



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector



302 East 180 South - 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: Harvey Homebuyer
 DATE OF INSPECTION: 2-07-2001.
 TIME OF INSPECTION: 2 PM.
 INSPECTION #: 22701B.
 CLIENT'S AGENT: Top Producer - Prudential



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

"THE MOST QUALIFIED INSPECTOR IN TOWN"
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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: On the edge of town.

HOUSE OCCUPIED? No.

CLIENT PRESENT: Yes.

PROPERTY OPENED BY: There was a keybox installed.

CLIMATIC CONDITIONS:

TEMPERATURE: 37 degrees.

CONDITIONS: Overcast.

SOIL CONDITIONS: Wet.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.

ESTIMATED AGE OF HOUSE: 1995/96.

BUILDING TYPE: Single Family Dwelling.

STORIES: Rambler set on the hillside which exposes most of the lower level.

SPACE BELOW GRADE: Basement.

UTILITIES

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

GROUPS & EXTERIOR

TOPOGRAPHY

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

RETAINING WALLS: There are both block and rock retaining walls. I saw no evidence of major shifting, But I have no idea whether or not these rear walls were professionally installed.

ROOF DRAINAGE: Consideration should be given to routing the discharge away from the foundation.

WINDOW WELLS: There was gravel installed, but it only went down a few inches. The typical installation



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of the window wells includes the removal of 14-18" of earth below the window sill and then filling the well with gravel. This allows water to collect and soak in to the earth without over filling and flooding the basement.

LANDSCAPING

TREES: General condition is Good.
 SHRUBBERY: General condition is Good.
 FRONT LAWN: General condition is Good.
 BACK LAWN: General condition is Good.
 SPRINKLERS: The sprinklers came on during the inspection, but they were not evaluated = Anticipate typical repairs.

DRIVEWAYS/WALKWAYS

DRIVEWAY: There are typical settling cracks on the concrete driveway.

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION: Poor. Every piece of exposed wood on the home needs repainted. I saw no evidence of any primer and only 1 coat of original paint. There is a lot of work to do and the job should not be underestimated = Obtain repair bids from a painting contractor.

SIDING CONDITION: The siding needs some repair. There is a missing section on the far northeast side of the garage. The upper north gable has some loose sections and there are some warped sections on the garage deck side. The lower portion that runs along the front of the home below the deck looks to have been an afterthought. The siding in this area is not well secured and the finishing window trims are not installed. There is also no deck flashing to prevent moisture from getting behind the lower deck siding.

MOLDINGS & TRIM CONDITION: Repairs are needed to the siding trim work under the deck.

EAVES/OVERHANGS CONDITION: Good.

WINDOWS CONDITION: Good.

SCREEN CONDITIONS: Did Not Evaluate.

CAULKING CONDITION: Poor. It is important to caulk the penetrations. This is most evident on the north side light fixture.

WEATHERSTRIPPING CONDITION: General condition is Good.

HOSE BIBS: Hose bibs were turned on and off again.

WATER PRESSURE: 115 PSI.

FOUNDATION SKIM COAT: The final decorative skim coat has not been applied to the concrete foundation.

FRONT PORCH

TYPE: The entry deck needs major painting maintenance. The joist hangars are severely under nailed. Along the west side. The east side hangars were not viewable.



STAIRS:



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The large stairs are separating from the upper deck = Resecure to prevent collapse.



RISER/TREAD RATIO:

Good. The lower block stairs are too steep and they have no handrail installed = Rethink this approach to the home.

BALUSTRADE SPACING:

Good.

LIGHTING:

Good.

DOORBELL:

The doorbell system has no chime and it is unknown if it will work with the addition of a chime.

GFI OUTLETS:

GFI outlet is installed and working as designed.

DOOR:

Good.

PATIOS

TYPE:

The rear landing is in need of structural repair.



LIGHTING:

Operates with a photocell = Did Not Test.

SCREEN/STORM DOOR:

The screen door is in need of replacement.

DECKS

TYPE:

See the garage notes for the north over garage covering = Repairs are needed.

ROOFING

GENERAL ROOFING CONDITION

ROOFING MATERIAL:



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The roof was installed with too large of a reveal. This voids the manufacturer's warranty and decreases the life of the shingle. It is unknown how well this roofing material will now perform.



