



Michael Leavitt & Co Inspections, Inc.

"THE MOST QUALIFIED INSPECTOR IN UTAH"

591 West 760 North * Orem, Utah 84057

www.TheHomeInspector.com 801-636-6816



LISTING INSPECTION REPORT



892 East 350 South - Kamas, UT

This report was prepared for the owner of the property in an attempt to make them aware of the conditions of the structure. This report was not prepared for a buyer and it should not be relied upon for the purchase of purchasing the property. We encourage all prospective buyers to have their own inspection performed.

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 (Mechanical Warranty plans are available).

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:	Ray & Patricia Dufour
DATE OF INSPECTION:	03/18/2024
START TIME:	9:00 AM
INSPECTION #:	31824A
INSPECTOR:	Michael D. Leavitt - Certified Inspector
CLIENT'S AGENT:	Drew Armstrong & Matthew Flinders - Armstrong Flinders & Associates



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GENERAL INFORMATION

AREA & ACCESS

AREA:	Canyon community.
PROPERTY OCCUPIED?	Yes.
HISTORY:	I performed the home inspection for the sellers prior to their purchasing the property. It was a few years ago, and it was nice to return and see what they had done to the home. I have not reviewed their original report since I sent it to them and started this inspection off fresh. I went through each process with brand new exposure and did not reference my prior findings.
PERSON ORDERING:	Owner - I did have the luxury of talking with both owners multiple times during this second inspection so that I could make them aware of what I was finding and learn more about the history. I have done my best to capture the findings within this report.
PROPERTY OPENED BY:	Owner.
PEOPLE PRESENT:	Patricia Dufour was present throughout my inspection. Her husband Ray was available multiple times by phone, as he was out of town while I was on site.

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:	DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
FAIR:	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:	The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
ACCEPTABLE:	This means that on the day of the Inspection, the component was still performing as designed.
(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. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.



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CLIMATIC CONDITIONS

TEMPERATURE: 45 degrees. The temperature increased during the inspection.
CONDITIONS: Sunny.
SNOW ACCUMULATION: There was up to 6" of snow on the front and rear yards.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES: North.
BUILDING TYPE: Single Family Dwelling.
APPROX. SQUARE FOOTAGE: 6161 - Online records - I did not calculate the square footage.
STORIES: 1
APARTMENT: With the second kitchen, it looks like the basement could be transformed into a separate apartment. Check with the city to see their current requirements for basement apartments. You have plenty of off street parking and a basement entry by way of the garage. Due to the boiler radiant heat, there is a separation of airspace. All that would be needed is a fire rated separation door at the interior stairway. A big question is what does the city require if you wanted to "Air BNB", and I do not know any of those details.

UTILITIES

WATER SOURCE: Public. There is one meter for the property.
FUEL SOURCE: Public. There is one meter for the property.
POWER SOURCE: Public. There is one meter for the property.
SEWAGE DISPOSAL: I recommend that a licensed plumber perform a video scan of the main lateral to the street to confirm the integrity of the sewer main and identify any unknown issues with the main line. These types of issues are well worth the fee because main drain issues are expensive to repair. If I remember right, the owners had Lee Edwards Plumbing do this prior to their purchase. I do not know if there have been any changes in its condition during their ownership.
UTILITIES STATUS: All utilities on.
FIRE HYDRANT: There is a fire hydrant directly across the street.





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GROUNDS

DRIVEWAYS/WALKWAYS

CURB & GUTTERS:

Installed.



SIDEWALK:

None.

STORM DRAIN:

Installed.



DRIVEWAY:

The driveway is in overall good condition. There is some surface spalling in the parking areas. This is typically due to road salts falling off of cars after driving in winter conditions.



DRIVEWAY DRAINAGE:

Good.

DRIVEWAY HEATING:

Some radiant lines were initially installed in the parking strip areas, but the lines leak at an unknown location and the boiler station for the driveway has been shut down. Check with a boiler specialist if you desire a heated driveway. In its current state, the leak would have to be found and cut into the concrete to repair. My recommendation would be to also add a small separate boiler in the garage that would be dedicated to the exterior driveway only.

ADDITIONAL PARKING:

They added a gravel parking strip on the east side of the home.





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WALKWAYS:



The front walkway was partially covered with snow.

TOPOGRAPHY

LOT TYPE:

The home is nestled into a sloped lot.

LOT DRAINAGE:

Good.

FOUNDATION DRAINAGE:



I found good drainage around the home. The porous nature of the near foundation areas prevents ponding of water.

ROOF DRAINAGE:

Good. The electric heat strip tape helps during the winter freezes.



FOUNDATION:

Good.

