See photo to view damage.
Light Fixture/Fan	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Bedroom 3: Vacant	CONDITION	ACTION	COMMENTS
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Closet/Door/Track/Shelving	- S - -	None
Door/Knob/Lock	- S - -	None
Flooring/Baseboard	- S - -	None
Light Fixture/Fan	- S - -	None
Other	- S - -	None
Switch/Outlet	- S - -	None
Wall/Ceiling	- S - -	None
Window Covering	- S - -	None
Window/Lock/Screen	- S - -	None

Dining Room	CONDITION	ACTION	COMMENTS
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Flooring/Baseboard	- S - -	None
Light Fixture/Fan	- S - -	None
Other	- S - -	None
Smoke/CO Detector	- S - -	None
Switch/Outlet	- S - -	None
Wall/Ceiling	- S - -	None
Window Covering	- S - -	None

Window/Lock/Screen - S - - None

Kitchen	CONDITION	ACTION	COMMENTS
Cabinets/Drawers	- S - -	None	
Counter	- S - -	None	
Dishwasher	- S - -	None	
Faucet/Plumbing	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture	- S - -	None	
Microwave	- S - -	None	
Other	- S - -	None	
Oven	- S - -	None	
Oven/Microwave	- S - -	None	
Range/Fan/Hood/Filter	- S - -	None	
Refrigerator	- S - -	None	
Sink/Disposal	- S - -	None	
Switch/Outlet	- S - -	None	
Trash Compactor	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Laundry Room	CONDITION	ACTION	COMMENTS
Cabinet/Counter/Shelving	- S - -	None	
Door/Knob/Lock	- S - -	None	
Dryer	- S - -	None	
Faucet/Valve	- S - -	None	
Flooring/Baseboard	- S - -	None	
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Plumbing/Drain	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Washer	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Living Room	CONDITION	ACTION	COMMENTS
Door/Knob/Lock	- S - -	None	
Flooring/Baseboard	- S - -	None	small stain
Light Fixture/Fan	- S - -	None	
Other	- S - -	None	
Switch/Outlet	- S - -	None	
Wall/Ceiling	- S - -	None	
Window Covering	- S - -	None	
Window/Lock/Screen	- S - -	None	

Balcony: Off bedroom #2 **CONDITION** **ACTION** **COMMENTS**

Flooring	-- ! D	Cleaning Required
Light Fixture	- S --	None
Railing	- S --	None

Storage: Hall Closet	CONDITION	ACTION	COMMENTS
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Other	- S --	None
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Systems	CONDITION	ACTION	COMMENTS
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Air Conditioning/Filter	- S --	None	
Breaker Box	- S --	None	
Furnace	-- ! D	Maintenance Required	16x20x1 filter doesn't fit
Other	- S --	None	
Thermostat	- S --	None	battery is dead
Water Heater	- S --	None	
Water Softener	- S --	None	

Additional Comments

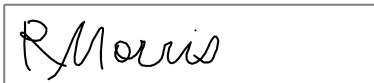
Bedroom #2 has carpet staining. Requires cleaning. The air filter needs to be replaced. The rest of the house looks good.

Final Comments

This is a visual inspection only. We do not assess any structural or mechanical defects.

Inspector Signature

Rebecca Morris



2017-01-24 16:37:20

Bathroom 1: Master

Bathroom 2: Hall



Taken on: 2017-01-24 15:42:19

Taken at: [40.67480914, -111.88209361](https://www.google.com/maps/place/40.67480914,-111.88209361) [Image](#)

