



**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



# LEAVITT REPORT

**Michael Leavitt - Certified Home Inspector**



**2828 West 680 North - Provo, 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 INSPECTION AGREEMENT 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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***WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless Michael Leavitt & Co from third party claims relating to this Inspection Report.***

## CLIENT & INSPECTION INFORMATION

CLIENT'S NAME: Debra Biser.  
DATE OF INSPECTION: 03/22/2001.  
TIME OF INSPECTION: 03:00 PM.  
INSPECTION #: 32201B.  
CLIENT'S AGENT: No Agent Representation.



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**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:** DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
- FAIR:** 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:** The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
- ACCEPTABLE:** This means that on the day of the Inspection, the component was still performing as designed.
- (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?** Yes.
- CLIENT PRESENT:** Yes.
- PROPERTY OPENED BY:** Homeowner.

**CLIMATIC CONDITIONS:**

- TEMPERATURE:** 56.
- CONDITIONS:** Light rain.
- SOIL CONDITIONS:** Damp.

**BUILDING CHARACTERISTICS:**

- MAIN ENTRY FACES:** South.
- ESTIMATED AGE OF HOUSE:** 1995.
- BUILDING TYPE:** Single Family Dwelling.
- STORIES:** 2
- SPACE BELOW GRADE:** Slab on grade.

**UTILITIES**

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



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# GROUNDS & EXTERIOR

## TOPOGRAPHY

LOT TYPE:	Flat lot.
LOT DRAINAGE:	Acceptable.
FOUNDATION DRAINAGE:	Ideally you create a 6" drop in the first 10' from the foundation.
FOUNDATION:	Good.
ROOF DRAINAGE:	Good.

## DRIVEWAYS/WALKWAYS

DRIVEWAY:	Good.
DRIVEWAY DRAINAGE:	Good.
WALKWAYS:	Good.
RETAINING WALLS:	None.
PATIO:	Good.
SLOPE WITHIN 10 FEET OF HOUSE:	

Grade: There should be 6 inches of fall away from the house within 10 feet. Improper drainage can lead to basement leaks or other problems. The exterior grade should be a minimum of four inches (at brick areas) below the top of the foundation.  
CABO 401.3; 404.1.3:exception.

## LANDSCAPING

GROUND COVER:	Good.
SHRUBBERY:	Good.
FRONT LAWN:	Good.
BACK LAWN:	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.  
2 of the east side electric valves are leaking = Repair. There is also a Romex electrical wire near these valves that is not connected to anything.



## FENCING

REAR YARD FENCE:	Good.
REAR YARD GATE:	Good.

## EXTERIOR STRUCTURE

FRONT ELEVATION:	Acceptable.
SIDING CONDITION:	



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There are 2 damaged sections on the lower west middle.



## SHEATHING:

The evaluation of the exterior's underlying sheathing is beyond the scope of this evaluation since it is concealed from our view by the exterior cladding.

## PAINT/STAIN CONDITION:

Good.

## MOLDINGS & TRIM

## CONDITION:

Good.

## TRIM PAINT CONDITION:

Intact.

## EAVES/OVERHANGS

## CONDITION:

Good.

## WINDOWS CONDITION:

Good.

## SCREEN CONDITIONS:

Did Not Evaluate.

## CAULKING CONDITION:

Caulking condition is Fair.

## WEATHERSTRIPPING

## CONDITION:

Good.

## HOSE BIBS:

Hose bibs were turned on and off again.

## WATER PRESSURE:

55.

## OTHER CONDITIONS:

There is not the recommended 6" clearance from the lower edge of the siding to the grade.

## FRONT PORCH

## TYPE:

Concrete - Good.

## BALUSTRADE SPACING:

The railing is at ground level, so the wider spacing is okay. There is rot on the lower edge of the railing = Repair.



## LIGHTING:

Good.

## DOORBELL:

The doorbell is installed and working.