RETAINING WALLS:

The boulder retaining walls are in good condition.

WINDOW WELLS:

Good.





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HOSE BIBS:

Hose bibs were turned on and off again.



LANDSCAPING

TREES:

The owner planted many trees since moving into the home.

SHRUBBERY:

Good.

FRONT LAWN:

Snow.

BACK LAWN:

Snow.

SPRINKLERS:

Did Not Test = Ask the owners for details. I heard that extensive drip were added.

FENCING

REAR YARD FENCE:

Good.



REAR YARD GATE:

Good.





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EXTERIOR STRUCTURE

EXTERIOR CLADDING

STONE CONDITIONS:

The majority of this stonework is performing as designed.



GAPS:

Keep in mind that this stone job features open joints and snow and water easily get in behind the stones. The water then freezes and pops the stones off. This sounds bad, but is typical and easily repairable.



CURRENT POPS:

Yes, I found three stones popped off the main chimney. These are easily back-buttered and stuck back into position.

DRAINAGE PLANE:

I may sound ho-hum about stone pops, but this is due to my understanding the drainage plane underneath the cladding systems. This home was built under the strict modern requirements that utilizes a water tight drainage plane in behind all of the exterior claddings. In the stone areas there is a drainage plane and a traditional stucco lath and scratch coat. Then the stones get embedded into the scratch coat. When the stones pop off, then you still have the stucco scratch coat and drainage plane protecting the wood structure from water entry.

REPAIRS:

Get a sub-contractor familiar with stone to back-butter and reinstall the fallen stones.

RE-INSPECTION:

Each year you should have the exterior stone clad walls and roof accessed chimney inspected for any loose stones. When stones do become loose or pop, then the same stone is re-installed.

FLASHINGS:

The needed horizontal through the wall flashings are used along the horizontal stone lines.





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SIDING:

Good.

ROOF TO WALL:

I looked closely at the roof to wall connections and found no failure stains.



FRONT PORCH

TYPE:

This is a traditional formal porch and sitting area.



STAIRS:

Good.

CONCRETE:

Good.





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GAP:



The gap along the lower entry needs fresh caulking.

Good.

GUARDRAIL:

Good.

LIGHTING:

GFCl outlet is installed and working as designed.

GFI OUTLETS:

This home has a video doorbell = Did not test.

DOORBELL:

DOOR:

Good.

REAR GARAGE PATIO

TYPE:

This concrete slab work was installed since my last visit.

CRACKS:

The concrete is in good condition and even though relief cuts were added, it has developed a typical curing crack.

STORAGE:

This added Tuff Shed storage area is a great addition.





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STORAGE ROOF:

Good.



WATER ENTRY:



I found no signs of water entry into the shed.

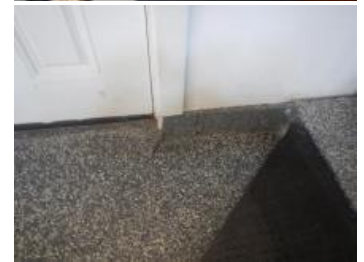
DOOR:

The rear garage entry was unlocked and in good condition.



DOOR WATER:

There are some signs of water entry through the exterior rear garage door. Keep the threshold well caulked and the weatherstrippings and lower door seal refreshed as needed.



SCREEN/STORM DOOR:

Storm doors can also help stop wind driven water entry at exposed to weather doors.



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BASEMENT ENTRY

TYPE:

There is a rear lower level walkout basement entry.



STAIRS:

Good. Natural stone.



WATER COLLECTION:

I do not see signs of ponding water. The porous nature of the stonework allows water to soak into the earth.



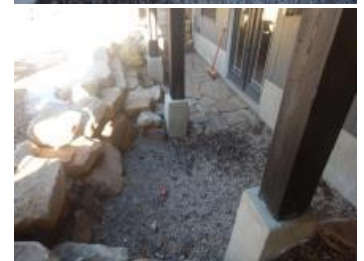
RETAINING WALL:

The stone retaining walls and deck columns are in good condition.



COLUMNS:

Good.





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GAS HEATER:

I did not test this large natural gas flame area.



DECKS

GENERAL CONDITION:

Good.



STAIN:

Good.

TYPE:

Wood and synthetic products were used.

LEDGER SECURING:

Good.

DECK BOARDS:

Good.



UNDER DECK:

Good.



SUPPORTS:

Good.





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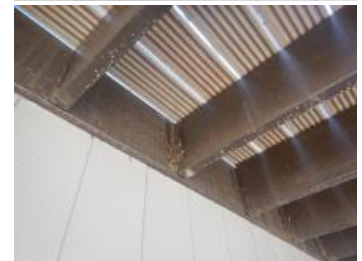
JOISTS TO LEDGER:

Good.