RIDGES:	Good.
INSPECTION METHOD:	Walked upon the rooftop.
ROOF PITCH (slope):	4:12.
ROOFING LAYERS:	One.
ESTIMATED AGE:	This appears to be the original roof covering.
DESIGNED LIFESPAN:	The statistical life average of this roofing product is 15 years.
ROOFING MATERIAL:	Composition Shingles.
ROOF PENETRATIONS:	Plumbing vents were noted.
ATTIC VENTS:	Yes.
ROOF METAL:	Good condition.
ANTENNA:	The antenna is laying on the rooftop = Repair.

AMENITIES

GARAGE

GENERAL CONDITION: The garage needs structural repairs. The large beam is not adequately supported at the north end. Part of the beam is resting on the base plates, part on the foundation and part has no support. The lowest portion of the beam at the northern end has a hairline splitting crack. The addition of a 4x6 support column is recommended.



TYPE: Two car.
LOCATION: Attached.
ROOF CONDITION: The roof over this garage is currently leaking at several locations including where the perimeter railing post penetrate the roof. From further evaluation I found that the roof at the SE edge is not sealed down to the drip edge = Reseal. There is also some need of resealing the overlap joints in the field. The railing post penetrations all need resealing and long term moisture has been entering the east side posts. This has resulted in some deterioration and mold growth = Recommend repair. It is also recommended that the east side drip edge be lowered to prevent the ponding water on the flat garage roof. This will help to relieve the burden of needing water tight post penetrations over time.

FLOOR CONDITION: Concrete: General condition is Good. Normal settling cracks were noted.
FIRE WALL CONDITION: Good.
MISCELLANEOUS:



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The overhead floor joists for the flat roof deck are severely under nailed. The joist hangars are designed to have a certain sized nail in each exposed hole in the hangar. This is not the case = Recommend repair.



GARAGE DOOR(S)

- HOUSE DOOR: Yes-a solid core door is installed with self closing hinges. The hinges are not properly set to close the door = Potential Hazard = Reset the spring tension to automatically shut the door.
- MAIN GARAGE DOOR(S): GOOD - Appears serviceable.
- AUTO-DOOR OPENER(S): Automatic door opener(s)- operational. Testing of the remote opener switches is beyond the scope of this evaluation.
- AUTO-REVERSE: The safety reverse system is in Good working order. There is an electric eye safety beam installed and working. The downward force of the opener is set too strong = Readjust.

GARAGE ELECTRICAL

- ELECTRICAL WIRING: Electrical wiring is covered on the walls to at least 7 feet.

KITCHEN

GENERAL KITCHEN CONDITIONS

- REFRIGERATOR SPACE: 36x68.5.
- WALL FINISH: Paint condition is Intact.
- FLOORING: The floor under the fridge is unfinished.
- WINDOWS: Dual pane window(s) condition is Good.
- LIGHTING: The lighting is poorly placed and is inadequate to provide a good nighttime working environment.
- OUTLETS: Functioning as designed.
- GFI OUTLETS: GFI outlet is installed and working as designed.
- HEATING DEVICE: Heat register(s) noted.
- CABINETS: Good.
- COUNTERTOPS: The grout is discolored.
- SINK: Good. The sink is not centered below the window.
- DRAIN CONDITION: The dishwasher drain is not securely connected.
- FAUCET: Good.
- PLUMBING LEAKS: None apparent at this time.
- REMARKS: The floor slopes upward in the south end of the pantry. There is also a hole in the south wall due to the added securing block for the stairway handrail mounting that was left out before the drywall was installed.

KITCHEN APPLIANCES

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



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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.
EXHAUST FAN: Recirculating style - Functioning: Yes. The fan was turned on, tested, and then turned back off.
WATER HOOK-UP: Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.
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: 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: There is an emergency floor drain for plumbing leaks.
DRYER HOOK-UPS: There are both a 220 electrical and gas hook-ups.
DRYER VENTING: The dryer vent is vented to the outside.
WALL FINISH: The baseboards are not fully painted.

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 with the exception of the following item(s) listed below.
FLOORING: There is no saddle moulding at the floor.

DINING AREA

LOCATION: Main Floor.
CONDITION: The components of this room are both Durable and Serviceable.
DOOR: The decorative trim screw covers are not installed. The screen door is not installed.

FAMILY ROOM

LOCATION: Basement, Northeast.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
WALL FINISH: The walls are very wavy. The baseboards and door trims are subpar.
DOOR: The NW doors have been removed.
LIGHTING: The lighting at the base of the stairs is missing a light lens..... NOTE: At the top of the stairs this light's switch is across the living room at the hallway.



