



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector



894 South 101 West - 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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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:	Johnny Homebuyer
CLIENT'S E-MAIL:	JHomebuyer@yahoo.com.
DATE OF INSPECTION:	02/29/2001.
TIME OF INSPECTION:	01:00 PM.
INSPECTION #:	22301B.
CLIENT'S AGENT:	Top Producer - Re/Max Central.
AGENT'S E-MAIL:	TP@juno.com.



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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? Yes.

CLIENT PRESENT: No. This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection walkthrough and did not sign the Service Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Service Agreement and further agree that the Service Agreement will form a part of the inspection report.

PROPERTY OPENED BY: Inspector used the lock box with the Affiliate Key Card.

CLIMATIC CONDITIONS:

TEMPERATURE: 32 degrees.

CONDITIONS: Partly sunny turning to snow.

SOIL CONDITIONS: Very wet.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.

ESTIMATED AGE OF HOUSE: 1978.

STORIES: 1

SPACE BELOW GRADE: Basement.

UTILITIES

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.



GROUPS & EXTERIOR

TOPOGRAPHY

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

RETAINING WALLS: None.

ROOF DRAINAGE: The SW downspout is partially missing = Replace the missing piece.



FOUNDATION DRAINAGE: The grade on the front and rear is level at best. 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

TREES: General condition is Good. Keep the trees trimmed.

SHRUBBERY: General condition is Good.

FRONT LAWN: General condition is Good.

BACK LAWN: General condition is Good.

SPRINKLERS: Did Not Test = The evaluation of sprinkler systems is beyond the scope of this evaluation.

FENCING

REAR YARD FENCE: The fence has some sections that have been upgraded and some that are nearing the end of their lifespan = Anticipate maintenance repairs.





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DRIVEWAYS/WALKWAYS

DRIVEWAY: Concrete - General condition is Fair. There has been some cracking and settling of the slabs.
WALKWAYS: Concrete - General condition is Fair. There has also been some cracking and settling of the front walkway.

EXTERIOR STRUCTURE

SIDING CONDITION: Some of the siding shows some deterioration due to lack of regular painting maintenance and caulking.



BRICK CONDITION: Good.
MOLDINGS & TRIM CONDITION: Fair.
TRIM PAINT CONDITION: Peeling/flaking.
EAVES/OVERHANGS CONDITION: Good.
WINDOWS CONDITION: Good.
SCREEN CONDITIONS: Did Not Evaluate.
CAULKING CONDITION: Caulking condition is Fair.
WEATHERSTRIPPING CONDITION: General condition is Fair.
HOSE BIBS: Hose bibs were turned on and off again. The rear hose bib has a phone system ground that is designed to be connected to the copper piping, but it has been removed.



WATER PRESSURE: 80 PSI.

FRONT PORCH

TYPE: Concrete-General condition is Good.
STAIRS: Good.
HANDRAIL: None.
LIGHTING: Good.
DOORBELL: The doorbell is installed and working.
DOOR: Good.



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DECKS

TYPE:

Wood - General condition is Good to Fair. The support post have direct earth to wood contact which will moderately increase their deterioration rate.



DECK SECURING:

LAG BOLTS - The deck is secured to the home with lag bolts. It is recommended that regular inspections of the ledger board be performed to verify that the lag bolts are securely fastened. Any signs of loosening or rot should be immediately repaired, by a licensed general contractor specializing in wood decks, to prevent deck failure.

FLASHING:

The recommended flashing along the house/deck joint was NOT installed. This will greatly increase the rate of deterioration at the deck ledger board/house joint. Consideration should be given to having a licensed general contractor, specializing in wood decks, install the proper flashing.

STAIRS:

Good.

RISER/TREAD RATIO:

Good.

HANDRAIL:

The installed handrail is secured. NOTE: The basement entry stairs have no handrail installed.

BALUSTRADE SPACING:

The spacing of the balusters exceeds the recommended modern 4" guidelines = Potential hazard for infants = Consideration should be given to modifying the spacing of the balusters for safety.



GFI OUTLETS:

The rear outlet is missing its protected coverplate.

REMARKS:

The lower basement entry has an added little roof covering. It has no flashing installed at the house joint and this will promote water deterioration. Water has been entering and the 2x framing is stained as a result. The cover is a great idea = Add sealant or flashing to prevent moisture damage.





ROOFING

GENERAL ROOFING CONDITION

ROOFING MATERIAL:

This roof cover has lived a full life and it is now time to replace it to prevent any interior water damage. This roof covering does not meet the general FHA/HUD 2 years of remaining life guideline.



