



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector



1530 South 1000 East - 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: John & Judy Jones.
 DATE OF INSPECTION: 01/27/2001.
 TIME OF INSPECTION: 02:00 PM.
 INSPECTION #: 32701B.
 CLIENT'S AGENT: Top Producer - Century 21



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INSPECTIONS, INC.**

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

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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:** 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:** 50 degrees.
- CONDITIONS:** Sunny.
- SOIL CONDITIONS:** Dry.

BUILDING CHARACTERISTICS:

- MAIN ENTRY FACES:** East.
- ESTIMATED AGE OF HOUSE:** 1941.
- BUILDING TYPE:** Single Family Dwelling.
- STORIES:** 1
- SPACE BELOW GRADE:** Crawl space.

UTILITIES

- WATER SOURCE:** Public.
- SEWAGE DISPOSAL:** Public.
- UTILITIES STATUS:** Water off at time of inspection. This means that the plumbing system, pipes and fixtures were not tested during this evaluation.



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GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE: Flat lot.
 RETAINING WALLS: None.
 ROOF DRAINAGE: Gutters are not installed.
 FOUNDATION DRAINAGE: Negative grade noted at: South foundation, East foundation, West foundation, A positive grade is recommended to help prevent water penetration into the crawl space. This can usually be obtained with placement of additional fill dirt. The general guideline is for the grading to drop 6" in the first 10' away from the foundation. This promotes water saturation away from the foundation.

LANDSCAPING

FRONT LAWN: General condition is Good.
 BACK LAWN: General condition is Fair.
 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.

FENCING

FRONT YARD FENCE: Good.
 REAR YARD FENCE: Fair.

DRIVEWAYS/WALKWAYS

DRIVEWAY: Concrete - General condition is Poor. Surface condition is: 50% of the area shows surface deterioration.
 WALKWAYS: They went to a lot of work to create the entry walk.

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION: Poor.
 SIDING CONDITION: The old wood shingle siding has been poorly maintained. We discussed on site the options for painting and covering.
 MOLDINGS & TRIM CONDITION: Fair.
 TRIM PAINT CONDITION: Peeling/flaking.
 EAVES/OVERHANGS CONDITION: Poor.
 WINDOWS CONDITION: We discussed on site the planned dual paned window upgrade. Currently there are several units that need repairs = See room notes.
 CAULKING CONDITION: Poor.
 WEATHERSTRIPPING CONDITION: General condition is Fair.
 HOSE BIBS: Did Not Test = Water was shut off.
 OTHER CONDITIONS: The swamp cooler was cut through the front wall of the living room. It is obvious that the unit needs to be resealed at the wall penetration.

FRONT PORCH

TYPE: Concrete-General condition is Good.
 STAIRS: Good.
 HANDRAIL: There is no handrail installed = Consider adding for safety.
 LIGHTING: Functioning, but older unit.
 GFI OUTLETS: There is no outlet installed. The north side of the home has an outlet with an open ground and no GFCI protection.



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DOOR: Fair.
SCREEN/STORM DOOR: The lower panel is missing.

ROOFING

GENERAL ROOFING CONDITION

ROOFING CONDITION: The roof is in need of replacement. There are 3 different eras of roofing applied. The wet side is inadequately installed for the low pitch. The other areas are just plain worn out.



INSPECTION METHOD: Walked upon the rooftop.
ROOF PITCH (slope): 4:12.
ROOFING LAYERS: This roof has composition shingles laid over wood shingles. This creates a wavy effect in the surface of the shingles.

ROOFING MATERIAL: Composition Shingles.
ROOF PENETRATIONS: The roof jacks are in need of recaulking to prevent water penetration into the attic. This maintenance is normal and should be performed about every 3 to 5 years.



ATTIC VENTS: Yes. Gable vents.
ROOF METAL: Fair condition.
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: Southeast.
MATERIAL: Brick and Mortar. Some of the mortar is deteriorated.
SPARK ARRESTOR: A spark arrestor is NOT installed. However, they have installed mesh screen inside the flue liner.
CHIMNEY CAP:



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A cement chimney cap is installed.
Cracks were noted in the chimney cap
= Repair is recommended to prevent
the spalling of the masonry below.



**FLUE LINER:
CHIMNEY CLEAN:
ROOF JOINT:
REMARKS:**

The mock flue liner shows deterioration.
No=Recommend a regular maintenance cleaning by a licensed chimney sweep.
The chimney/roof joint is in Good condition.
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

SHEDS

STRUCTURE:

he NW portion of the home is an added on deteriorated sub par type of structure. There has been major long term water leakage which has ruined ceiling drywall coverage and has stained and warped the roof framing. Consideration should be given to removing this portion of the structure and reroofing over the laundry area to ensure that there are no more leaks. The foundation under this section is deteriorated wood and amateur installed cinder blocks.



