



MICHAEL LEAVITT & Co INSPECTIONS, INC.

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4-PLEX INSPECTION REPORT



222, 224, 226, & 228 North 250 East - Orem, 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 (Mechanical Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT 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:	Eduardo Silva
DATE OF INSPECTION:	05/08/2024
START TIME:	9:00 AM
INSPECTION #:	50824A
INSPECTOR:	Michael D. Leavitt - Master Inspector
CLIENT'S AGENT:	Kim Brown - Bill Brown Realty, Inc



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GENERAL INFORMATION

AREA & ACCESS

AREA:	Neighborhood.
PROPERTY OCCUPIED?	The two east units are occupied and the two west units are vacant.
CLIENT PRESENT:	Yes. This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you 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.
PERSON ORDERING:	Buyer's Agent.
PROPERTY OPENED BY:	Access was via a master key. It took 3 visits to finally get into the SE unit. The tenant and their dogs were home, but they would not answer the door. The first visit was on the 8th of May. The second visit was Monday the 13th. Finally today I was able to gain entry and inspect the final unit.

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: 60 degrees. The temperature increased during the inspection.
CONDITIONS: Partly Cloudy.
SOIL CONDITIONS: Damp.

BUILDING CHARACTERISTICS

ESTIMATED AGE OF STRUCTURE: 1969.
BUILDING TYPE: Four-plex.
APPROX. SQUARE FOOTAGE: Did Not Measure.
STORIES: 1 1/2.
SPACE BELOW GRADE: 1/2 basement.

UTILITIES

WATER SOURCE: Public. There is one meter for the property.



FUEL SOURCE: Public. There are 4 meters.

POWER SOURCE: Public. There are 4 meters.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

FIRE HYDRANT: Yes. There is a fire hydrant within 50 yards of the property.





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EXTERIOR

DRIVEWAYS/WALKWAYS

CURB & GUTTERS:

Installed.



**SIDEWALK:
DRIVEWAY:**

Good.

The south side driveway is the smaller of all the driveways into the larger 3 building complex.



FINISH:

The asphalt has cracked and been filled and re-coated.



DRIVEWAY DRAINAGE:

Good. There is no sub-driveway drainage system, and it does not appear to be an issue.

SPACES:

There are 7.5 spaces marked and painted on the rear east side of the building. The 8th space is split at the halfway point between the buildings.





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STRIPING:

The parking spaces are marked. The paint is worn but obvious.



TRASH:

The dumpster is NOT located on this property. It is two buildings to the north.



ACCESS:

Your SE corner and the fence has been damaged by large moving trucks trying to navigate your smaller driveway.



TOPOGRAPHY

SLOPE WITHIN 10 FEET OF HOUSE:

The area around the perimeter of the structure is level at best. Additional measures should be taken to provide the recommended drainage. Correcting the grade will help to avoid erosion and/or standing water along the foundation.



GUIDELINES:

The general guideline is for the grading to drop 6" in the first 10' away from the foundation. This means that you should stand 10 feet away from the structure and the earth at the foundation should be at least 6" higher than where you are standing. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure.

ROOF DRAINAGE:

The NW downspout has an added discharge line still discharges right onto the foundation.





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FOUNDATION:

Hairline curing cracks were observed = Monitor for movement and repair as needed. I found no major signs of shifting and/or movement.



REAR LOT DRAINAGE:

The far east greenbelt has a lowered area down the middle to keep water on the grass and not onto the parking lot.



LANDSCAPING

TREES:

The large SE corner tree is old and offers no benefits to this building. Falling branches will damage neighboring parked cars.



PLANTERS:

The planters are too low and collect water. Add fill and raise them so that water flows away from the structure.



FRONT LAWN:

Good.



BACK LAWN:

Good.



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SPRINKLERS:

Currently the old galvanized pipe system is joined with the unit to the north. You will need to install a complete new system for your property only. Keep in mind that you also have the rear east yard.



FENCING

SOUTH FENCE:

The south fence has been damaged from vehicle impacts.



MORE DAMAGE:



EXTERIOR CLADDING

SIDING CONDITION:

The paint is peeling/flaking.



NUMBERS:

The numbers are damaged.





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WOOD SLATS:

These are installed directly over the plywood. The SE corner has slat damage from vehicle impact.



LOOSE:

Some of the slats are loose and warped.



OVERHANGS:

The underside paint is peeling/flaking.



CONSIDER:

You should consider a siding overlay that would lessen the needed exterior painting maintenance in the coming years and decades.



BRICK CONDITION:

The brick shows no major cracking and/or settlement. The white is from sprinkler overspray.





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WINDOWS:

There are hard water spots from sprinkler overspray.



EXTERIOR TRIMS

PAINT/STAIN CONDITION:

Areas of the paint are peeling/flaking.

MOLDINGS & TRIM CONDITION:

Fair.

TRIM PAINT CONDITION:

The wood trims around the entry door exteriors is poor and there has been damage to the frames.