GAME ROOM

LOCATION: Basement, West, Middle.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
WALL FINISH: The baseboards, crown and door trims are in poor condition. The window trims are also incomplete. It looks like they were finishing this room off as a kitchenette.
WINDOWS: The finish trim is incomplete.
LIGHTING: Repairs are needed to the wiring. It was interesting to find the unsafe condition of an unprotected traveler wire running through the above ceiling area from fixture to fixture. 1 fixture is dangling and two fixtures are missing. The exhaust fan terminates in the service room instead of to the exterior.



LIGHTING SWITCH: There are open switch boxes on the wall.



OUTLETS: 4 of the outlets are dead.
HEATING DEVICE: Grills are needed.

BATHROOMS

#1 BATHROOM

LOCATION: Main Floor, Master.
WALL FINISH: Paint condition is Intact.
FLOORING: The vinyl is yellowed = Cosmetic.
WINDOWS: Dual pane window(s) condition is Good.
DOOR: General condition is Good.
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.
BATH FIXTURE: There are a separate tub and shower stall installed. There is a jetted tub installed. There have been many reports of unhealthy germ growth in the jets, pump, and lines. I was unable to test for this. It is recommended that you contact a jetted tub manufacturer for guidance on cleaning and maintaining the jetted tub system. There is access to the spa motor. The recommended electrical bonding was not installed to the spa tub pump motor = Hazard = Recommend the safety upgrade, consult with a licensed Electrician.



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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: Appears serviceable.
OTHER CONDITIONS: Caulking is recommended at the surround/tub spout joint to keep water from penetrating back into the wall.
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.

#2 BATHROOM

LOCATION: Main Floor, Hallway.
WALL FINISH: Paint condition is Intact.
FLOORING: The vinyl is yellowed.
DOOR: General condition is Good.
LIGHTING: The light is off centered.
OUTLETS: Functioning as designed.
GFI OUTLETS: The LOAD and LINE connections appear to be connected backwards. This provided GFCI protection to the outlets downstream, but not to the GFCI outlet itself = Recommend Repair for safety.
HEATING DEVICE: Heat register(s) noted.
BATH VENTILATION: Exhaust fan is operational.
BATH FIXTURE: A combination tub and shower is installed.
SHOWER PAN/TUB: General condition is Good.
TUB/SHOWER SURROUND: Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
TUB/SHOWER PLUMBING: Appears serviceable.
VANITY: General condition is Good.
COUNTERTOPS: General condition is Good.
SINK: General condition is Good.
DRAIN CONDITION: The sink stopper is broken.
FAUCET: General condition is Good.
TOILET: General condition is Good.
MISSING ITEMS: The toilet paper bar is missing.

#3 BATHROOM

LOCATION: Basement.
WALL FINISH: Paint condition is Intact.
FLOORING: The tile floor is unlevel and the SW corner of the toilet is not supported as a result.
DOOR: General condition is Good.
LIGHTING: The lighting fixture is mounted from the ceiling instead of from the wall.



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, but it vents into the service room instead of to the exterior. The vent line is also kinked.



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BATH FIXTURE:

A combination tub and shower is installed.

SHOWER PAN/TUB:

General condition is Good.

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.

TUB/SHOWER PLUMBING:

Appears serviceable.

VANITY:

General condition is Good.

COUNTERTOPS:

General condition is Good.

SINK:

General condition is Good.

FAUCET:

General condition is Good.

TOILET:

The toilet flushed as designed. The base does not fully rest on the floor.



MISSING ITEMS:

The towel bar was removed from the wall.

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:

There is an electrical hook-up, but no unit is installed.

#2 BEDROOM

LOCATION:

Main Floor, Middle, West.

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.

CLOSET STORAGE:

Closet door handles are not installed. The doors drag. The bar needs resealing.

#3 BEDROOM

LOCATION:

Main Floor, Southwest.

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.

FLOORING:

Permanent stain(s) were observed. The carpet is frayed in the doorway.



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#4 BEDROOM

LOCATION: Main Floor, Master.
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.
LIGHTING SWITCH: The east wall switch goes to an unknown item. The west wall light switch has a short in = Replace.

#5 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.
SMOKE DETECTOR: There is an electrical hook-up, but no unit is installed.
WALL FINISH: The trims are subpar.
DOOR: The door hardware is not installed.
LIGHTING: The closet light fixture is not installed.
HEATING DEVICE: Resecure the grill.

#6 BEDROOM

LOCATION: Basement, Southwest.
CONDITION: The components of this bedroom are both Durable and Serviceable.
SMOKE DETECTOR: There is an electrical hook-up, but no unit is installed.
DOOR: The door is broken on the frame and the lower panel is delaminated = Replace the door.
CLOSET STORAGE: Closet doors are not installed.
HEATING DEVICE: The heat register is missing it's cover plate.