ELECTRICAL:

The wiring at the NW room is unsafe = Abort. The photo shows the dangling outlet box. There is a heavy moisture content in the room and severe deterioration to the ceiling, walls and wood type floor.



REMARKS:



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Here is a photo of the NW portion of the shed roof.



KITCHEN

GENERAL KITCHEN CONDITIONS

- WALL FINISH:** There is leak damage along the west wall.
- FLOORING:** There is major subfloor damage in front of the sink.
- WINDOWS:** 3 panes are cracked.
- LIGHTING:** Ceiling fan is installed. The fan kit wobbles = Rebalance blades. The fan pull switch also needs placement.
- OUTLETS:** Noted outlet(s) with missing cover plate.
- 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.
- COUNTERTOPS:** The vinyl is scarred near the sink.
- SINK:** Older, but functional.
- FAUCET:** The faucet has a constant drip from the spout = Repair.
- PLUMBING LEAKS:** The dishwasher hook-up was leaking under the sink even though the water is shut off = Repair.

KITCHEN APPLIANCES

- DISHWASHER:** Did Not Test. The upper cabinet securing screws are not installed = Potential Hazard = This improperly allows for movement of the unit and possible tumbling if a child climbs on the opened door.
- DISPOSAL INSTALLATION:** The disposal electrical hook-up is inadequate or amateur in quality = Recommend upgrading to an approved disposal electrical hook-up. The sink drain also flows uphill with this disposal installation and it is recommended that repairs be made.



- STOVE (Range):** This old unit is missing burner pans and the front right element is not working.
- OVEN:** Both elements heated up.
- EXHAUST FAN:** None.



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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

LOCATION: SW Room addition.

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: The drain is incorrectly routed directly into the sewer stack. It should be repaired to include a P trap and a vent pipe through the roof.

DRYER HOOK-UPS: There is a 220 electric dryer hook-up. The outlet cover plate is not installed = Install for safety.

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

CONDITION: This room has seen long periods of moisture damage from a leaking roof. Major repairs are needed.

REMARKS: When I entered the room there was an open faucet flooding the room. I shut off this valve.

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, Southeast.

WALL FINISH: There are large cracks below each corner of the large window = Repair.



FLOORING: The carpeting has been rolled back to expose the floor.

WINDOWS: 1 pane is cracked. The lower interior sill is rusted = Probably from the old window and not the newer dual paned unit.

DEADBOLT: The following conditions with the deadbolt were observed: The deadbolt does not throw = Realign the strike plate or door.

LIGHTING:



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The fan light did not respond to the switch. The wiring splices are not inside a junction box = Repair/replace.



OUTLETS: Noted outlet(s) with missing cover plate.
CLOSET STORAGE: There is no handle hardware installed.
HEATING DEVICE: Heat register(s) noted.

BATHROOMS

#1 BATHROOM

| | |
|----------------------|--|
| LOCATION: | Main Floor. |
| WALL FINISH: | Paint condition is Intact. There is moisture damage at the west ceiling. |
| FLOORING: | There is prior subfloor damage under the toilet = Currently dry. |
| WINDOWS: | Dual pane window(s) condition is Good. |
| DOOR: | The door sticks in it's frame. |
| DOOR HARDWARE: | The latch does not work since the forced entry damage. |
| LIGHTING: | Room lighting appears adequate. |
| OUTLETS: | The room is equipped with NO OUTLETS. |
| HEATING DEVICE: | Heat register(s) noted. |
| BATH VENTILATION: | Ventilation is provided by an open window only. The window opens to the rear shed. |
| BATH FIXTURE: | A combination tub and shower is installed. |
| SHOWER PAN/TUB: | General condition is Fair. |
| TUB/SHOWER SURROUND: | The caulking is not complete at the window frame. |
| TUB/SHOWER PLUMBING: | Did Not Test. |
| VANITY: | General condition is Good. |
| COUNTERTOPS: | General condition is Good. |
| SINK: | General condition is Good. |
| FAUCET: | Did Not Test. |
| TOILET: | Did Not Test. |
| MISSING ITEMS: | The following is not installed: Toilet paper holder, Tub stopper, Door stop. |

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.



