



# "PUNCH LIST"

01/31/2007

**INSPECTION ADDRESS: 1234 Timpview Way - Highland, UT**

Dear Mr. Savvy Buyer:

At your request, a visual inspection of the above referenced property was conducted on 01/21/991. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed conditions cannot be included in the report. No warranty is either expressed or implied. The report is not an insurance policy, nor a warranty service.

## **REPORT SUMMARY**

Overall, the home was constructed in a professional manner, and shows workmanship consistent with accepted standards. The following "Punch List" details inoperative, improper, uncompleted, or damaged items which were found during the inspection. To obtain the total overview of the house, the report should be read in its entirety. This "Punch List" was compiled for your's and the builder's benefit to aid in the completion of the home. The following items should be completed or repaired by the builder prior to taking possession of the property.

### **OVERLOOKED OR INCOMPLETE ITEMS:**

#### GROUPS & INFORMATION

##### TOPOGRAPHY

##### WINDOW WELLS:

The window wells have not yet been filled with gravel, (All)

##### FOUNDATION DRAINAGE:

The earth around the perimeter of the foundation is still settling. This is back fill earth and there are numerous areas where there is currently a negative grade. More fill dirt should be added to the area and continued settling is expected until it is fully compacted.

#### EXTERIOR STRUCTURE

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##### STUCCO CONDITION:

Good. The stucco/brick joints need to be sealed. The top of the electrical main panel has a 4" x 18" open gap that allows snow and water to enter in behind the panel. Touch up is needed at the right rear upper corner of the deck cover support post; also at the entry on the left side about 4' off the ground.

##### BRICK CONDITION:

Good. The joints on the front windows/brick need a coat of sealant to prevent moisture entry.

##### WINDOWS CONDITION:

Good. One large upper front window is broken.

##### FOUNDATION SKIM COAT:

The skim coat is applied to the front only = Consider adding it to the other three sides of the home also = This is a cosmetic finishing coat only. The lot # can be read through the front skim coat at the left side.

##### OTHER CONDITIONS:

The are 3 pieces of rebar protruding from the ground on the right side of the home.

#### KITCHEN

##### KITCHEN APPLIANCES



**Michael Leavitt & Co**  
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**OVEN:**

Electric: General condition is Good. The top and bottom oven doors are switched and do not fully close.

**INTERIOR ROOMS**

**LIVING ROOM**

**WINDOWS:**

The upper arched window is shattered on the interior side = Replace.

**BONUS ROOMS**

**GAME ROOM:**

**DOOR:**

General condition is Good. The garage side door frame is not painted.

**BATHROOMS**

**MASTER BATHROOM**

**OUTLETS:**

The GFCI outlet will not reset = Faulty = Replace.

**BATHROOM #2**

**TOILET:**

The toilet general condition is Fair. The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the floor.

**BATHROOM #3**

**WALL FINISH:**

Paint condition is Intact. There is a 3" x 4" hole on the ceiling.

**OUTLETS:**

The outlets are dead and are probably wired to the faulty Master GFCI outlet.

**INTERIOR - (GENERAL)**

**ATTIC**

**ATTIC**

**METHOD OF INSPECTION:**

There is no access provided to the attic. Verify that insulation is installed after the access door is created.

Thank you for selecting our firm to do your pre-purchase property inspection. If you have any questions regarding the inspection report or the home, please feel to call us at 801-225-8020.

Sincerely,

**Michael D. Leavitt**

Certified Home Inspector