#7 BEDROOM

LOCATION: Basement, Southeast.
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.
WINDOWS: The top portion of the deep window well is not secured to the home.
CLOSET STORAGE: Closet doors are not installed.
HEATING DEVICE: The heat register is missing it's cover plate.

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.
WALL INSULATION: It is unknown if the basement walls are insulated.
MOISTURE ENTRY: There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.



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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.
STYLE: Sliding, Double Hung.
CONDITION: Good.
BAD THERMO-SEALS: None were identified.
FUNCTION: Good.
SCREENS: The evaluation of screens is beyond the scope of this evaluation.

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: All of the detectors have been removed. The addition of working units are recommended on each living floor and inside each sleeping room.
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.

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

ATTIC & FOUNDATION

ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.
ATTIC ACCESS: Attic access is located in the hallway.
ATTIC COVER: There is no plywood box frame around the attic opening. This is usually installed to prevent the attic insulation from falling out when removing the cover = Care should be taken when removing the cover door.
STRUCTURE: Visual condition is Good.
TRUSS SYSTEM: Yes.
RAFTERS VISIBLY SAGGING: No.



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VAULTED CEILING: Partial.
CEILING JOIST SAGGING: No.
ROOF SHEATHING: Plywood sheathing.
ATTIC FLOOR: None.
ATTIC VENTILATION: Adequate. Consider adding 4'x4' sheets of plastic under the two whirly-bird attic vents. Then place a brick in the middle of the plastic. Any moisture that gets by the vents will then collect at the brick and evaporate.
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: Concrete.
FOUNDATION CRACKS: Typical Hairline.

BASEMENT

BASEMENT: The basement was completed by tradesmen of varying skill levels. Many of the walls are wavy. The trim work is subpar and incomplete. The electrical needs considerable evaluation/repair. The texture is very uneven. It is doubtful that permits were pulled for the completion of this space. The overall current completion will make it more difficult in some areas to complete correctly than if the space was left unfinished. Your own critical eye will determine the ultimate amount of repairs to straighten walls and replace trims etc.
SLAB CONDITION: 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: None was visible in the open areas.
MOISTURE: No evidence of current moisture entry was noted.

PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION: The system had been winterized. The main was turned on by the selling agent and there was found to be leaking from both the T&P valve on the water heater and from the ice maker line in the kitchen. When I arrived there was water over the floor of the service room and a can was situated to catch the water dripping from the ice maker hook-up. I was able to evaluate the system and then I turned the main back off in the service room. The heater was set at 62 degrees to avoid any possible freezing conditions.
FUEL TYPE: Natural Gas.
WATER SUPPLY: Public water.
SHUT-OFF LOCATION: The water main comes into the home in the service area.
WATER MAIN TYPE & SIZE: The portion viewed was Copper. The exposed main line was 1" 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. Full testing of this device is beyond the scope of this evaluation. The water pressure tested from the hose bib was over the recommended 80 PSI which could mean a failed pressure regulator = Recommend further evaluation/repair by a licensed Plumber.
WATER PRESSURE: 115 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.



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NOTE: The ice maker hook-up leak will be resolved with the installation of the unit. The T&P valve leak on the water heater indicates the need for a new valve.

WASTE PIPE TYPE:

Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

DRAIN FLOW:
CLEAN-OUT PLUG

Good. Only the sink,tub/shower and toilet drains were observed for flow.

ACCESS:
WASTE TREATMENT:

Yes.
Sewer.

WASTE PIPE LEAKS:
REMARKS:

Current leaking was not identified.
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:
BRAND:
APPROXIMATE AGE:
LIFESPAN:

Pilot is off - Could not fully inspect.
A.O. Smith.
1995.
According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

TYPE:
SIZE:
LOCATION:
EARTHQUAKE STRAPPING:

Natural Gas.
50 gallons.
Service area.
The unit is secured with a thin type of plumbers tape that is not able to withstand very much force = Consider upgrading to a more substantial bracing system.
The valve was leaking and will probably need replacing. It did finally seal off, but when the unit is fired up the pressure will increase and it will probably; need replacing.

SAFETY RELEASE VALVE:

The valve was leaking and will probably need replacing. It did finally seal off, but when the unit is fired up the pressure will increase and it will probably; need replacing.

COMBUSTIBLE
CLEARANCE:
GAS SHUT-OFF:

Good.
An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING:
TANK DRAIN VALVE:
FLOOR DRAIN:

The combustion and exhaust venting appear to be Good.
The lower tank drain valve is currently not dripping.
YES. There is a floor drain installed nearby. The testing of floor drains is beyond the scope of this inspection. It is obvious by the way water ran out from the SRV valve that the floor does not adequately slope to the drain.