## GFI OUTLETS:

GFI outlet is installed and working as designed.

## DOOR:

Good.

## PATIOS

## TYPE:

Paver stones.

## LIGHTING:

Good.

## GFI OUTLETS:

GFI outlet is installed and working as designed.



## ROOFING

### GENERAL ROOFING CONDITION

<b>ROOFING CONDITION:</b>	Good.
<b>RIDGES:</b>	Good.
<b>INSPECTION METHOD:</b>	Walked upon the rooftop.
<b>ROOFING LAYERS:</b>	One.
<b>DESIGNED LIFESPAN:</b>	The statistical life average of this roofing product is 15-18 years.
<b>ROOFING MATERIAL:</b>	Composition Shingles.

### FLASHINGS & OTHER ITEMS

<b>ROOF PENETRATIONS:</b>	Plumbing vents were observed.
<b>ATTIC VENTS:</b>	Yes.
<b>ROOF METAL:</b>	Good.
<b>RAIN GUTTERS:</b>	The general condition of the rain gutters is Good.

## GARAGE

### GARAGE

<b>GENERAL CONDITION:</b>	Good.
<b>TYPE:</b>	Two car.
<b>LOCATION:</b>	Attached.
<b>ROOF CONDITION:</b>	Same as house - Refer to ROOFING section.
<b>FLOOR CONDITION:</b>	Concrete: Acceptable. Normal settling cracks were noted.
<b>FIRE SEPARATION:</b>	Good.
<b>WATER HEATER STAND:</b>	Good.

### GARAGE DOOR(S)

<b>HOUSE DOOR:</b>	Yes: A solid core door is installed with a self closing device.
<b>SIDE YARD DOOR:</b>	Good.
<b>MAIN GARAGE DOOR(S):</b>	Good.
<b>AUTO-DOOR OPENER(S):</b>	Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation.
<b>AUTO-REVERSE:</b>	The safety reverse system is in Good working order. There is an electric eye safety beam installed and working.

### GARAGE ELECTRICAL

<b>ELECTRICAL WIRING:</b>	The electrical wiring is not covered to at least 7 feet = Protect for safety.
<b>OUTLETS:</b>	Functioning as designed.
<b>GFI OUTLETS:</b>	The west wall is not GFCI protected.



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## AMENITIES

### SHEDS

**STRUCTURE:** Good. It is recommended that you clear back the grade from the siding.  
**ELECTRICAL:** I believe that this is what is laying in the yard and the final connections were never made.

## KITCHEN

### GENERAL KITCHEN CONDITIONS

**REFRIGERATOR SPACE:** 36x71.  
**WALL FINISH:** Paint condition is Intact.  
**FLOORING:** Good condition.  
**WINDOWS:** Dual pane window(s) condition is Good.  
**LIGHTING:** Room lighting appears adequate.  
**OUTLETS:** Functioning as designed. NOTE: There are no outlets on the island.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.  
**HEATING DEVICE:** Heat register(s) noted.  
**CABINETS:** Acceptable.  
**COUNTERTOPS:** Acceptable.  
**SINK:** Acceptable.  
**DRAIN CONDITION:** Acceptable.  
**FAUCET:** Acceptable.  
**PLUMBING LEAKS:** None apparent at this time.

### KITCHEN APPLIANCES

**DISHWASHER:** DID NOT TEST = The dishwasher was full of dishes. I looked at the unit for any evidence of water leakage. If the operation and noise level are a concern we recommend that you cycle it during your final walkthrough.

**GARBAGE DISPOSAL:** Functioning: Yes.

**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 turned back off.

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

**BUILT-IN MICROWAVE:** Yes = DID NOT TEST. The evaluation of built-in microwaves 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.





