



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector



2215 S. Harrison - Anytown, UT.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "**What Your Inspection Includes**" provides additional details: ***PLEASE READ IT CAREFULLY.***

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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CLIENT & INSPECTION INFORMATION

CLIENT'S NAME: Bob & Melanie Homebuyers.
 DATE OF INSPECTION: 03/09/2001.
 TIME OF INSPECTION: 08:45 AM.
 INSPECTION #: 30901A.
 CLIENT'S AGENT: Robert Salesman - Wardley GMAC.



**Michael Leavitt & Co
INSPECTIONS, INC.**

"THE MOST QUALIFIED INSPECTOR IN TOWN"
1145 N. Main Street Orem, Utah 84057

OFFICE 225-8020 www.TheHomeInspector.com MOBILE 898-UTAH



REPORT TERMINOLOGY DEFINITIONS

- DURABLE:** On the day of the Inspection, the component was operating within its designed lifespan.
- SERVICEABLE:** On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.
- GOOD:** Appears DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
- FAIR:** Appears DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.
- POOR:** Does NOT appear DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
- (x3):** Number of times the condition was noted.
- LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.
- PLEASE NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs.

GENERAL INFORMATION:

- AREA:** Suburbs.
- HOUSE OCCUPIED?** No.
- CLIENT PRESENT:** Yes.
- PROPERTY OPENED BY:** Inspector used the lock box with the Affiliate Key Card.

CLIMATIC CONDITIONS:

- TEMPERATURE:** 42.
- CONDITIONS:** Overcast.
- SOIL CONDITIONS:** Damp.

BUILDING CHARACTERISTICS:

- MAIN ENTRY FACES:** West.
- ESTIMATED AGE OF HOUSE:** 1947.
- BUILDING TYPE:** Single Family Dwelling.
- STORIES:** 1
- SPACE BELOW GRADE:** Basement.

UTILITIES

- WATER SOURCE:** Public.
- SEWAGE DISPOSAL:** Public.
- UTILITIES STATUS:** All utilities on.



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GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE: Gentle slope. NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.

RETAINING WALLS: Part of this wall was covered with foliage.

FOUNDATION DRAINAGE: Negative grade noted at: North foundation, A positive grade is recommended to help prevent water penetration into the basement. This can usually be obtained with placement of additional fill dirt.

LANDSCAPING

TREES: General condition is Good.

SHRUBBERY: General condition is Good.

FRONT LAWN: General condition is Good.

BACK LAWN: General condition is Good.

SPRINKLERS: Yes: Automatic sprinklers were identified. Did Not Test = The evaluation of sprinkler systems is beyond the scope of this evaluation. It is recommended that information about the sprinkler system, stations, care and maintenance be obtained from the Seller.

DRIVEWAYS/WALKWAYS

DRIVEWAY: It is important to keep the snow and ice cleared to allow safe use. The entry portion is deteriorated.

WALKWAYS: Concrete - General condition is Good.

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION: Fair.

SIDING CONDITION: Good.

BRICK CONDITION: Good.

MOLDINGS & TRIM CONDITION: Fair.

TRIM PAINT CONDITION: Fair.

EAVES/OVERHANGS CONDITION: Good.

WINDOWS CONDITION: Good.

SCREEN CONDITIONS: Did Not Evaluate.

CAULKING CONDITION: Recommend adding sealant to the brick/trim joints.

WEATHERSTRIPPING CONDITION: General condition is Fair.

HOSE BIBS: The front bib is shut down.

WATER PRESSURE: 55.

FRONT PORCH

TYPE: Concrete-General condition is Good.

STAIRS: Good.

RISER/TREAD RATIO: Good.

HANDRAIL: There is no handrail installed = Consider adding for safety.

LIGHTING: Good.

DOORBELL: None.

GFI OUTLETS: There is no outlet installed.

DOOR: Good.

SCREEN/STORM DOOR: Good.



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PATIOS

TYPE: Concrete-General condition is Good.
 STAIRS: Good.
 RISER/TREAD RATIO: Good.
 HANDRAIL: There is no handrail installed = Consider adding for safety.
 LIGHTING: Operates with a photocell = Did Not Test.
 GFI OUTLETS: The added box is not connected. The other outlet is not GFCI protected.
 DOOR: The glass in the door is not-tempered = Consider upgrading for safety.

ROOFING

GENERAL ROOFING CONDITION

ROOFING CONDITION: This roofing material is being used beyond it's typical projected lifespan. Consideration should be given to upgrading the roof covering.