NAILS:

Some of the air nail gun nails did not fully seat.



GUARDRAIL:

Good.

ROOF COVER:

Good.

STAIR TO DECK:

Acceptable.

STAIRS:

Good.



GAS BBQ:



Yes. There is a gas BBQ hook-up.

DOOR:

Good.





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ROOFING

GENERAL ROOFING CONDITIONS

ROOFING CONDITION:

Good. I was able to view about 85% of the roof.
The rest was snow covered.



RIDGES:

Good.



VALLEYS:



Good. Some were still snow filled.

INSPECTION METHOD:

Walked upon the rooftop.

ROOFING LAYERS:

There is one layer of roofing material installed.

ESTIMATED AGE:

Original.

DESIGNED LIFESPAN:

The statistical life average of this roofing product is 25-30 years.

ROOFING MATERIAL:

Architectural shingles. This features one long shingle with extra pieces glued on to give the multi-dimensional look. These hold up much better in the wind than the popular 3-tab type shingles, and they just look and perform better.

ROOF COVERING STATUS:

Serviceable and is still within useful lifespan.

DECK ROOF:

Good.





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FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS:

Good. The penetrations through the roof are currently well sealed. You should inspect annually and reseal as needed to prevent trickle leaks.

ATTIC VENTS:

Yes.

ROOF METAL:

Good.

DIVERTER KICK-OUT FLASHINGS:

I did not find a kickout flashing at this rear garage roof to wall connection, but I viewed no ill effects or leaking.



RAIN GUTTERS:

The general condition of the rain gutters is Good.

ELECTRIC HEAT TAPES:

There is electric heat strip along the north roof to help prevent ice melt. Ask the seller for details about their installation, use, and maintenance.

#1 CHIMNEY

CONDITION:

The stone clad chimney currently needs stone repair.

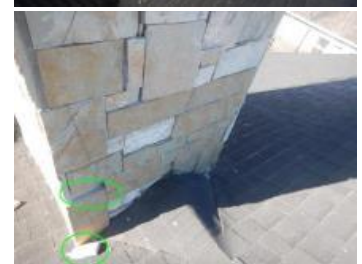


STONE POPS:

Yes. There are three stones that need to be reinstalled. There is one missing on the east, north, and another on the west side. All three stones are laying on the roof.



CLOSE-UP:





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SPARK ARRESTOR:

A spark arrestor is installed.



CHIMNEY CAP:

There chimney cap appears to be a listed unit.

CHIMNEY COVER:

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

FLUE LINER:

Good.

ROOF JOINT:

The chimney/roof joint is in Good condition.

GARAGE

#1 GARAGE

GENERAL CONDITION:

Good.



TYPE:

Three car.



ROOF CONDITION:

Same as house - Refer to ROOFING section.

CEILING CONDITION:

Good.

FLOOR CONDITION:

Concrete: Good. The added floor covering is worn in the primary parking area.





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CRACK:

I viewed on long north to south slab crack = Monitor.



FLOOR HEATING:

This interior garage area has working heated concrete flooring with radiant lines.

FIRE SEPARATION:

Acceptable.

HOSE BIB:

There is a hot and cold hose bib = Did not test.

GARAGE DOOR(S)

MAIN GARAGE DOOR(S):

Good.



SETTLEMENT:

I found no evidence of movement at the large garage door openings.



AUTO-DOOR OPENER(S):

Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation. 2 garage door openers were evaluated.

AUTO-REVERSE:

The safety reverse system is in Good working order. There is an electric eye safety beam installed and working. Please refer to the online article from the Consumer Product Safety Commission regarding the need for good working auto reverse systems for garage doors.

<http://www.cpsc.gov/cpscpub/pubs/523.pdf>.

HOUSE DOOR:

Yes: A solid core door is installed.

STAIRS:

Good.

RISER/TREAD RATIO:

Good.

HANDRAIL:

The installed handrail is secured. There are no turnbacks at the top and bottom of the handrail.





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GARAGE ELECTRICAL

ELECTRICAL WIRING:

Electrical wiring is covered on the walls to at least 7 feet.

OUTLETS:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.

KITCHEN

KITCHEN

LOCATION:

Main Floor.



WALL FINISH:

Good.

FLOORING:

Good.

WINDOWS:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlets are installed and working as designed.

CABINETS:

Good.

COUNTERTOPS:

Good.

BACKSPASH:

The caulking needs to be refreshed.



SINK:

Good.

DRAIN CONDITION:

Good.



FAUCET:

Good.

WATER FILTRATION:

There is a filtration system installed. Testing of this system is beyond the scope of this inspection. I do not know the current filter change schedule.