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#1 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.
WALL FINISH: Poor.
FLOORING: Not permanently installed.
WINDOWS: 4 panes are cracked. There are 2 BB type holes. 1 crank is broken.
DOOR: Consideration should be given to trimming the bottom edge of the door. This will allow better air circulation through the room.
LIGHTING: The light fixture is missing it's lens. The ceiling area above the lights is cracked/flaking/scorched. This is consistent with usage of higher than recommended wattage light bulbs.
CLOSET STORAGE: The closet door does not fully close off the opening.
HEATING DEVICE: Heat register(s) noted.

#2 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.
WALL FINISH: There is a 36" leak damage area on the western ceiling.



FLOORING: The carpet has been pulled back to expose vinyl laid over the old wood flooring.
WINDOWS: 3 panes are broken. 1 crank is broken.
LIGHTING: The light fixture is missing it's lens.
CLOSET STORAGE: Closet doors are not installed.

INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS: There are cracks and moisture damage on some of the ceilings.
WALLS: The wall finishes are in need of repair.
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, but everywhere that I tapped it seemed to be hollow.



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MOISTURE ENTRY: I found no currently wet water entry areas, although many stains were observed. I wish that it had been raining for several days so that these stains could be verified, but this was not the case.
FLOORS: Most of the floor coverings are in poor overall condition.

WINDOWS

MATERIAL: A dual pane window upgrade should be considered for energy conservation.

ADDITIONAL ITEMS

SMOKE DETECTORS: The addition of working units are recommended on each living floor and 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.

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.

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>.

ASBESTOS: Our firm is not licensed or certified for Asbestos work. If Asbestos is a concern please contact an Asbestos professional for guidance.

ATTIC & FOUNDATION

ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.
STRUCTURE: Visual condition is Good.
RAFTER SYSTEM: Yes.
RAFTERS VISIBLY SAGGING: No.



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STRONG BACKS: Yes.
VAULTED CEILING: None.
CEILING JOIST SAGGING: No.
ROOF SHEATHING: Solid 1" sheathing.
ATTIC FLOOR: None.
ATTIC VENTILATION: Adequate.
ATTIC INSULATION: Type: Blown-in Fiberglass. Total Thickness: 10"-12".



LEAK EVIDENCE: There are numerous older stains = Monitor.

FOUNDATION

FOUNDATION CONDITION: Good on the main home. There are two hairline cracks on the east and north foundation.
STEM WALL: The far NW shed addition foundation is a crude wood and cinder block foundation that has failed.
ANCHOR BOLTS: None were found.

CRAWL SPACE

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.
ACCESS: Rear porch. There is also a whole cut into the north foundation so that the new heater duct trunk could be installed under the home.
STRUCTURE: Visual condition is Good.
SUPPORT TYPE: Pier & Beam.
PIERS FULLY BEARING: Yes.
GIRDER/JOISTS SAGGING MATERIAL: No.
DETERIORATION: There is evidence of deterioration under the plumbing fixtures.
SUBFLOOR: Diagnol.
UNDER FLOOR INSULATION: Partial. The old paper insulation is deteriorated, but they have put up a few fiberglass batts in the floor cavities. There are several rolls of insulation that still need to be installed.
SOIL CONDITION: Dry.
PEST ACTIVITY:



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NOTE: I did observe some termite infestation on the scrap wood laying directly on the earth of the crawl space. This wood should be removed so that there is no direct to earth contact.



PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION: The plumbing system is older and upgrades and repairs should be anticipated and planned for.

FUEL TYPE: Natural Gas.

WATER SUPPLY: Public water.

SHUT-OFF LOCATION: The main interior water shut-off location is inside the front foundation wall. The shut off valve is old and has no handle = Recommend adding a working shut off valve and pressure regulator.



WATER MAIN TYPE & SIZE: The portion viewed was Galvanized. The exposed main line was 3/4" diameter pipe.

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: Galvanized.

WATER VOLUME: Did Not Test = Water was shut off.

SUPPLY PIPE LEAKS: Even though the water is shut off, there was still water running from an opened valve on the back porch, as well as some faucet drips = Anticipate some needed repairs.

WASTE PIPE TYPE:



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Galvanized & Iron Waste Lines. Note:
Waste lines which are not visible are
not part of these conclusions.



CLEAN-OUT PLUG

ACCESS:

WASTE TREATMENT:

WASTE PIPE LEAKS:

HOSE BIBS:

Yes.

Sewer. Ask the owners about any sewer maintenance history.

Did Not Test = Water was shut off.

Did Not Test = Water was shut off.