INSPECTION METHOD:

Walked upon the rooftop.

ROOF PITCH (slope):

3:12.

ROOFING LAYERS:

One.

ESTIMATED AGE:

This appears to be the original roof covering. Composition Shingles.

ROOFING MATERIAL:

Plumbing vents were noted. 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.

RAIN GUTTERS:

The rear gutter is not securely tucked under the drip edge flashing at the northern end = Repair.



ROOF COVERING STATUS:



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The shingles are old, dried out, missing granules, and the valleys are very deteriorated = Replace the roof to prevent interior moisture damage.



CHIMNEY #1

CONDITION:

From the attic there is leak evidence from the chimney system. The sided flue chase has not been well maintained = Recommend repair to the chase system.



MATERIAL:

Siding.

SPARK ARRESTOR:

A spark arrestor is installed x2.

CHIMNEY CAP:

A metal chimney cap is installed. They require recaulking as part of their normal maintenance.

FLUE LINER:

Did Not View.

CHIMNEY CLEAN:

Did Not View.

ROOF JOINT:

It is time to reseal the roof joint with the chimney chase.

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:

Repairs are needed to the firewall.

TYPE:

Two car.

LOCATION:

Attached.

ROOF CONDITION:

Same as house - Refer to ROOFING section.

FLOOR CONDITION:

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

FIRE WALL CONDITION:



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There has been a hole cut in the firewall to run the gas line for the fireplace insert = Repair for safety. The attic access also needs a fire rated cover.



GARAGE DOOR(S)

- HOUSE DOOR: Yes-a solid core door is installed with a self closing device, but the self closing device is not safely closing the door = Repair/replace the self closing device.
- 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 no electric eye safety beam installed = Recommend the safety upgrade.

GARAGE ELECTRICAL

- ELECTRICAL WIRING: Electrical wiring is covered on the walls to at least 7 feet.
- GFI OUTLETS: The outlet is working, but the GFCI breaker is faulty and does not trip = Repair for safety.
- REMARKS: The heater that is installed in the garage is currently shut down and it was not tested/evaluated.

KITCHEN

GENERAL KITCHEN CONDITIONS

- REFRIGERATOR SPACE: 68 3/4 x 35.
- WALL FINISH: Paint condition is Intact.
- FLOORING: Laminate condition is Good.
- WINDOWS: Single pane window(s) condition is Good.
- LIGHTING: Room lighting appears adequate.
- OUTLETS: The NE outlet is not securely mounted.
- GFI OUTLETS: GFI outlet is installed and working as designed.
- HEATING DEVICE: Heat register(s) noted. The register is not secured.
- CABINETS: Good.
- COUNTERTOPS: Good.
- SINK: Good.
- DRAIN CONDITION: Good.
- FAUCET: Good.
- 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): Electric: General condition is Good. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.
- OVEN: Electric: General condition is Good. The temperature settings and timer were not tested.



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- 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.

LAUNDRY

- LOCATION:** Basement.
- 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.
- DRYER HOOK-UPS:** There is a 220 electric dryer hook-up.
- 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.
- CONDITION:** The components of this room are both Durable and Serviceable.

DINING AREA

- CONDITION:** The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
- LIGHTING:** Ceiling fan is installed. The fan kit wobbles a little = Rebalance blades.

FAMILY ROOM

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

BONUS ROOM

- LOCATION:** Basement, Southwest.
- CONDITION:** The components of this room are both Durable and Serviceable.
- DOOR:** The access door should be rethought as to whether a bifold door is the best option.



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BATHROOMS

#1 BATHROOM

LOCATION: Main Floor, Master.
WALL FINISH: Paint condition is Intact.
FLOORING: Permanent stain(s) were observed on the carpet.
WINDOWS: Single pane window(s) condition is Good.
DOOR: General condition is Good.
LIGHTING: Room lighting appears adequate.
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.

HEATING DEVICE: Heat register(s) noted.
BATH VENTILATION: Exhaust fan is operational.
BATH FIXTURE: Shower only.
SHOWER PAN/TUB: Ceramic Tiles=Fair Condition. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.

TUB/SHOWER SURROUND: Ceramic Tiles = Fair Condition. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls.