INSPECTION METHOD: Walked upon the rooftop.
 ROOF PITCH (slope): 5:12.
 ROOFING LAYERS: This roof has composition shingles laid over wood shingles. This creates a wavy effect in the surface of the shingles. Modern building standards do not allow more than 2 layers of roofing material. This is due to the weight of the roofing material and the design load rates of the roofing support structure.
 ESTIMATED AGE: This roof appears to be over 20 years old.
 DESIGNED LIFESPAN: The statistical life average of this roofing product is 15-18 years.
 ROOFING MATERIAL: Composition Shingles.
 ROOF PENETRATIONS: Only 1 plumbing vent was found. It is for the rear bathroom and kitchen.
 ATTIC VENTS: Yes.
 ROOF METAL: Rusty flashing was noted.
 MOST OF THE SHINGLES: Most of the shingles showed the following conditions: curling, deterioration, loss of mineral coating, Recommend further evaluation by a Licensed Roofer.

CHIMNEY #1

CONDITION: Repairs are needed.
 CHIMNEY LOCATION: South.
 MATERIAL: Brick and Mortar.
 SPARK ARRESTOR: A spark arrestor is NOT installed.
 CHIMNEY CAP:



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A cement chimney cap is installed.
There is significant deterioration to the chimney cap = Recommend repair by a brick mason specialist.



FLUE LINER:
ROOF JOINT:

Fair condition:
The chimney/roof joint shows deferred maintenance separation cracks.
Recommend resealing with roof sealant.

REMARKS:

Regular chimney maintenance is highly recommended, yet often overlooked by homeowners. The full evaluation of the structural and internal portions of the chimney is beyond the scope of this visual evaluation. It is recommended that a "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards. The "Level 2" evaluation is best suited to provide the information needed for the Real Estate transaction.

AMENITIES

GARAGE

GENERAL CONDITION:

There is direct earth to wood contact around the perimeter of the structure. Both moisture and termite damage was observed on the lower edges = Recommend lowering the earth and possible treatment by a licensed Pest Control Operator.



TYPE:
LOCATION:
ROOF CONDITION:

Two car.
Detached.
The roof is in Poor condition = Reshingle.





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FLOOR CONDITION:

Concrete: General condition is Good. Normal settling cracks were noted.

GARAGE DOOR(S)

SIDE YARD DOOR:

General condition is Good.

MAIN GARAGE DOOR(S):

GOOD - Appears serviceable.

AUTO-DOOR OPENER(S):

Automatic door opener(s)- operational. Testing of the remote opener switches is beyond the scope of this evaluation.

AUTO-REVERSE:

The safety reverse system is in Good working order. There is an electric eye safety beam installed and working.

GARAGE ELECTRICAL

ELECTRICAL WIRING:

The wiring comes to the structure with non-underground rated Romex = Upgrade. The subpanel is not bonded to the main home.

OUTLETS:

Functioning as designed.

GFI OUTLETS:

GFI outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.

KITCHEN

GENERAL KITCHEN CONDITIONS

LOCATION:

Main Floor.

REFRIGERATOR SPACE:

66.25x36.

WALL FINISH:

Paint condition is Intact.

FLOORING:

Normal wear and tear floor scratches were noted = Refinish as needed.

WINDOWS:

Single pane window(s) condition is Good.

DOOR:

General condition is Good.

LIGHTING:

Room lighting appears adequate.

MISWIRED OUTLET(S):

Miswired outlets were identified = Recommend further evaluation/repair for safety. North wall, The following types of miswirings were identified in this room: Reverse Polarity.

GFI OUTLETS:

GFI outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.

HEATING DEVICE:

Heat register(s) noted.

CABINETS:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

Good.

FAUCET:

Faucet leaks at O-rings when running = Repair/Replace.

PLUMBING LEAKS:

None apparent at this time.

KITCHEN APPLIANCES

DISHWASHER:

Functioning: Yes, The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.

GARBAGE DISPOSAL:

Functioning: Yes, It is unknown why two lines of Romex run to this unit???

STOVE (Range):

Gas - General condition is Good. The burners were tested for operation. Flame quality and timer settings were not evaluated.

OVEN:

Gas-General condition is Good. The oven burner was tested for operation. Flame quality, timer settings and other features were not evaluated.

GAS SHUT-OFF:

The main shut off was obstructed from view.