PLUMBING LEAKS:

None were visible at this time.



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KITCHEN APPLIANCES

DISHWASHER:

Both units were upgraded since my last visit.



GARBAGE DISPOSAL:

Functioning: Yes.



STOVE (Range):

Did Not Test, They were being cleaned.



OVEN:

Electric: Functioning. The temperature settings and timer were not tested.



EXHAUST FAN:

Type: Overhead. Functioning: Yes.



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.





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LAUNDRY

LOCATION:

Main floor.



WASHER HOOK-UPS:

Did Not Test.



WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

FLOOR DRAIN:

I was unable to determine if there is a floor drain installed because of the washer and dryer that are installed.

DRYER HOOK-UPS:

There is a 220 electric dryer hook-up. The dryer receptacle is a 4 prong type for newer homes. If your unit needs a 3 prong receptacle, then it is recommended that you contact a licensed Electrician for the pigtail conversion.



DRYER VENTING:

The dryer vent is vented to the outside. Dryer venting systems should be cleaned every 12 months = Recommend cleaning.

WASHING MACHINE:

Did Not Evaluate = The evaluation of washing machines is beyond the scope of this evaluation.



CLOTHES DRYER:

Did Not Evaluate = The evaluation of clothes dryers is beyond the scope of this evaluation.





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MASTER LAUNDRY

LOCATION:

Main floor, Master closet.



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.

FLOOR DRAIN:

No emergency floor drain was found.

DRYER HOOK-UPS:

There is a 220 electric dryer hook-up. The dryer receptacle is a 4 prong type for newer homes. If your unit needs a 3 prong receptacle, then it is recommended that you contact a licensed Electrician for the pigtail conversion.



DRYER VENTING:

Not yet installed.

#2 KITCHEN

LOCATION:

Basement.



WALL FINISH:

Good.

FLOORING:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlets are installed and working as designed.

CABINETS:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

Good.

FAUCET:

Good.

PLUMBING LEAKS:

None were visible at this time.



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KITCHEN APPLIANCES

DISHWASHER:



Did Not Test.
Functioning: Yes.

GARBAGE DISPOSAL:



STOVE (Range):

Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.



OVEN:

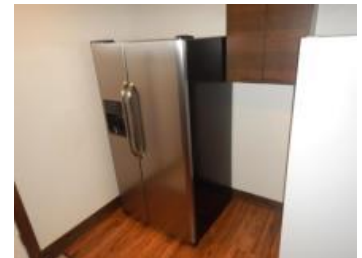
Electric: Functioning. The temperature settings and timer were not tested.

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.





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BUILT-IN MICROWAVE:



Yes = DID NOT TEST. The evaluation of built-in microwaves is beyond the scope of this inspection.

#2 LAUNDRY

LOCATION:

Basement.



WASHER HOOK-UPS:

Did Not Test.



WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

FLOOR DRAIN:

I was unable to determine if there is a floor drain installed because of the washer and dryer that are installed.

DRYER HOOK-UPS:

There is a 220 electric dryer hook-up. The dryer receptacle is a 4 prong type for newer homes. If your unit needs a 3 prong receptacle, then it is recommended that you contact a licensed Electrician for the pigtail conversion.



DRYER VENTING:

The dryer vent is vented to the outside.

WASHING MACHINE:

Did Not Evaluate = The evaluation of washing machines is beyond the scope of this evaluation.





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CLOTHES DRYER:

Did Not Evaluate = The evaluation of clothes dryers is beyond the scope of this evaluation.



COUNTERTOPS:

Acceptable.

SINK:

Acceptable.

FAUCET:

Acceptable.

DRAIN:

The drain flows very slowly.

BATHROOMS

#1 BATHROOM

LOCATION:

Main Floor, 1st Level. 2nd Level.



WALL FINISH:

Good.

FLOORING:

Good.

WINDOWS:

Good.

DOOR:

Good. The door fits snugly in the frame.

LIGHTING:

There is no over sink lighting installed.



GFI OUTLETS:

GFCI outlet is installed and working as designed.

BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

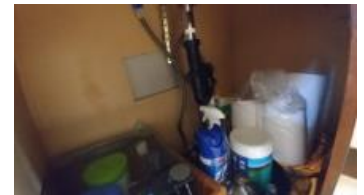
Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

Good.



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BATH FIXTURE:

Shower only.



SHOWER PAN:

Good.

TUB/SHOWER SURROUND:

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

SHOWER ENCLOSURE:

There is no door or curtain installed.

TUB/SHOWER PLUMBING:

Good.

#2 BATHROOM

LOCATION:

Main Floor, Master.



WALL FINISH:

Good.