WATER HEATER

VISUAL CONDITION:

This unit is rusted out and in Poor overall condition = Replace and upgrade the installation components.

BRAND:

Kenmore.

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:

GAS SHUT-OFF:

Good.

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 exhaust flue needs upgrading.



TANK DRAIN VALVE:

FLOOR DRAIN:

The lower tank drain valve is currently not dripping.

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.

ACCESS COVERS:



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There is evidence of back drafting out of the lower inspection covers in the form of charred surface paint above the covers = This could be a sign of a collapsed exhaust flue within the middle of the unit = Recommend further evaluation/repair by a licensed Heating contractor or Plumber for safety.



RECOMMENDATION: Recommend further evaluation/repair by a licensed Plumber.

HEATING SYSTEMS

HEATING SYSTEM

HEATING AREA: Whole house.
VISUAL CONDITION: The heater is the bright spot of the home. It was upgraded in 1995 and cycled as designed during the inspection. There are needed exhaust flue repairs.



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: 1995.
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. The filter is dirty. Regular maintenance recommends monthly replacement when in use.

HUMIDIFIER: None.
THERMOSTAT: Set-back programmable model.
HEAT DUCTS: The portions of the ducts viewed were both insulated and not insulated.
GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING:



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The exhaust flue does not have the recommended firestopping at the crawl space or the attic = Add for safety. The foundation was cut on the north side to ease the installation, but it should be covered with 1/4" mesh and never completely sealed off.



AMBIENT AIR TEMPERATURE: 50.
SUPPLY AIR TEMPERATURE: 114.
COMBUSTION CHAMBER:

Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation. The unit shows no recent signs of servicing. Recommend a service tune-up/ cleaning and further evaluation by a licensed Heating Ventilation Air Conditioning technician. This service is best performed before the home's closing, and will improve the overall energy efficiency of the heating unit.

RECOMMENDATION:

FIREPLACE #1

LOCATION: Living Room.
TYPE OF UNIT: Fireplace with damper. Noted evidence of smoke.



TYPE OF FUEL: The unit is wood burning.
FIREBOX CONDITION: The firebox opening does not conform to the standard 2 to 3 ratio. This means that if the opening was 36" wide the height should not exceed 24" As a result of the odd sized opening the fireplace may allow smoke to enter the room. Evidence of smoke was observed. There is damage to the rear wall firebrick = Recommend repair.



HEARTH: Adequate.
FLUE CLEANING: There is over 1/4" build-up of creosote in the flue. The flue should be cleaned before using the fireplace.



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COOLING SYSTEMS

EVAPORATIVE COOLING SYSTEM

VISUAL CONDITION:

Units are not evaluated when they are shut down for the winter = Ask the owner for details about the unit's condition. It is obvious that the wall penetration hole needs resealed.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Overhead clearance of the service drop is Poor = Recommend repair. The height clearance of the power drop is only 7 feet off the ground instead of the recommended 10'. There is also no weatherhead and mast on the system = Recommend upgrade and repair.



SYSTEM TYPE:

Circuit Breakers.

MAIN PANEL LOCATION:

The exterior of the home has a meter only.

MAIN DISCONNECT SIZE:

System does not utilize a Main Breaker.

UTILITY DISTRICT:

Municipal.

110/120V BREAKERS:

4

220/240V BREAKERS:

2

PANEL CONDITIONS:

The cover plate is not installed. Access to the panel is impossible due to the location of the water heater. Consider repositioning either the panel or the water heater.

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:

Copper and Aluminum was found = Normal.

HOUSE GROUND

CONNECTION:

Unable to locate the House Ground connection.

GFI OUTLETS:

No - This home is **NOT** equipped with the recommended GFCI protection. Recommend a GFCI outlet safety upgrade at the following locations: within 6 feet of the kitchen sink, on the exterior, in the main floor bathroom(s) 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 accessible open outlets were tested.

VISIBLE WIRING HAZARDS:



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There are splices made without junction boxes in the crawl space.



REMARKS:

This system is older and repairs are needed by a licensed Electrician. Consideration should be given to upgrading the panel and the breaker box for safety.

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.

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:

Roof replacement is recommended. The NW shed addition should be removed. Cosmetic and window upgrades were already planned for and discussed on site.

MECHANICAL CONDITION:

Further evaluation/repair is recommended by a licensed Electrician = Please see the Electrical section of the report.
Further evaluation/repair is recommended by a licensed Plumber after the water is turned on..



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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 Poor overall condition for it's age, yet this home is upgradeable. 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 03/27/2001