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**LAUNDRY**

**LOCATION:** Main floor.

**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.

**DRIP PAN:** The installation of an emergency drip pan is recommended for this installation.

**FLOOR DRAIN:** I was unable to determine if there is a floor drain installed.

**DRYER HOOK-UPS:** There is a 220 electric dryer hook-up.

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

**DOOR:** The storage door sticks in its frame.

**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.

**WINDOW FUNCTION:** Window spring is broken (x1).

**ENTRYWAY**

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

**DINING AREA**

**LOCATION:** Main Floor, Middle, North.

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

**FAMILY ROOM**

**LOCATION:** Main Floor, Northwest.

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

**OFFICE**

**LOCATION:** Main Floor, Southeast.

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

**DOOR:** The stairway partially blocks the office access.



# BATHROOMS

## #1 BATHROOM

**LOCATION:** Upstairs, Master.  
**WALL FINISH:** Paint condition is Intact.  
**FLOORING:** Good condition.  
**WINDOWS:** Dual pane window(s) condition is Good.  
**DOOR:** Acceptable.  
**LIGHTING:** Room lighting appears adequate.  
**OUTLETS:** Functioning as designed.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.  
**HEATING DEVICE:** The duct has no grill cover installed.



**BATH VENTILATION:** Exhaust fan is operational.  
**VANITY:** Good.  
**COUNTERTOPS:** Good.  
**SINK:** Good.  
**FAUCET:** Good.  
**TOILET:** Good.  
**BATH FIXTURE:** A combination tub and shower is installed.  
**SHOWER PAN/TUB:** Good.  
**TUB/SHOWER SURROUND:** Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.  
**TUB/SHOWER PLUMBING:** Good.

## #2 BATHROOM

**LOCATION:** Upstairs, Hallway.  
**WALL FINISH:** Paint condition is Intact.  
**FLOORING:** The grout is inconsistent.  
**WINDOWS:** Dual pane window(s) condition is Good.  
**DOOR:** Acceptable.  
**LIGHTING:** Room lighting appears adequate.  
**OUTLETS:** Functioning as designed.  
**GFI OUTLETS:** GFI outlet is installed and working as designed.  
**HEATING DEVICE:** Heat register(s) noted.  
**BATH VENTILATION:** Exhaust fan is operational.  
**SINK:** Good.  
**FAUCET:** Good.  
**TOILET:** Good.  
**BATH FIXTURE:** A combination tub and shower is installed.  
**SHOWER PAN/TUB:** Good.  
**TUB/SHOWER SURROUND:** It is important to have the curtain well positioned.  
**TUB/SHOWER PLUMBING:** Good.





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### #3 BATHROOM

LOCATION: Main Floor.  
WALL FINISH: Acceptable.  
FLOORING: Acceptable.  
DOOR: Acceptable.  
LIGHTING: Room lighting appears adequate.  
OUTLETS: Functioning as designed.  
GFI OUTLETS: GFI outlet is installed and working as designed.  
BATH VENTILATION: Exhaust fan is operational.  
VANITY: Good.  
COUNTERTOPS: Good.  
SINK: Good.  
DRAIN CONDITION: The drain worked as designed.  
FAUCET: Good.  
TOILET: Good.  
PLUMBING LEAKS: None apparent at this time.

## 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: Upstairs, Southeast.  
CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke detector.  
DOOR: The door does not like to stay open.

### #2 BEDROOM

LOCATION: Upstairs, Middle, North.  
CONDITION: The components of this bedroom are both Durable and Serviceable with the exception of the following item(s) listed below.  
SMOKE DETECTOR: There is an electrical hook-up, but no unit is installed.  
DOOR HARDWARE: A doorstop is NOT installed but is recommended.

### #3 BEDROOM

LOCATION: Upstairs, Northwest.  
CONDITION: The components of this bedroom are both Durable and Serviceable with the exception of the following item(s) listed below.  
DOOR HARDWARE: A doorstop is NOT installed but is recommended.

### #4 BEDROOM

LOCATION: Upstairs, Southwest.  
CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke detector.