FLOORING:

Good.

WINDOWS:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.

BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.

FAUCET:

Good.

TOILET:

Good.

BATH FIXTURE:

There are a separate tub and shower stall installed.

HYDOMASSAGE TUB:

There is a hydromassage tub installed. When I filled the tub and tested the jets a scummy junk discharged out of the jets = The jet distribution piping needs cleaning.

During my visit the owner did a full flush to clean out the circulation lines. The jets worked as designed.



SHOWER PAN:

Good. The tile wall and floor joints were freshly caulked during my visit.



TUB/SHOWER SURROUND:

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

SHOWER ENCLOSURE:

Good.



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TUB/SHOWER PLUMBING:

Did not test due to the fresh caulk. The owner reported that all of the valves and sprayers worked well.



STEAMER:

Did Not Test.



#3 BATHROOM

LOCATION:

Basement, Southwest, This bathroom is located in the bedroom.



WALL FINISH:

Good.

FLOORING:

Good.

WINDOWS:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.

BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

Good.

BATH FIXTURE:

Shower only.



SHOWER PAN:

Good.

TUB/SHOWER SURROUND:

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



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TUB/SHOWER PLUMBING:

Good.

#4 BATHROOM

LOCATION:

Basement, Northwest, This bathroom is located in the bedroom.



WALL FINISH:

Good.

FLOORING:

Good.

WINDOWS:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.

BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

Good.

PLUMBING LEAKS:

None apparent at this time.

BATH FIXTURE:

A combination tub and shower is installed.



BATHTUB:

Good.

TUB/SHOWER SURROUND:

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



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TUB/SHOWER PLUMBING:

The addition of caulking sealant should be added to the surround/tub spout joint to prevent water penetration. There is no permanent drain stop installed.



#5 BATHROOM

LOCATION:

Basement, East.



WALL FINISH:

Good.

FLOORING:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.

BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.

FAUCET:

Good.

TOILET:

Good.

PLUMBING LEAKS:

None apparent at this time.

BATH FIXTURE:

A combination tub and shower is installed.



BATHTUB:

Good.

SHOWER PAN:

Good.

TUB/SHOWER SURROUND:

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



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TUB/SHOWER PLUMBING:

The addition of caulking sealant should be added to the surround/tub spout joint to prevent water penetration.



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.

ENTRYWAY

LOCATION:

Main Floor, Middle, North.



CONDITION:

The components of this room are both Durable and Serviceable.

SCREENS:

Not installed.

GREAT ROOM

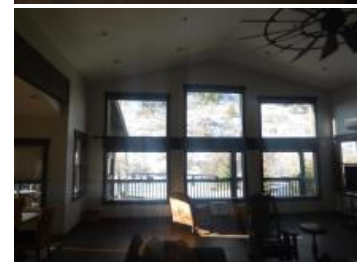
LOCATION:

Main Floor, Middle, South.



VIEW:

Pretty cool!



SCREENS:

Not installed.

COOLING:

This room features an AC head unit = Did Not Test.





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DINING AREA

LOCATION: Main Floor, Southeast.



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

SCREENS: Not installed.

LIGHTING: Good.



COOLING: There is a head unit installed = Did not test.

MUD ROOM

LOCATION: Main Floor, Northeast.

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

SINK: Good.



DRAIN: Good.



ICE MAKER: Did not test.





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BASEMENT FAMILY ROOM

LOCATION:

Basement, Middle, South.



CONDITION:

The components of this room are both Durable and Serviceable.

DOOR:

Looking closely at the threshold, this exterior door has had some water seepage. Caulk the threshold and keep the weatherstrippings and door seal fresh.



BASEMENT MEDIA ROOM

LOCATION:

Basement west of the kitchen.



CONDITION:

This room is not currently set up as a media room. Instead, it is more of a catch all storage area.

REMARKS:

It is my recommendation that any prospective buyer figure out just what they want to do with the space. There is wiring for speakers. I also viewed a raised platform for seating. There are a lot of options for a media, craft, or office. Since there are no windows, then this is not a safe sleeping area.

STORAGE

LOCATION:

Under the front porch.





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CONDITION:

On my first visit I identified ceiling cracking and water entry signs. Since that time, the front porch was recapped and the side walls sealed. I found no fresh water entry signs during my visit.



INVOICE:

I have recommended that the owner provide the work invoice so that if there are future issues, then you know who to contact.

WALL FINISH:

I also recommend that the interior water stains be washed/scrubbed off so that it will be easier to identify any future water seepage stains.