Bedroom 1: Master

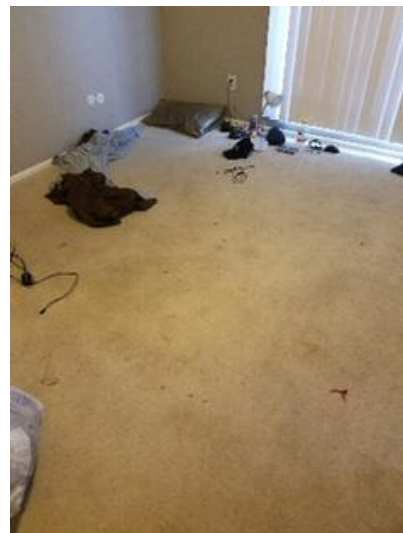
Bedroom 2: Jacob's



Closet/Door/Track/Shelving

Taken on: 2017-01-24 15:44:16

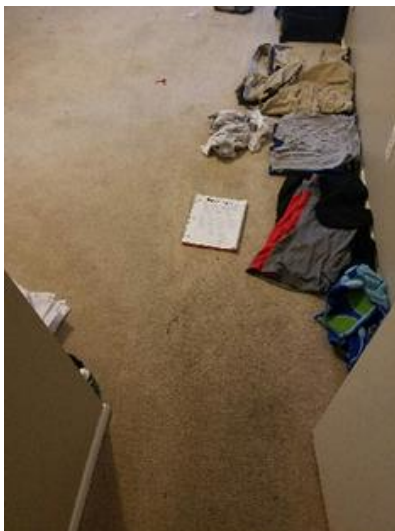
Taken at: [40.67483138, -111.88194772](https://www.google.com/maps/place/40.67483138,-111.88194772) [Image](#)



Flooring/Baseboard

Taken on: 2017-01-24 15:44:44

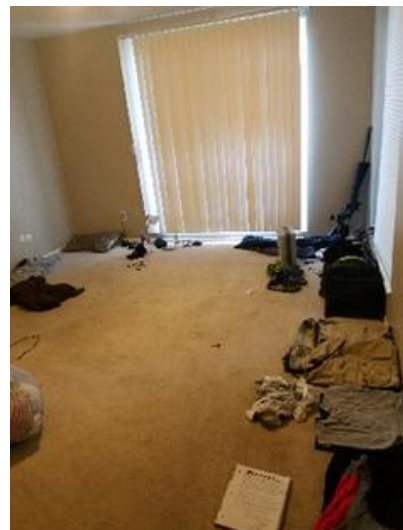
Taken at: [40.67484101, -111.88194679](https://www.google.com/maps/place/40.67484101,-111.88194679) [Image](#)



Flooring/Baseboard

Taken on: 2017-01-24 15:44:57

Taken at: [40.67484101, -111.88194679](https://www.google.com/maps/place/40.67484101,-111.88194679) [Image](#)



Taken on: 2017-01-24 15:45:34

Taken at: [40.67487342, -111.88196254](https://www.google.com/maps/place/40.67487342,-111.88196254) [Image](#)



Taken on: 2017-01-24 15:45:45

Taken at: [40.674844, -111.88194616](#) [Image](#)

Bedroom 3: Vacant

Dining Room

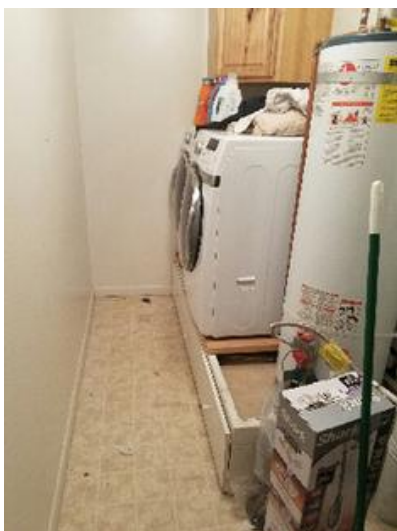


Taken on: 2017-01-24 15:40:47

Taken at: [40.67482287, -111.88218016](#) [Image](#)

Kitchen

Laundry Room



Taken on: 2017-01-24 15:41:59

Taken at: [40.67480076, -111.88212423](#) [Image](#)



Taken on: 2017-01-24 15:41:38

Taken at: [40.674812, -111.88214743](#) [Image](#)

Balcony: Off bedroom #2

Storage: Hall Closet

Systems



Furnace

Taken on: 2017-01-24 15:50:39

Taken at: [40.67484452, -111.8819494](#) [Image](#)