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# INTERIOR - (GENERAL)

## CEILING / WALLS / FLOORS

**CEILING:** Sheetrock condition is Acceptable.  
**WALLS:** Sheetrock condition is Acceptable.  
**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.**  
**MOISTURE ENTRY:** There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.

## WINDOWS

**MATERIAL:** Vinyl.  
**PANES:** Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.  
**CONDITION:** Acceptable.  
**BAD THERMO-SEALS:** None were identified.  
**FUNCTION:** There was one broken window riser in the living room.  
**SCREENS:** The evaluation of screens is beyond the scope of this evaluation.  
**MINI-BLINDS:** The evaluation of mini-blinds is beyond the scope of this evaluation.

## STAIRWAYS

**TYPE:** Carpet - Good.  
**RISER/TREAD RATIO:** Good.  
**HEAD CLEARANCE:** Good.  
**RAILINGS STURDY:** The top newel post is loosely mounted = Resecure.  
**BALUSTRADE SPACING:** Good.  
**REMARKS:** There is an outlet that is scorched on the stairway. It is still functioning.



## ADDITIONAL ITEMS

**SMOKE DETECTORS:** Installed.  
**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:** Unit is installed but was not tested. Ask owner about condition and usage.  
**INTERCOM:** None.



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**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.

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.  
STRUCTURE: Visual condition is Good.  
FRAMING: Good.  
TRUSS SYSTEM: Yes.  
ROOF SHEATHING: Good.

**ATTIC COMPONENTS:**

ATTIC FLOOR: None.  
ATTIC LIGHT: No attic light was found.  
ATTIC VENTILATION: Adequate.  
ATTIC INSULATION: Type: Blown-in Fiberglass. Total Thickness: 12"-15".  
LEAK EVIDENCE: There is no current visible evidence of leakage into the attic area.

**FOUNDATION**

FOUNDATION CONDITION: Good.  
STEM WALL: PWF-Permanent Wood Foundation.  
FOUNDATION CRACKS: Typical Hairline.  
ANCHOR BOLTS: Unable to determine.  
OTHER OBSERVATIONS: I saw no evidences of any major shifting or settling.

**SLAB ON GRADE:**

CONDITION: The condition of the slab is typical for a concrete slab.



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# PLUMBING SYSTEM

## PLUMBING SYSTEM

**GENERAL CONDITION:** Good.

**FUEL TYPE:** Natural Gas, The main fuel shut-off location is on the East exterior.

**WATER SUPPLY:** Public water.

**SHUT-OFF LOCATION:** The water main comes into the home in the garage area.

**WATER MAIN TYPE & SIZE:** The portion viewed was Copper. 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.

**PRESSURE REGULATOR:** Yes. A pressure regulator was identified on the interior water supply system. Testing of this device is beyond the scope of this evaluation.

**WATER PIPE TYPE:** The exposed sections of piping in the service room and at the fixtures is copper. The rest of the system is run through newer Polybutylene. This piping is run from a central manifold located in the main floor bathroom. This piping is run without splicing all the way to each fixture and it has been proved to be much more reliable than the previous systems where they incorporated many fittings including splices and elbows. The manifold system also provides a much more balanced water flow and prevents the scalding at showers when a nearby toilet is flushed.

**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 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:** Fair = Due to age.

**BRAND:** A.O. Smith.

**APPROXIMATE AGE:** 1995.

**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:** Garage.

**EARTHQUAKE STRAPPING:** Yes.

**SAFETY RELEASE VALVE:** Yes = Did Not Test = The unit is installed as designed.

**COMBUSTIBLE CLEARANCE:** Adequate.

**GAS SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

**VENTING:** The combustion and exhaust venting appear to be Good.

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

**FLOOR DRAIN:** YES. There is a floor drain installed nearby. The testing of floor drains is beyond the scope of this inspection.