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 alarms. 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:

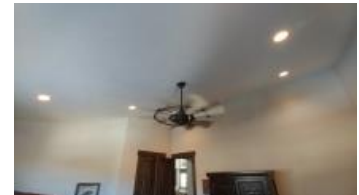
The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke alarm.

SCREENS:

Installed.

LIGHTING:

The ceiling fan works well.





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#2 BEDROOM

LOCATION: Main Floor, Southwest, Master.



SCREENS: Installed.

DOOR: The latch assembly is stuck.



LIGHTING: Good.



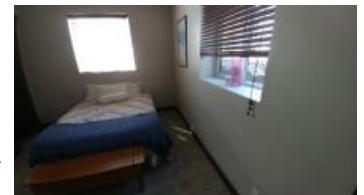
#3 BEDROOM

LOCATION: Basement, Southwest.



CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke alarm.

WINDOWS: Although 48" was the maximum window sill height for many years, current minimum standards recommend that bedroom window sill heights not exceed 44" from the floor to the bottom edge of the openable window. We recommend that a chair or table be placed under the window to allow for easier emergency egress for the very young and the elderly.



CLOSET STORAGE: The closet door lower guide is missing.





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#4 BEDROOM

LOCATION: Basement, Northwest.



CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke alarm.

WINDOWS: Although 48" was the maximum window sill height for many years, current minimum standards recommend that bedroom window sill heights not exceed 44" from the floor to the bottom edge of the openable window. We recommend that a chair or table be placed under the window to allow for easier emergency egress for the very young and the elderly.

#5 BEDROOM

LOCATION: Basement, Northeast.



CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke alarm.

CLOSET STORAGE: The closet door lower guide is missing.



#6 BEDROOM

LOCATION: Basement, Southeast.



CONDITION: The components of this room are both Durable and Serviceable. The room is equipped with the recommended smoke alarm.

CLOSET STORAGE: There is no door installed.





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INTERIOR - (GENERAL)

WALLS, CEILINGS, & FLOORS

CEILINGS:

Sheetrock condition is Good.

WALLS:

Sheetrock condition is Good.

MOISTURE ENTRY:

There was no apparent evidence of moisture entry at this time.

FLOORS:

The tile work through the home needs to have the grout both cleaned and sealed. This is often overlooked by installers, yet the grout soils and discolors without the needed sealant.



INDOOR AIR QUALITY:

I did not perform any indoor air quality testing.

TIPOVER WARNING:

Furniture and appliances need to be secured. The Consumer Product Safety Commission data report shows that between 2000 and 2010, CPSC staff received reports of 245 tip-over-related deaths involving children 8 years old and younger. More than 90 percent of the incidents involved children 5 years old and younger.

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.

BAD THERMO-SEALS:

None were identified. The identification of bad thermo-seals is beyond the scope of this visual evaluation. The identification of bad thermo-seals is very difficult because there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.

FUNCTION:

Good.

SCREENS:

Many of the screens have been removed.

MINI-BLINDS:

The evaluation of mini-blinds is beyond the scope of this evaluation.

STAIRWAY

CONDITION:

Good.



RISER/TREAD RATIO:

General condition is Good.

HEAD CLEARANCE:

Good.

RAILINGS STURDY:

General condition is Good.

TURNBACKS:

The garage to basement stairway handrail has no upper and lower turnbacks.



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ADDITIONAL ITEMS

SMOKE ALARMS:

Installed.

FIRE SUPPRESSION:

NONE - No, there is no fire suppression system installed.

CARBON MONOXIDE ALARMS:

Installed.

CENTRAL VACUUM:

None.

WATER SOFTENER:



Installed = Did Not Test.

WATER FILTRATION:

None.

INTERCOM:

None.

PHONE SYSTEM:

Wiring is installed but was not evaluated or tested.

TELEVISION SYSTEM:

Wiring is installed but was not evaluated or tested.

HI-SPEED INTERNET:

I do not know what hi-speed internet options are available in the neighborhood.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

RADON:

Did Not Test.

ASBESTOS:

Did Not Test.

CRYSTAL METH

Did Not Test.

MOLDS & FUNGI:

Did Not Test.

ELECTROMAGNETIC FIELDS:

Did Not Test.

FORMALDEHYDE:

Did Not Test.

WATER QUALITY:

Did Not Test.



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ATTIC, FOUNDATION, & SUB-STRUCTURE

ATTIC

METHOD OF INSPECTION:

I accessed all three attic areas.

ATTIC ACCESS:

I did not wade through the insulation, as that would be bad for your energy efficiency. Others have previously trodden through and damaged the insulation layer.

STRUCTURE:

Visual condition is Good.

ROOF SHEATHING:

Good.

FRAMING:

Good.

TRUSS SYSTEM:

Yes.

