



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

"THE MOST QUALIFIED INSPECTOR IN TOWN"

1145 N. Main Street Orem, Utah 84057

OFFICE 225-8020 www.TheHomeInspector.com MOBILE 898-UTAH



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector



1095 E. Mountain View - 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:	Jason & Debbie Homebuyer.
CLIENT'S E-MAIL:	JDHomebuyer@attglobal.net.
DATE OF INSPECTION:	03/07/2001.
TIME OF INSPECTION:	01:00 PM.
INSPECTION #:	30701B.
CLIENT'S AGENT:	Susie Homefinder - Re/Max.



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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?** 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:** Homeowner.

CLIMATIC CONDITIONS:

- TEMPERATURE:** 58.
- CONDITIONS:** Sunny.
- SOIL CONDITIONS:** Damp.

BUILDING CHARACTERISTICS:

- MAIN ENTRY FACES:** West.
- ESTIMATED AGE OF HOUSE:** 1999.
- BUILDING TYPE:** Single Family Dwelling.
- STORIES:** 1
- SPACE BELOW GRADE:** Basement.

UTILITIES

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



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GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE:

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

RETAINING WALLS:

The rock walls are in Good condition = Monitor.

ROOF DRAINAGE:

The entry porch downspout needs resecuring.

WINDOW WELLS:

The window wells have not yet been filled with gravel, The typical installation 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.



FOUNDATION DRAINAGE:

The grading is pretty good except for the SE area where the grading is above the stucco = Clear the earth from the stucco while maintaining the positive grade.



LANDSCAPING

SHRUBBERY:

General condition is Good.

FRONT LAWN:

General condition is Good.

BACK LAWN:

There is moss on the north side of the garage in the grass = This indicates constant moisture = Ask the owners about the condition and possible resolutions.



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.



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DRIVEWAYS/WALKWAYS

DRIVEWAY: Concrete - General condition is Good.
WALKWAYS: Concrete - General condition is Good.

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION: Good.
STUCCO CONDITION: The stucco used on the home is a traditional portland cement based stucco and not the modern synthetic EIFS type stucco. There are drip stains off the 2 west side window ledges. There is a small ding on the lower edge of the SW window box.



MOLDINGS & TRIM CONDITION: Good.
TRIM PAINT CONDITION: Intact.
EAVES/OVERHANGS CONDITION: Good.
WINDOWS CONDITION: Good.
SCREEN CONDITIONS: Did Not Evaluate.
CAULKING CONDITION: Caulking condition is Fair. Recommend adding sealant to the stucco/window joints.
WEATHERSTRIPPING CONDITION: General condition is Good.
HOSE BIBS: Hose bibs were turned on and off again.
WATER PRESSURE: 70.

FRONT PORCH

TYPE: Concrete-General condition is Good.
STAIRS: Good.
RISER/TREAD RATIO: Good.
HANDRAIL: There is no handrail installed = Consider adding for safety.
LIGHTING: Good.
DOORBELL: The doorbell is installed and working.
GFI OUTLETS: GFI outlet is installed and working as designed.
DOOR: Good.

PATIOS

TYPE: Concrete-General condition is Good.
LIGHTING: Good.
GFI OUTLETS: The outlet is dead.
SCREEN/STORM DOOR: The door is not installed.

DECKS

TYPE: Wood - General condition is Good.
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



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STAIRS:	deck failure.
RISER/TREAD RATIO:	Good.
BALUSTRADE SPACING:	Good.
LIGHTING:	Good.
GFI OUTLETS:	GFI outlet is installed and working as designed.

ROOFING

GENERAL ROOFING CONDITION

ROOFING CONDITION:	Good.
RIDGES:	Good.
INSPECTION METHOD:	Walked upon the rooftop.
ROOF PITCH (slope):	10:12.
ROOFING LAYERS:	One.
ESTIMATED AGE:	This appears to be the original roof covering.
DESIGNED LIFESPAN:	The statistical life average of this roofing product is 15-18 years.
ROOFING MATERIAL:	Composition Shingles.
ROOF PENETRATIONS:	Plumbing vents were noted. The exhaust flue(s) are in need of recaulking to prevent water penetration into the attic. This maintenance is normal and should be performed about every 3 years.



ATTIC VENTS:	Yes.
ROOF METAL:	Good condition.
RAIN GUTTERS:	The general condition of the rain gutters is Good.

CHIMNEY #1

CONDITION:	Good.
CHIMNEY LOCATION:	East.
MATERIAL:	Stucco.
SPARK ARRESTOR:	A spark arrestor is installed.
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:	The chimney/roof joint is in Good condition.
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: Good.
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: The under side of each east wall bump out is open stud cavities with insulation batts. To satisfy current firewall guidelines, these areas also need fire rated drywall, mud, and taping.



WINDOWS: Dual pane window(s) condition is Good.