EAVES/OVERHANGS CONDITION:

Good. These will require regular painting.



NORTH PORCH

TYPE:

Concrete - General condition is Good.



WALK:

The concrete has cracked and settled.





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PROPERTY LINE:

Now that you are subdividing, the walk is a shared walkway.



STAIRS:

Good.

LIGHTING:

Good.

GFI OUTLETS:

There is no outlet installed.

DOORBELL:

Unit 226 has a faulty doorbell chime. Unit 228 has a video doorbell = Did Not Test.

DOOR:

The doors have worn weatherstripping.

PAINT:



The paint is peeling/flaking. There has been water damage around the single paned windows due to poor caulking maintenance over the years.

SOUTH PORCH

TYPE:

Concrete - General condition is Good.



STAIRS:

The stairs are different heights and a tripping hazard.





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INSECTS:

There is a nest high on the soffit.



SOFFIT:

The plywood is sagging = Resecure.



DOOR:
PAINT:

The weatherstripping is damaged.



Poor.



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ROOFING

GENERAL ROOFING CONDITIONS

ROOFING CONDITION:

Good.

LEAKS:

The penetrations of pipes, flues, and AC piping need to be resealed. This should be redone every 3 to 5 years.

RIDGES:

Good.

INSPECTION METHOD:

Walked upon the rooftop.

ROOFING LAYERS:

This roof has 2 layers of roofing material. Current building standards require the complete removal of roofing material before the next layer can be applied.

ESTIMATED AGE:

The AC upgrades happened prior to the roof install and they are all 2018 and 2017 units. The roof looks 7 to 10 years old to me.

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.





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FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS:

As mentioned above, the penetrations need to be re-sealed every 3 to 5 years.

FLUES:

FURTHER EVALUATE = The furnace flues terminate really low to the roof. Typically, they need to terminate at least a foot above the roof. As you have the furnaces serviced, have the HVAC verify whether or not the flue termination heights need to be increased. When you upgrade the furnaces (of which all are on your short list) the flue heights should be raised.



ATTIC VENTS:

Yes.



GABLE VENTS:

Yes.



ROOF TO SIDING:

The flashing to siding joints were not caulked = Add caulk.



ROOF METAL:

The earlier roof drip edge flashing paint is peeling/flaking.





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RAIN GUTTERS:

I recommend upgrading the older and leaking gutters. Currently they only cover three sides of the building, yet all four sides would be better. The lower brick on the east parking lot side has moss growth from the roof runoff splash.



LEAKS:

The old gutters leak at the joints.



DAMAGE:

The SE downspout is bent from impact and discharges directly onto the parking area.



EVAPORATIVE COOLER:

The old swamp cooler water lines are still on the roof.





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#226 KITCHEN & BATH

#226 KITCHEN CONDITIONS

LOCATION: NW Unit #226.



REFRIGERATOR SPACE: 67.75x33.
WALL FINISH: Good.
FLOORING: Good.
LIGHTING: Good. There is no over sink lighting installed.
GFI OUTLETS: GFCI outlets are installed and working as designed.
CABINETS: Good.
CABINET HARDWARE: 2 hinges are loose.
COUNTERTOPS: Good.
SINK: Good.

DRAIN CONDITION: They have used an accordion style drain that is prone to clogging since it is not smooth walled.



FAUCET: Good.

#226 KITCHEN APPLIANCES

DISHWASHER: 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.



GARBAGE DISPOSAL: None.
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.





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OVEN:

The safety anti-tip bracket is **NOT** installed on this unit. This safety bracket helps to prevent toppling of the unit if a child were to open the door and climb up on it = Consider adding for safety.



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.



#226 LAUNDRY

LOCATION:

Basement.



WASHER HOOK-UPS:

Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.



DRIPS:

The hot water valve is dripping.



WASHER DRAIN:

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

DRIP PAN:

Although not required by modern building standards, the installation of an emergency drip pan is recommended for this installation.

FLOOR DRAIN:

No emergency floor drain was found.

DRYER HOOK-UPS:

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



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DRYER VENTING:

The dryer vent is vented to the outside. Dryer venting systems should be cleaned every 6 months = Recommend cleaning.



#1 BATHROOM UNIT #226

LOCATION:

Basement.



WALL FINISH:

Good.

FLOORING:

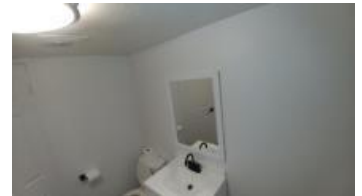
Good.

DOOR:

Good.

LIGHTING:

There is no over sink lighting installed.



GFI OUTLETS:

There is no working ground fault circuit interrupter protection installed = **POTENTIAL HAZARD** =Recommend the immediate installation for safety.



BATH VENTILATION:

Good.

VANITY:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

Good.



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#2 BATHROOM UNIT #226

LOCATION:

Upstairs.