FLEXIBLE CONNECTOR:

The flexible gas connector was obstructed from view.

EXHAUST FAN:

Recirculating style - Functioning: Yes. The fan was turned on, tested, and then



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turned back off.

REFRIGERATOR: Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a home warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time in the home before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

LAUNDRY

WASHER HOOK-UPS: Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.

WASHER DRAIN: Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection. The drain for the unit and the floor was an afterthought and there were no provisions for a vent to extend through the roof. Instead, they put in a local self-closing vent. Typically these are not allowed in this installation by the City officials.



DRYER HOOK-UPS: There is a 220 electric dryer hook-up. The power hook-up is not secured to the wall.

DRYER VENTING: The dryer vent is vented to the outside.

INTERIOR ROOMS

SCOPE: Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

LIVING ROOM

LOCATION: Main Floor, Southwest.

CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

LIGHTING SWITCH: The multiple switch lighting circuit has been improperly fitted with a 2-way dimmer switch.

OUTLETS: 3 of the 4 outlets are miswired.

FAMILY ROOM

LOCATION: Basement, Northwest.

CONDITION: The components of this room are both Durable and Serviceable.



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OFFICE

LOCATION: Basement, Southeast.
 CONDITION: The bathroom must be passed through to access the room.
 SMOKE DETECTOR: None.
 WINDOWS: The window is too small for safe egress.
 LIGHTING: The closet light did not respond to the switch.

BATHROOMS

#1 BATHROOM

LOCATION: Upstairs, Southwest, Master, Hallway.
 WALL FINISH: Drywall nailhead pops were noted = Cosmetic repair.
 FLOORING: The tile underlayment appears to be inadequate for tiles. This allows tiles to crack and mortar joints to separate. Consideration should be given to upgrading the tile underlayment and installing new tile. General condition is Good.
 WINDOWS: Dual pane window(s) condition is Good.
 DOOR: General condition is Good.
 LIGHTING: Room lighting appears adequate.
 MISWIRED OUTLET(S): 1 miswired outlet was identified = Recommend repair for safety. The following types of miswirings were identified in this room: Reverse Polarity.
 GFI OUTLETS: GFI outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.
 HEATING DEVICE: Heat register(s) noted.
 BATH VENTILATION: Exhaust fan is operational.
 BATH FIXTURE: A combination tub and shower is installed.
 SHOWER PAN/TUB: General condition is Good.
 TUB/SHOWER SURROUND: Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
 TUB/SHOWER PLUMBING: The permanent mechanical drain stopper is broken. The valve assembly is loose in the wall and not well sealed at the surround. The shower diverter is broken.
 VANITY: General condition is Good.
 COUNTERTOPS: General condition is Good.
 SINK: General condition is Good.
 FAUCET: The faucet has a constant drip from the spout = Repair.
 TOILET: General condition is Good.

#2 BATHROOM

LOCATION: Basement.
 WALL FINISH: Paint condition is Intact.
 FLOORING: General condition is Good.
 DOOR: General condition is Good.
 LIGHTING: Room lighting appears adequate.
 GFI OUTLETS: A GFI outlet is provided but it is malfunctioning = Replace/Repair.
 BATH VENTILATION: Exhaust fan is operational.
 BATH FIXTURE: Shower only.
 SHOWER PAN/TUB:



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Ceramic Tiles=Good Condition. Note:
The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.



- TUB/SHOWER SURROUND:** There are 2 tiles cracked in the corner.
- SHOWER ENCLOSURE:** General condition is Good.
- TUB/SHOWER PLUMBING:** Appears serviceable.
- VANITY:** General condition is Good.
- COUNTERTOPS:** General condition is Good.
- SINK:** General condition is Good.
- FAUCET:** General condition is Good.
- TOILET:** General condition is Good.

BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke detectors. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

#1 BEDROOM

- LOCATION:** Main Floor, Northwest.
- CONDITION:** The components of this bedroom are both Durable and Serviceable with the exception of the following item(s) listed below.
- SMOKE DETECTOR:** None.
- FLOORING:** The carpet padding is deteriorated.
- LIGHTING SWITCH:** I did not find hat the east wall switch controls.
- OUTLETS:** Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This installation creates an Open Ground condition.

#2 BEDROOM

- LOCATION:** Main Floor, Northeast.
- CONDITION:** The components of this bedroom are both Durable and Serviceable with the exception of the following item(s) listed below.
- SMOKE DETECTOR:** None.
- WINDOWS:** The east wall crank is missing.
- MISWIRED OUTLET(S):** 1 miswired outlet was identified = Recommend repair for safety. East wall, The following types of miswirings were identified in this room: Open Ground.
- CLOSET STORAGE:** The door sticks in it's frame.