GARAGE DOOR(S)

HOUSE DOOR: Yes-a solid core door is installed with a self closing device.
SIDE YARD DOOR: General condition is Good.
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.

GARAGE ELECTRICAL

ELECTRICAL WIRING: Electrical wiring is covered on the walls to at least 7 feet.
OUTLETS: The north wall outlet has an open ground and no GFCI protection = Repair.

KITCHEN

GENERAL KITCHEN CONDITIONS

LOCATION: Main Floor.
REFRIGERATOR SPACE: 36x70.
WALL FINISH: Paint condition is Intact.
FLOORING: Wood condition is Good. There is a 3" magic marker stain near the entryway.
WINDOWS: Dual pane window(s) 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.
CABINETS: Good.
COUNTERTOPS: Good.
SINK: Good.



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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. The dishwasher has only 1 of the 2 upper securing screws installed = Add the second for safety.
GARBAGE DISPOSAL: Functioning: Yes.
STOVE (Range): The rear left element vibrates when you turn it on = Resecure/Repair.
OVEN: Electric: General condition is Good. The temperature settings and timer were not tested.
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: 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: A drip pan is installed.
FLOOR DRAIN: I was unable to determine if there is a floor drain installed.
DRYER HOOK-UPS: There is a 220 electric dryer hook-up.
DRYER VENTING: The dryer vent is vented to the outside.
LIGHTING: The light in the entry did not respond to the switch.

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, Middle, West.
CONDITION: The components of this room are both Durable and Serviceable.



ENTRYWAY

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.

FAMILY ROOM

LOCATION: Main Floor, Middle, East.
CONDITION: The components of this room are both Durable and Serviceable.

OFFICE

LOCATION: Upstairs, Loft.
CONDITION: The components of this room are both Durable and Serviceable.

BATHROOMS

#1 BATHROOM

LOCATION: Main Floor, Hallway.
WALL FINISH: Paint condition is Intact.
FLOORING: Ceramic condition is Good.
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: 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 addition of caulking sealant should be added to the surround/tub spout joint to prevent water penetration.
VANITY: General condition is Good.
COUNTERTOPS: General condition is Good.
SINK: General condition is Good.
FAUCET: General condition is Good.
TOILET: The toilet general condition is Fair. **The base is loose at the floor.** The typical repair requires replacement of the inexpensive wax base seal and tightly resecuring the base to the floor.

#2 BATHROOM

LOCATION: Main Floor, Master.
WALL FINISH: Paint condition is Intact.
FLOORING: Ceramic condition is Good. Carpet condition is Good.
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.



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BATH VENTILATION:
BATH FIXTURE:

Exhaust fan is operational.
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 no access panel or door provided to the tub plumbing and spa motor. I was unable to verify if there is the recommended bonding installed



for the jetted tub = Potential Hazard = Recommend verification by a licensed Electrician. By the looks of the dangling green wire in the basement the bonding connection was never completed.

SHOWER PAN/TUB:
TUB/SHOWER SURROUND:

General condition is Good.
Condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.

SHOWER ENCLOSURE:
TUB/SHOWER PLUMBING:

General condition is Good.
Appears serviceable.

VANITY:
COUNTERTOPS:

General condition is Good.
General condition is Good.

SINK:
FAUCET:

General condition is Good.
General condition is Good.

TOILET:
REMARKS:

General condition is Good.
The bathing area is opened to the bedroom.



#3 BATHROOM

LOCATION:
WALL FINISH:
FLOORING:
DOOR:
LIGHTING:
OUTLETS:
GFI OUTLETS:
HEATING DEVICE:
BATH VENTILATION:
SINK:
FAUCET:
TOILET:

Main Floor, North.
Paint condition is Intact.
Ceramic condition is Good.
General condition is Good.
Room lighting appears adequate.
Functioning as designed.
GFI outlet is installed and working as designed.
Heat register(s) noted.
Exhaust fan is operational.
General condition is Good.
General condition is Good.
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, Southwest.
CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke detector.
CLOSET STORAGE: The doors are out of line by 1/2" at the bottom due to warping.

#2 BEDROOM

LOCATION: Main Floor, Middle, South.
CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke detector.

#3 BEDROOM

LOCATION: Main Floor, Southeast, Master.
CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke detector.

#4 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.
LIGHTING: The entryway light did not respond to the switch.
CLOSET STORAGE: There is no traditional hanging closet, but there is a neat play area and two storage closets.

INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS: Sheetrock condition is Good.
WALLS: Drywall - General condition is Good.
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: Yes.
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.
SCREENS: The evaluation of screens is beyond the scope of this evaluation.
MINI-BLINDS: The evaluation of mini-blinds is beyond the scope of this evaluation.

STAIRWAYS

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.
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: In the SE bedroom.
STRUCTURE: Visual condition is Good.
TRUSS SYSTEM: Yes.
RAFTERS VISIBLY SAGGING: No.
VAULTED CEILING: None.