HEATING & COOLING SYSTEMS

HEATING SYSTEM

VISUAL CONDITION:

Fair. The filter is bent and has allowed air to bypass the filter. By the looks of the build-up it is a sure bet that there is equal build-up on the A/C evaporator fins, although I could not view this = Recommend a service cleaning/tune-up by a licensed HVAC.

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.

TYPE:
ENERGY:
APPROXIMATE AGE:
ESTIMATED LIFESPAN:

Forced Air.
Gas and Electric.
1995.
According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years.

BLOWER MOTOR:
FILTER TYPE:
HUMIDIFIER:
THERMOSTAT:
HEAT DUCTS:

Appears to operate smoothly.
Upgrade.
None.
Manual model.
The portions of the ducts viewed were not insulated. Evaluating the cleanliness of the insides of the ducts is beyond the scope of this inspection. If duct cleanliness is a concern, please contact a duct cleaning company.



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COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.
VENTING: The combustion and exhaust venting appear to be Good.
AMBIENT AIR TEMPERATURE: 37.
SUPPLY AIR TEMPERATURE: 116.
COMBUSTION CHAMBER: Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.
RECOMMENDATION: Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician.

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 DRAIN LINE: Installed and appears to be drained properly.
CONDENSER UNIT: The compressor unit sits on unlevel ground and it has been resupported by 2x4's. It is recommended that the unit be re-leveled to help prolong the units lifespan.
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: Good.
SUCTION LINE INSULATION: Intact.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE: Underground System.
SYSTEM TYPE: Circuit Breakers.
MAIN PANEL LOCATION: North exterior.
MAIN DISCONNECT SIZE: 150 amps. The main breaker is not fitting squarely inside the panel = Recommend repositioning by a licensed Electrician.



SERVICE ENTRY CABLES: Unable to view the service entry cables due to the panel configuration.
UTILITY DISTRICT: Municipal.
110/120V BREAKERS:



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22 - The bottom 4 breakers are not the same breakers as designed for this panel. They do not fit correctly and their installation is a fire hazard = Recommend immediate repair. There is 1 double lugged breaker in the lower right that needs repair. There is one breaker that is shut down. Also inside the panel were two wires that are not currently connected to anything, but were in the past. The Electrician should figure this out as he finishes off the other incomplete things in the basement.



220/240V BREAKERS:

2 - There are 2 220 volt breaker set-ups in the panel. The upper one does not have the recommended throw lever to join the two breakers together = Hazard = Install a double throw clip to prevent one half of the breaker from tripping without tripping the other half too.

PANEL CONDITIONS: SYSTEM TYPE & VOLTAGE: WIRING TYPE: MAIN 110V BRANCH WIRING:

The wires are run like spaghetti. Repairs are needed as noted above.
3 Wire System using both 110/220 volts.
Romex.

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. Unfortunately there is wiring run for the basement that is not routed or secured in a professional manner. This is most evident in the basement service area, but is also evident in the basement west middle room where a white 12 gauge wire is running alone through the ceiling from one light to another. It is unknown what condition the concealed portions of the basement wiring are in. It is presumed that the main floor concealed wiring is acceptable because it would have been installed at the time of the original electrical inspection. It is doubtful that the basement improvements were ever evaluated by the City Inspectors, although this is highly recommended.

MAIN 220/240V BRANCH WIRING: HOUSE GROUND CONNECTION: GFI OUTLETS: OUTLET TESTING:

Copper and Aluminum was found = Normal.

Water Pipe.

Yes - This home is equipped with the recommended GFCI protection.

All of the accessible open outlets were tested. Some of the basement outlets were dead = See Room notes.

VISIBLE WIRING HAZARDS:

There were several areas of handyman caliber wiring noted within the home - See Room notes. This is an undesirable condition that should be further evaluated/repared by a licensed electrician.

REMARKS:

It is recommended that a licensed Electrician be immediately consulted for repairs.

SUMMARY & TIPS

BUYER'S PROTECTION TIPS

HOME WARRANTY:

If the future operation of the mechanical components of the home is a concern, we strongly recommend that you invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a home warranty. Home warranties are offered by several different companies.

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 &



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Co at 225-8020 and we will return to the property and document any newly revealed challenges.

SUMMARY

- STRUCTURAL CONDITION:** Please refer to the structural sections 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. Many areas of the home are in need of repair. 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