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#3 BEDROOM

LOCATION: Basement, Northeast.
 CONDITION: The components of this bedroom are both Durable and Serviceable with the exception of the following item(s) listed below.
 SMOKE DETECTOR: None.
 OUTLETS: 2 outlet boxes need resecuring.
 MISWIRED OUTLET(S): 1 miswired outlet was identified = Recommend repair for safety. East wall, The following types of miswirings were identified in this room: Reverse Polarity.
 CLOSET STORAGE: The closet door guide is missing.

INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS: Good.
 WALLS: Good.
 WALL CAVITIES: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**
 WALL INSULATION: Unable to determine if the walls are insulated.
 MOISTURE ENTRY: There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.

STAIRWAYS

TYPE: Carpet - General condition is Good.
 RISER/TREAD RATIO: General condition is Steep.
 HEAD CLEARANCE: General condition is Fair.
 RAILINGS STURDY: General condition is Good.

ADDITIONAL ITEMS

SMOKE DETECTORS: Installed. The addition of working units are recommended inside each sleeping room. This safety upgrade was not required at the time of original construction and the upgrade should NOT be considered the responsibility of the Seller.
 CARBON MONOXIDE DETECTOR: No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.
 SECURITY SYSTEM: None.
 CENTRAL VACUUM: None.
 WATER SOFTENER: None.
 INTERCOM: None.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE: **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or other quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.



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LEAD-BASED PAINT:

The evaluation of the paint for the presence of Lead-Based Paint was not contracted with our firm and therefore not a part of the inspection. This means that no evaluation was performed and no guidance in regards to Lead-Based Paint risks are included in this report. This structure was erected before 1978 and the EPA says that all pre-1978 homes should be evaluated for high risk Lead-Based Paint conditions. This is especially true when their will be children under 6, elderly, or people with respiratory conditions residing in the home. For more information on Lead-Based Paint please visit: <http://www.TheHomeInspector.com/Clients/CLEAD1298.html>

RADON:

Radon testing was not contracted from our firm. Radon is attributed to being the second major source of lung cancer in the United States and the EPA recommends that all residences located under 3 stories off the ground be tested for the presence of this gas. For more information on Radon please visit: <http://www.TheHomeInspector.com/Clients/CRADON1298.html>.

ATTIC & FOUNDATION

ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.

ATTIC ACCESS: Attic access is located in the pantry.

STRUCTURE: Visual condition is Good.

RAFTER SYSTEM: Yes.

RAFTERS VISIBLY SAGGING: No.

VAULTED CEILING: None.

CEILING JOIST SAGGING: No.

ROOF SHEATHING: Solid 1" sheathing.

ATTIC FLOOR: None.

ATTIC VENTILATION: Adequate, Type: There is a thermostatically controlled roof exhaust fan = Unable to test. I believe that this is controlled by the switch on the east wall of the NW bedroom.

ATTIC INSULATION: Type: Blown-in Rockwool. Total Thickness: 6"-10".

LEAK EVIDENCE: There is evidence of water entry around the Evaporative Cooler base.



FOUNDATION

FOUNDATION CONDITION: Good.

STEM WALL: Concrete.

FOUNDATION CRACKS: Typical Hairline.

ANCHOR BOLTS: Installed.



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BASEMENT

BASEMENT: Finished condition.
SLAB CONDITION: Basement finished = Unable to observe the concrete slab. There are high and low spots in the slab which indicates some cracking = Monitor for any continued movement = Ask the owners if they have noticed any changes in the floor slabs.
SUBFLOOR: Diagnol.
MAIN FLOOR INSULATION: Unable to determine.
MOISTURE: No evidence of current moisture entry was noted.

PLUMBING SYSTEM

PLUMBING SYSTEM

FUEL TYPE: Natural Gas.
WATER SUPPLY: Public water.
SHUT-OFF LOCATION: The main interior water shut-off location is inside the front foundation wall.
WATER MAIN TYPE & SIZE: The portion viewed was Galvanized. The exposed main line was 3/4" diameter pipe.
WATER MAIN LEAKAGE: No active leakage is noted at this time. Monitor for any future leakage.
WATER PIPE TYPE: Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Polybutylene.