LAUNDRY ATTIC:

The laundry attic accesses the eastern half of the home. The truss structure is in good condition.



LAUNDRY INSULATION:



This insulation has been heavily trodden through = Consider adding a fresh topical blown-in layer over the existing insulation.

MASTER ACCESS:

This attic access is for the western half of the home. The truss structure is in good condition.



MASTER INSULATION:

This insulation has also been trodden through = Consider adding a fresh topical blown-in layer over the existing insulation.



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GARAGE ATTIC:

This area is only partially insulated. Some items are stored there. Consider removing the stored items and fully insulating this garage attic area.



GARAGE STRUCTURE:

Good. This is a full truss system.



ATTIC COMPONENTS

ATTIC INSULATION:

Type: Blown-in Fiberglass. Total Thickness: 12"-15".

ATTIC VENTILATION:

Adequate.

FOUNDATION

FOUNDATION CONDITION:

Good.

STEM WALL:

Concrete.

FOUNDATION CRACKS:

Hairline curing cracks were observed. Current repair is not deemed necessary, but you should monitor for any future movement and repair as needed.

ANCHOR BOLTS:

Installed.

BASEMENT

BASEMENT:

Finished condition.

SLAB CONDITION:

Typical curing cracks were seen.



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PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:

GOOD - The plumbing system was found to be in Good condition.

FUEL TYPE:

Natural Gas. The main fuel shut-off location is on the West exterior.



WATER SUPPLY:

Public water.

SHUT-OFF LOCATION:

The main interior water shut-off location is inside the front foundation wall.



BOOSTER PUMP:



Due to lower water pressure up in this canyon, the owner installed a booster pump and expansion tank. This is an excellent solution to raise the water pressure inside the home.

WATER MAIN TYPE & SIZE:

The portion viewed was Plastic. 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.

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: Cross-linked Polyethylene (PEX) plastic piping.

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:

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

CLEAN-OUT PLUG ACCESS:

Yes.

WASTE TREATMENT:

Sewer.

WASTE PIPE LEAKS:

Current leaking was not identified.



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WATER HEATER

#1 WATER HEATER

LOCATION: Basement service area.



VISUAL CONDITION: This tall tank is heated by water from the on-demand boiler. This is unique in that the water heating is provided by a coiled pipe within the tank that allows one of the boiler zones to flow water through and keeps the boiler water/glycol separate from the drinking/bathing water.

THERMAL EXPANSION: Installed.

EARTHQUAKE STRAPPING: Yes.

HEATING SYSTEMS

BOILER SYSTEM

SYSTEM CONDITION: This home is heated by an on-demand boiler system with 4 separate zone pumps.



REPAIR: **REPAIRS ARE NEEDED** = I recommend that a boiler specialist be called upon to evaluate and repair this partially working system.

MAIN FLOOR: I found radiant heat throughout the main floor.

BASEMENT: I only found two of the bathrooms with active heating. The rest of the basement did not respond to the thermostat.

DRIVEWAY: This zone is shut down due to reported leaks in the heating piping. The exact location is unknown.

GARAGE: The garage was working as designed.



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HEATING ZONES:

There are 4 clear zone circulation pumps and numerous mini-zones.



THERMOSTATS:

I found three zone wall thermostats and a timer for the driveway.

BOILER CONDITION:

Good. The boiler unit was run through a complete cycle. The safety controls were observed. The boiler was operated by turning up the thermostat, and then turned back to its original setting.

APPROXIMATE AGE:

Original.

PRESSURE RELIEF VALVE:

The recommended pressure relief valve is installed on the system.

EXPANSION TANK:

The recommended expansion tank is installed on the system = Did Not Test.

CIRCULATION PUMPS:

There are four circulation pumps installed.

CIRCULATION PIPING:

The following types of piping were visible in the boiler liquid distribution lines:
PEX - Cross linked polyethylene.

VENTING:

Good.

RECOMMENDATION:

Have this system professionally serviced and repaired as needed.

#1 FIREPLACE

LOCATION:

Main Floor.



OVERALL CONDITION:

Good.

TYPE OF UNIT:

Fireplace with damper.



FIREBOX CONDITION:

The rear refractory panel was upgraded.



FIRE DOORS:

Safety doors are installed.

FLUE:

Chimney looks to be clean. I was unable to view the entire flue assembly.



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REMARKS:

This fireplace features a gas log lighter = Did not test.



#2 FIREPLACE

LOCATION:

Main Floor, Master Bedroom.



OVERALL CONDITION:

Good.

TYPE OF UNIT:

There is a sealed gas fireplace installed.

SWITCH:

The switch is located on the wall.

FIREBOX CONDITION:

Acceptable.