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CEILING JOIST SAGGING: No.
 ROOF SHEATHING: Plywood sheathing.
 ATTIC FLOOR: None.
 ATTIC VENTILATION: Adequate.
 ATTIC INSULATION: Type: Blown-in Cellulose. Total Thickness: 10"-12". The vaulted areas have yellow fiberglass batts.

FOUNDATION

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

BASEMENT

BASEMENT: Unfinished condition.
 SLAB CONDITION: Settling cracks were seen = Monitor for any further movement and fill as needed before covering with floor coverings..



SUBFLOOR: Oriented Strand Board.
 MAIN FLOOR INSULATION: None was visible in the open areas.
 MOISTURE: No evidence of current moisture entry was noted.
 BASEMENT OBSERVATIONS: The mid stairway landing should also be covered from below with drywall = Fire safety recommendation.

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.
 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. Testing of this device is beyond the scope of this evaluation.
 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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REPAIRS NEEDED: Toilet repairs are needed = See bathroom notes.
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: Good. The unit is installed to modern safety guidelines and is performing as designed. With the demands of the jetted tub the single unit is marginal for the hot water demands = Consider adding a second unit.
BRADFORD WHITE AGE: 1999.
LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.
TYPE: Natural Gas.
SIZE: 50 gallons.
LOCATION: Service area.
EARTHQUAKE STRAPPING: 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.
SAFETY RELEASE VALVE: Yes = Did Not Test = The unit is installed as designed.
COMBUSTIBLE CLEARANCE: Good.
GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.
VENTING: The combustion and exhaust venting appear to be Good.
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.

HEATING & COOLING SYSTEMS

HEATING SYSTEM

VISUAL CONDITION: Good.
CYCLING: The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.
BRAND: Payne.
TYPE: Forced Air, 80+ efficiency unit.
ENERGY: Gas and Electric.
APPROXIMATE AGE: Appears to be the original unit.
ESTIMATED LIFESPAN: According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years.
BLOWER MOTOR: Appears to operate smoothly.
FILTER TYPE: This system utilizes a standard efficiency air filter.
HUMIDIFIER: None.
THERMOSTAT: Set-back programmable model.
HEAT DUCTS: 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.
COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.



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VENTING: The combustion and exhaust venting appear to be Good.
SUPPLY AIR TEMPERATURE: 115 degrees.
COMBUSTION CHAMBER: Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

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.
LOCATION: South.
CONDENSER UNIT: The compressor unit sits unlevel. It is recommended that the unit be re-leveled to help prolong the units lifespan. The unit is hanging on the copper lines.



COOLING FINS: The condenser unit cooling fins are currently clean. 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: Is properly installed.
SUCTION LINE INSULATION: Part of the insulation is missing near the exterior condenser unit.

FIREPLACE #1

LOCATION: Family Room.
TYPE OF UNIT: Fireplace with damper. Recommend the addition of an inexpensive damper stop.
TYPE OF FUEL: The unit is gas burning.
GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line.
FLEXIBLE CONNECTOR: A flexible gas line is properly installed.
FIREBOX CONDITION: General condition is Good.
CIRCULATION FAN: None, There is a wall switch for the future upgrade.
HEARTH: Adequate.
FLUE CLEANING: Chimney appears to be clean.
REMARKS: I was asked to look, and the label on the insert says that it is rated for both gas and wood burning fires.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE: Underground System.
SYSTEM TYPE: Circuit Breakers.
MAIN PANEL LOCATION: South exterior.
MAIN DISCONNECT SIZE: 125 amps.
SERVICE ENTRY CABLES: Unable to view the service entry cables due to the panel configuration.
UTILITY DISTRICT: Municipal.
SUB-PANEL LOCATION(S): Basement.



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"THE MOST QUALIFIED INSPECTOR IN TOWN"

1145 N. Main Street Orem, Utah 84057

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110/120V BREAKERS: 21.
 220/240V BREAKERS: 2
 PANEL CONDITIONS: The panel is very neat and organized.
 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: Water Pipe.
 GFI OUTLETS: Yes - This home is equipped with the recommended GFCI protection.
 OUTLET TESTING: All of the accessible open outlets were tested.
 VISIBLE WIRING HAZARDS: The jetted tub bonding wire should be completed.

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 claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property.

The Inspector can be your greatest asset when such situations arise with the property. Documentation by a Certified Inspector can be a valuable legal resource. If this should occur in your case, please call Michael Leavitt & Co at 225-8020 and we will return to the property and document any newly revealed challenges.

SUMMARY

STRUCTURAL CONDITION: The overall structural condition is Good.
MECHANICAL CONDITION: There are some needed repairs = Please review the Mechanical areas of this report.
HEALTH & SAFETY ITEMS: The Health & Safety systems appear to be in Good working order.
REMARKS: This home is in Good overall condition. Please refer to the report in it's entirety. Good Luck in your new home!



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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