POLYBUTYLENE SUPPLY LINES - This system utilizes both copper fittings and crimp rings. They are much more reliable than the earlier aluminum crimp rings and plastic fittings. **CLASS ACTION NOTE:** There has been a Class Action Lawsuit Settlement for consumers with Polybutylene piping. One of the main qualifiers is that there must be 2 documented leaks previously repaired on the system = Ask the owners if there has been any supply line leaks repaired. I also recommend that you visit the kinsella website at www.pbpipe.com for further information on the Class Action Lawsuit Settlement details. They will provide an information packet free of charge on coverages. Not every system will qualify for coverage and I cannot verify if this system is covered. You can also call the Consumer Plumbing Recovery Center at 1-800-392-7591 for information.

WATER VOLUME: There is a noticeable decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would require any further evaluation/repair.
SUPPLY PIPE LEAKS: I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.
WASTE PIPE TYPE: Plastic, Galvanized & Iron Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.
DRAIN FLOW: Good. Only the sink,tub/shower and toilet drains were observed for flow.
CLEAN-OUT PLUG ACCESS: Yes.
WASTE TREATMENT: Sewer. Ask the owners about any sewer maintenance history.
WASTE PIPE LEAKS: Current leaking was not identified.
REMARKS: NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.

WATER HEATER

VISUAL CONDITION: The unit is older and the inevitable upgrade should be planned and budgeted for. There is charring above the lower access cover.
BRAND: Superbo.
APPROXIMATE AGE: 1983.



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LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

TYPE: Natural Gas.

SIZE: 40 Gallons.

LOCATION: Service area.

EARTHQUAKE STRAPPING: No = Potential Hazard.

SAFETY RELEASE VALVE: Yes = Did Not Test = The unit is installed as designed. The Safety Relief Valve is missing a drain line. This is a Safety Hazard. We recommend the addition of a proper drain line that is either routed outside or within 6" of the floor to prevent accidental scalding.

COMBUSTIBLE CLEARANCE: Good.

GAS SHUT-OFF: The gas hook-up is equipped with a shut-off valve that requires a wrench to operate. A flexible gas line is NOT installed. Modern building standards recommend the use of a hand shut-off type gas control valve and a flexible gas connector line = Consider the upgrade.

VENTING: The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided. The placement of the clothes dryer inside this same service room starves the unit of combustion air = Recommend adding more fresh air ventilation. Exhaust venting is run through the chimney flue. This will need to be upgraded to a steel flue with the addition of a new water heater.

TANK DRAIN VALVE: The lower tank drain valve is currently not dripping.

FLOOR DRAIN: A floor drain was not found near the unit. The addition of a working drain is recommended to prevent flood damage when the unit's tank fails, or there is a plumbing leak.

HEATING & COOLING SYSTEMS

HEATING SYSTEM

VISUAL CONDITION: This unit is older and very inefficient by today's standards. With the rising fuel costs consideration should be given to upgrading the unit if you plan on owning the dwelling long enough to recoup the investment = Consult with a licensed HVAC on upgrade costs and payoff ratios. Currently the unit shows signs of long term deferred maintenance = Recommend further evaluation, servicing and major cleaning by a licensed HVAC. This should include and evaluation of the integrity of the combustion chamber and flues, as well as tuning the burner assembly. This is best done before closing on the home.

TYPE: Forced Air.

ENERGY: Gas and Electric.

ESTIMATED LIFESPAN: According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years.

BLOWER MOTOR: Appears to operate smoothly.

FILTER TYPE: This system utilizes a standard efficiency air filter.

THERMOSTAT: Manual model.

HEAT DUCTS: The portions of the ducts viewed were not insulated.

COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.

VENTING: The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided. The placement of the clothes dryer inside this same service room starves the unit of combustion air = Recommend adding more fresh air ventilation. Exhaust venting is Good.

SUPPLY AIR TEMPERATURE: 133.

COMBUSTION CHAMBER: Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.



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RECOMMENDATION:

Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician.

EVAPORATIVE COOLING SYSTEM

VISUAL CONDITION:

Units are not evaluated when they are shut down and covered = Ask the owner for details about the unit's condition.

FIREPLACE #1

LOCATION:

Living Room.

TYPE OF UNIT:

Fireplace with damper.

TYPE OF FUEL:

The unit is wood burning.

FIREBOX CONDITION:

The firebrick mortar is deteriorated = Repoint.

CIRCULATION FAN:

None.

HEARTH:

Adequate.