REMARKS:

There is a capped gas stub installed.



#3 FIREPLACE

LOCATION:

Basement.



OVERALL CONDITION:

Good.

FIREBOX CONDITION:

Acceptable.



FIRE SCREEN::

The recommended safety screen is installed.

HEARTH EXTENSION:

Adequate.



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FLUE:

Chimney looks to be clean. I was unable to view the entire flue assembly.

REMARKS:

There is a gas stub installed.



COOLING SYSTEMS

MASTER AIR CONDITIONING

VISUAL CONDITION IS:

The installation is good. Due to the low temps I did not test.

REFRIGERANT:

R-410A * This system uses the newer R-410A refrigerant and not the older out of production R-22.



GREAT ROOM AIR CONDITIONING

VISUAL CONDITION IS:

The installation is good. Due to the low temps I did not test.

SERIAL #:

2007.





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REFRIGERANT:

R-410A * This system uses the newer R-410A refrigerant and not the older out of production R-22.



ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Underground System.

ELECTRICAL CONDITION:

GOOD - The electrical system was found to be in Good condition.

UTILITY DISTRICT:

Utility Company.

SYSTEM TYPE:

Circuit Breakers. The branch circuit breakers are located inside the home ins a subpanel, and are not located in the home's exterior main disconnect panel.

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:

Rod.



OUTLET TESTING:

All of the accessible open outlets were tested.

GFCI PROTECTION:

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

MAIN DISTRIBUTION PANEL

MAIN PANEL LOCATION:

East exterior.



MAIN DISCONNECT SIZE:

200 amps.

SERVICE ENTRY CABLES:

Unable to view the service entry cables due to the panel configuration.



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LABELED:

Yes.

110/120V BREAKERS - MAIN:

220/240V BREAKERS - MAIN:

DOUBLE LUGGING:

9.

3.

REPAIRS ARE NEEDED = The installer for the added electric heat strips ran out of room because he needed two 220 volt breakers that required four slots. His solution was to double up two of the 110 volt circuits to free up some breaker room. This ends up with unsafe double lugging on the breakers. The breakers are designed for securing one wire only. **SOLUTION** - If the two wires feed circuits that both won't overload the breaker, then you can twist them together with a third wire pigtail and then run the pigtail to the breaker. However, if the loads are too much for the single breaker, then another solution will need to be devised. They may be able to trade out the single breakers for double slim pancake breakers. There are options, but this one they chose is currently not deemed safe. I recommend that the installer be called upon to right their wrong. This repair work should be done by a licensed electrician familiar with calculating circuit loads.



#1 SUBPANEL

SUB-PANEL LOCATION:

Basement.



GENERAL CONDITION:

The wiring methods inside the panel are professional and working as designed.

PANEL LABELING:

Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

FEEDERS:

The recommended 4 wire feed for a subpanel is installed.

110/120V BREAKERS:

36.

220/240V BREAKERS:

8

AFCI BREAKERS

6



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SUMMARY

SUMMARY

STRUCTURAL CONDITION:	GOOD - The overall structural condition is Good.
INSULATION CONDITION:	UPGRADE RECOMMENDED = Due to heavy foot traffic a topper layer of insulation is needed in the attic.
SLAB CONDITIONS:	GOOD - The overall interior and exterior concrete flatwork condition is Good.
ROOF CONDITION:	GOOD - The overall roofing condition is Good.
CHIMNEY CONDITION:	REPAIRS ARE NEEDED = There are 3 popped stones that need to be reinstalled.
HEALTH & SAFETY ITEMS:	GOOD - The Health & Safety systems were found to be in Good condition.
PLUMBING CONDITION:	GOOD - The plumbing system was found to be in Good condition.
WATER HEATER CONDITION:	GOOD - The water heating system was found to be in Good condition.
BOILER CONDITION:	REPAIRS ARE NEEDED = Please see the Heating section of the report for details.
FIREPLACE CONDITION:	GOOD - The fireplace system was found to be in Good condition.
ELECTRICAL CONDITION:	GOOD - The electrical system was found to be in Good condition.
REMARKS:	GOOD - This home is in Good overall condition. The items identified are repairable. Please refer to the report in its entirety.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The inspection 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 inspection 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.

Obtaining or receiving information from any third parties, but not limited to, government agencies (such as building permits), component or system manufacturers (including product defects, product recalls, or similar notices), is clearly beyond the scope of this limited visual inspection. If we have made any reference to this type of information within this report it has been done as a courtesy for our clients. We wish that we knew everything about everything, but it should be realized that this would be impossible.

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.



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REPORT PREPARED BY:

Michael D. Leavitt
Michael D. Leavitt
Certified Inspector

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