SHOWER ENCLOSURE: The door enclosure is missing its lower seal = Upgrade.
TUB/SHOWER PLUMBING: Appears serviceable.
VANITY: General condition is Good.
COUNTERTOPS: General condition is Good.
SINK: The cold water valve stem washer leaks = Repair.
TOILET: Toilet flapper does not seal tightly = Replace.

#2 BATHROOM

LOCATION: Main Floor, Hallway.
WALL FINISH: Paint condition is Intact.
FLOORING: Ceramic condition is Good.
DOOR: General condition is Good.
LIGHTING: Room lighting appears adequate.
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.

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: Ceramic Tiles=Good Condition. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls.

TUB/SHOWER PLUMBING: Minor leakage is noted at faucet handle(s) when the water is running.
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.

#3 BATHROOM

LOCATION: Basement.
WALL FINISH: Paint condition is Intact.
FLOORING: Vinyl condition is Good.
WINDOWS: Single pane window(s) condition is Good.
DOOR: General condition is Good.



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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: Ventilation is provided by an open window only.
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.
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: Permanent stain(s) were observed.

#2 BEDROOM

LOCATION: Main Floor, Northeast.
CONDITION: The components of this room are both Durable and Serviceable. The room is NOT equipped with the recommended smoke detector = Upgrade for safety.

#3 BEDROOM

LOCATION: Main Floor, Middle, East.
CONDITION: The components of this room are both Durable and Serviceable. The room is NOT equipped with the recommended smoke detector = Upgrade for safety.

#4 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.
CLOSET STORAGE: The door guides are not working.

#5 BEDROOM

LOCATION: Basement, 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.
WINDOWS: There is moisture deterioration noted on the window box drywall side frames.
OUTLETS: Only 1 outlet was accessed and tested due to furniture placement.
CLOSET STORAGE: There is no closet in this room.



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INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS: Sheetrock condition is Good.

WALLS: Drywall - General condition is Good. Normal settling cracks were noted.

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: Aluminum.

PANES: Single Pane.

STYLE: Sliding.

CONDITION: Good.

FUNCTION: Good.

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.

REMARKS: The single paned windows are inefficient. Upgrading to dual paned units will increase the overall energy efficiency of the home.

STAIRWAYS

TYPE: Carpet - General condition is Good.

RISER/TREAD RATIO: General condition is Good.

HEAD CLEARANCE: General condition is Good.

RAILINGS STURDY: General condition is Good.

BALUSTRADE SPACING: 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.

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 structure was erected in 1978 and the EPA says that all post-January 1, 1978 homes are not included in the risk



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RADON:

group for high risk Lead-Based Paint conditions.

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 hallway. Attic access is also located in the Garage.
STRUCTURE:	Visual condition is Good.
TRUSS SYSTEM:	Yes.
RAFTERS VISIBLY SAGGING:	No.
VAULTED CEILING:	None.
CEILING JOIST SAGGING:	No.
ROOF SHEATHING:	Plywood sheathing.
ATTIC FLOOR:	None.
ATTIC VENTILATION:	Adequate.
ATTIC INSULATION:	Type: Blown-in Cellulose. Total Thickness: 4"-6". Increasing this insulation depth to modern R-38 standards will increase the overall energy efficiency of the home.
LEAK EVIDENCE:	There is moisture entry evidence from the chimney chase system = Recommend repair to prevent interior moisture damage.



ANTENNA: There are two antennas located in the attic.

FOUNDATION

FOUNDATION CONDITION:	Good.
STEM WALL:	Concrete.
FOUNDATION CRACKS:	Typical Hairline.
ANCHOR BOLTS:	Installed.

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:	Plywood.
MAIN FLOOR INSULATION:	Unable to determine.
MOISTURE:	



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There has been leaks from the main floor plumbing fixtures over the years. I did not observe any current leaking = Monitor in the future and repair as needed.



PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION: Good.

FUEL TYPE: Natural Gas.

WATER SUPPLY: Public water.

SHUT-OFF LOCATION: The main interior water shut-off location is inside the front foundation wall. I could not get the shut-off handle to turn = Repair so that when you need to get the water off quickly the valve will be easy to operate.

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: I did not find a pressure regulator installed on the system.

WATER PRESSURE: 80 PSI.

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: Copper.

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.

APPROXIMATE AGE: 1987.

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.

COMBUSTIBLE CLEARANCE: Good.



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GAS SHUT-OFF:

The gas hook-up is equipped with a shut-off valve that requires a wrench to operate. Modern building standards recommend the use of a hand shut-off type gas control valve = Consider the upgrade. A flexible gas line is installed.

VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided. Horizontal or negative fall on the exhaust vent line = Hazard = Recommend repair to prevent a backflow of the exhaust gases.



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.

RECOMMENDATION:

Repairs are needed = Recommend further evaluation/repair by a licensed Plumber.

REMARKS:

Anticipate upgrading due to the advanced age of the unit.

HEATING & COOLING SYSTEMS

HEATING SYSTEM

HEATING AREA:

Main Home.

VISUAL CONDITION:

The unit is the original and it is in need of further evaluation/cleaning/tune-up. The integrity of the combustion chamber could not be verified due to restricted visibility. There is a lot of ash, soot, and debris in the bottom of the chambers which could be a sign of a cracked/rusted combustion chamber = Recommend further evaluation to verify the integrity of the combustion chamber.

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. At first I just turned up the thermostat a little, but the flames came on for 1 minute and then shut back off again. When I cranked it up 10 degrees the unit cycled normally. The unit should be looked at for a possible short cycling condition as it is evaluated and tuned up.

TYPE:

Forced Air.

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.

BLOWER MOTOR:

Appears to operate smoothly.

FILTER TYPE:

This system utilizes a standard efficiency air filter, but it is not big enough to completely cover the duct opening. This allows air to bypass the filter and possibly clog the A/C evaporator fins = Unable to verify this condition.

HUMIDIFIER:

A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly. The humidifier appears to have been disconnected and it did not respond to the switch.

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. Exhaust venting is Good.

SUPPLY AIR

TEMPERATURE:

123.

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 combustion



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chamber shows sign of deterioration = Recommend a full combustion chamber evaluation to verify its integrity by a licensed Heating Ventilation Air Conditioning technician.

RECOMMENDATION:

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

#2 HEATING SYSTEM

**HEATING AREA:
VISUAL CONDITION:**

Garage.
This wall mounted gas fired unit was shut down and I did not evaluate. If you plan on using this heater you should bring it on line and have it evaluated by a licensed HVAC.

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.

COOLING FIN:

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:
REMARKS:**

Is properly installed.
The unit was upgraded in 1993.

FIREPLACE #1

**TYPE OF UNIT:
TYPE OF FUEL:
GAS SHUT-OFF:
FLEXIBLE CONNECTOR:**

Fireplace with damper. Recommend the addition of an inexpensive damper stop.
The unit is gas burning.
This gas valve is located inside the firebox and is not allowed for safe use anymore = Upgrade for safety.
A flexible gas line is properly installed. The burner pan is not secured to the unit = Secure for safety.

**FIREBOX CONDITION:
CIRCULATION FAN:
HEARTH:
FLUE CLEANING:
REMARKS:**

General condition is Fair.
None.
Adequate.
It is time to clean the flue.
Installation repairs are needed to this unit.

FIREPLACE #2

**LOCATION:
TYPE OF UNIT:
TYPE OF FUEL:
FIREBOX CONDITION:
DOOR SEAL:
CIRCULATION FAN:
HEARTH:
FLUE CLEANING:**

Family Room.
Wood burning stove with damper.
The unit is wood burning.
General condition is Fair.
The recommended door seal is not installed.
None.
Some of the brick mortar is missing = Repair.
Creosote has built to at least 1/8" and is due for it's normal cleaning by a chimney sweep.



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ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

SYSTEM TYPE:	Circuit Breakers.
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.
110/120V BREAKERS:	16.
220/240V BREAKERS:	3
DOUBLE LUGGING:	(x1) Double Lugging of the 110 volt branch wiring to the circuit breaker(s) was noted. It is recommended that an Electrician either install a pigtail so that only 1 wire connects with each breaker, or install an additional breaker. The solution depends upon the circuit load and the method of repair is the Electrician's discretion.
PANEL CONDITIONS:	2 of the GFCI breakers do not trip with the self test button = Replace the faulty breakers.
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.
HOUSE GROUND CONNECTION:	Both rod and water pipe grounding was identified.
GFI OUTLETS:	The faulty GFCI breakers should be replaced. Modern guidelines recommend the installation of GFCI protection on the kitchen counters, in the bathrooms, on the exterior, and in the garage.
OUTLET TESTING:	All of the accessible open outlets were tested.
REMARKS:	It is recommended that a licensed Electrician be consulted to repair/resolve the noted conditions.

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 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



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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: 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 Fair overall condition for it's age. Several mechanical repairs and upgrades should be performed and/or budgeted for. 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 02/23/2001