**RAISED PLATFORM:** Yes.




# HEATING SYSTEMS

## HEATING SYSTEM

**HEATING AREA:** Whole house.  
**VISUAL CONDITION:** Good.  
**CYCLING:** The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

**BRAND:** Lennox.  
**TYPE:** Forced Air, 80+ efficiency unit.  
**ENERGY:** Gas and Electric.  
**APPROXIMATE AGE:** Appears to be the original unit.  
**ESTIMATED LIFESPAN:** According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

**BLOWER MOTOR:** Appears to operate smoothly.  
**FILTER TYPE:** This system utilizes a standard efficiency air filter.  
**HUMIDIFIER:** A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly. The unit has previously overflowed and regular maintenance is always needed with these systems.



**THERMOSTAT:** Set-back programmable model.  
**HEAT DUCTS:** The portions of the ducts viewed were insulated.  
**COMBUSTIBLE CLEARANCE:** Clearance to combustibles is Good.  
**GAS SHUT-OFF:** An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.  
**VENTING:** The combustion and exhaust venting appear to be Good.  
**AMBIENT AIR TEMPERATURE:** 55.  
**SUPPLY AIR TEMPERATURE:** 120 degrees.  
**COMBUSTION CHAMBER:** Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

# COOLING SYSTEMS

## AIR CONDITIONING

**DID NOT TEST:** We are unable to evaluate the working condition of A/C units when the ambient air temperature is below 65 degrees.  
**EVAPORATOR COIL:** The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.  
**EVAPORATOR DRAIN LINE:** Installed and drained adequately.



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CONDENSER UNIT: Acceptable.  
 CONDENSER LOCATION: East.  
 COOLING FINS: The condenser unit cooling fins are currently dirty. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.

CONDENSER CIRCUIT BREAKER: Acceptable.  
 SUCTION LINE INSULATION: Intact.  
 SYSTEM FILTER: Same as furnace.  
 FAN MOTOR: Same as furnace.  
 CONTROLS: Same as furnace.  
 DISTRIBUTION: Same as furnace.

## ELECTRICAL SYSTEM

### ELECTRICAL SYSTEM

ELECTRICAL SERVICE: Underground System.  
 SYSTEM TYPE: Circuit Breakers.  
 MAIN PANEL LOCATION: West 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): Laundry room.  
 110/120V BREAKERS: 20.  
 220/240V BREAKERS: 2  
 SYSTEM TYPE & VOLTAGE: 3 Wire System using both 110/220 volts.  
 WIRING TYPE: Romex.  
 MAIN 110V BRANCH WIRING: Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

MAIN 220/240V BRANCH WIRING: Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminium wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

GFI OUTLETS: Yes - This home is equipped with the recommended GFCI protection.  
 OUTLET TESTING: All of the accessible open outlets were tested.  
 VISIBLE WIRING HAZARDS: None Apparent.

## 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. Your Home Inspector may not have been able to identify all of the conditions in





# Michael Leavitt & Co INSPECTIONS, INC.

"THE MOST QUALIFIED INSPECTOR IN TOWN"

1145 N. Main Street Orem, Utah 84057

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your home due to lack of visual evidence, obstruction by personal property, or restricted view. According to the Real Estate Purchase Contract, declining to have a final "Walkthrough Inspection" does not forfeit your rights against the seller.

**FURTHER CONDITIONS:** After the final walkthrough and/or after you have taken possession of the property, if further conditions are identified, please call Michael Leavitt & Co at 225-8020 so that your Inspector can return to the property and help you further document the conditions to aide you in your transaction with 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.

## SUMMARY

**STRUCTURAL CONDITION:** The overall structural condition is Good.  
**MECHANICAL CONDITION:** The mechanical systems appear to be Good condition.  
**HEALTH & SAFETY ITEMS:** The Health & Safety systems appear to be in Good working order.  
**REMARKS:** This home is in Good 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. This inspection 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 this inspection 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 INSPECTION AGREEMENT

Michael Leavitt - Certified Inspector 03/22/2001