FLUE CLEANING:

Creosote has built to at least 1/8" and is due for it's normal cleaning by a chimney sweep.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Overhead clearance to the ground is Good. The power lines at the east property are being interfered with by the mature tree branches = Trim back the tree.

SYSTEM TYPE:

Circuit Breakers.

MAIN PANEL LOCATION:

East exterior.

MAIN DISCONNECT SIZE:

100 amps.

SERVICE ENTRY CABLES:

Unable to view the service entry cables due to the panel configuration.

UTILITY DISTRICT:

Municipal.

SUB-PANEL LOCATION(S):

Basement.

PANEL CONDITIONS:

The dead cover is not currently installed. Accessing the panel was difficult due to the placement of the shelves. Inside the panel there was some confusion as to the need to place the grounds on the grounding buss bar and the white neutrals on the neutral buss bar. They are incorrectly intermixed = Recommend further evaluation/repair. There are also several Romex lines that enter the panel, but are not hooked up. It is unknown what they go to. There is another Romex line that enters the panel over the front instead of through one of the entry holes. It is good to see that the panel has been upgraded, but a licensed Electrician is needed to resolve the incorrect and unsafe wiring in this panel.



WIRING TYPE:

Romex.

MAIN 110V BRANCH

WIRING:

Copper.

MAIN 220/240V BRANCH

WIRING:

Copper and aluminum.

HOUSE GROUND

CONNECTION:



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There is a rod ground under the main panel. There is also a main water line ground, but it was not connected since the upgrade of the Plumbing system = Hazard = Recommend secure reinstallation of this main house ground.



- GFI OUTLETS:** Partial - This home is partially equipped with the recommended GFCI protection. Recommend a GFCI outlet safety upgrade at the following locations: within 6 feet of the kitchen sink, in the bathrooms, on the exterior, in the garage, This safety upgrade was not required at the time of original construction and the upgrade should NOT be considered the responsibility of the Seller.
- OUTLET TESTING:** All of the outlets were tested. NOTE - 3 Prong Outlets: Many of the outlets have been incorrectly retrofitted with 3 prong outlets that were only designed for 2 prong outlets. This creates an unsafe Open Ground condition and gives the impression that the outlet is grounded. Most older homes were not wired with outlet grounding in the majority of the home. It is recommended that a licensed Electrician be consulted for repair options to increase the safety of the system. It is recommended that if a computer, microwave, or other 3-prong appliance is going to be used in an area with a non-grounded outlet, that a Licensed Electrician be called upon to wire in a grounded outlet at the desired location(s).
- REMARKS:** It is recommended that a licensed Electrician be immediately consulted for repairs.

SUMMARY & TIPS

BUYER'S PROTECTION TIPS

- HOME WARRANTY:** If the future operation of the mechanical components of the home is a concern, we strongly recommend that you invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a home warranty. Home warranties are offered by several different companies.
- FINAL INSPECTION:** It is important for home buyers to take advantage of the final "Walkthrough Inspection" described in the Real Estate Purchase Contract (Section 11). This is best performed in "Vacant Home" condition before the final funding of the home. According to the Real Estate Purchase Contract, declining to have a final "Walkthrough Inspection" does not forfeit your rights against the seller. According to the Real Estate Purchase Contract, declining to have a final "Walkthrough Inspection" does not forfeit your rights against the seller.

PLEASE NOTE: According to the Real Estate Purchase Contract (Section 10.2) , the Seller agrees, unless otherwise negotiated, to deliver the property to the Buyer with all major components "in working order and fit for their intended purposes" as well as the roof and foundation to be "free of leaks known to Seller." Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property.

The Inspector can be your greatest asset when such situations arise with the property. Documentation by a Certified Inspector can be a valuable legal resource. If this should occur in your case, please call Michael Leavitt & Co at 225-8020 and we will return to the property and document any newly revealed challenges.



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SUMMARY

- STRUCTURAL CONDITION:** The overall structural condition is Good. Further evaluation/repair is recommended by a licensed Roofing Contractor = Please see the Roofing section of the report.
- MECHANICAL CONDITION:** There are some needed repairs = Please review the Mechanical areas of this report.
- HEALTH & SAFETY ITEMS:** There are a few Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.
- REMARKS:** This home is in Good to Fair overall condition for it's age. Please refer to the report in it's entirety. Good Luck in your new home!

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The "*Leavitt Report*" is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the "*Leavitt Report*" to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

Michael D. Leavitt - Certified Inspector