WALL FINISH:

Good.

FLOORING:

The flooring is damaged from an ongoing toilet base leak.

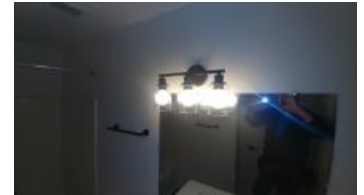


DOOR:

Good.

LIGHTING:

Good.



GFI OUTLETS:

There is no outlet installed.



BATH VENTILATION:

Good.

VANITY:

Good.

MIRROR:

At 6'6", I cannot see myself in the low mounted mirror.



COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The sink stopper is missing.



FAUCET:

Good.



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TOILET:

REPAIR = The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the flange.



BATH FIXTURE:

A combination tub and shower is installed.



BATHTUB:

TUB/SHOWER SURROUND:

Good.

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:

Good. They use a rubber tub stopper.



PRIOR LEAKS:

You can see the backside of the water control valve wall from the service room and see the amount of prior leakage.





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#226 INTERIOR ROOMS

SCOPE: Interior rooms and sleeping 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. Sleeping rooms are also evaluated for the presence of smoke alarms for safety.

#226 LIVING ROOM

LOCATION:

NW Unit #226.

SMOKE ALARM:

2019.

WALL FINISH:

The ease baseboard is incomplete.

WINDOWS:

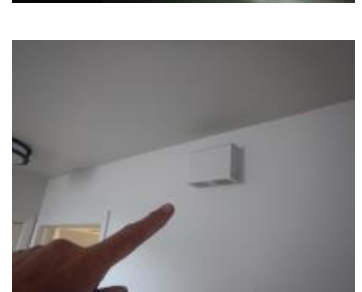
There are hard water spots from sprinkler overspray. It is unknown if they can be fully removed and restore clear visibility.

LIGHTING:

This room has no permanent built in lighting.

DOORBELL:

The doorbell chime is faulty in this unit = Replace.





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CLOSET STORAGE:

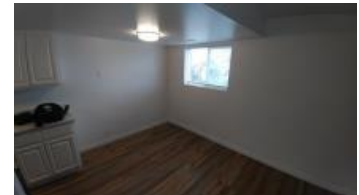
The under stair storage shows evidence of prior water flooding = Ask the seller.



#226 DINING AREA

LOCATION:

NW Unit #226 - Southwest.



CONDITION:

The components of this room are both Durable and Serviceable.

#226 HALLWAY

LOCATION:

NW Unit #226 - Upstairs.

CLOSET STORAGE:

The closet door will not close do to loose hinges.



#226 STORAGE

LOCATION:

Living room under the stairs.



CONDITION:

There are signs of prior flooding.





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#1 BEDROOM UNIT #226

LOCATION:

Upstairs, Northwest.



SMOKE ALARM:

There is no battery installed in the unit =
Replace the battery and verify that the unit is
working.



#2 BEDROOM UNIT #226

LOCATION:

Upstairs, Southwest.



SMOKE ALARM:

There is no battery installed in the unit =
Replace the battery and verify that the unit is
working.



STAIRWAY

RISER/TREAD RATIO:

General condition is Good.

HEAD CLEARANCE:

Good.

RAILINGS STURDY:

General condition is Good.

BALUSTRADE SPACING:

The spacing of the balusters exceeds 4" which may present a hazard to infants.

REMARKS:

The underside of the stairs does not have the
recommended fire rated drywall.





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#228 KITCHEN & BATH

#228 KITCHEN CONDITIONS

LOCATION:

NE Unit #228.



REFRIGERATOR SPACE:

35" Wide. 67.75" Tall. This is a bit shorter than normal = Measure carefully.

WALL FINISH:

Good.

FLOORING:

Good.

LIGHTING:

There is no over sink lighting installed. The room is dimly lit.



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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#228 KITCHEN APPLIANCES

DISHWASHER:

DID NOT TEST = The dishwasher was full of dishes. I looked at the unit for any evidence of water leakage. If the operation and noise level are a concern we recommend that you cycle it during your final walkthrough.



GARBAGE DISPOSAL:

None.

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. The safety anti-tip bracket is **NOT** installed on this unit. This safety bracket helps to prevent toppling of the unit if a child were to open the door and climb up on it = Consider adding for safety.

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.



#228 LAUNDRY

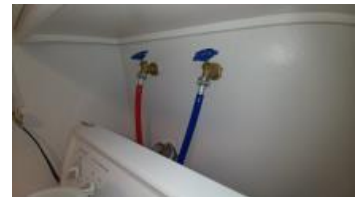
LOCATION:

Basement.



WASHER HOOK-UPS:

Did Not Test.





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WASHER DRAIN:

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



**FLOOR DRAIN:
DRYER HOOK-UPS:**

No emergency floor drain was found.

There is a 220 electric dryer hook-up. The dryer receptacle is a 3 prong type for older installations. If your unit needs a 4 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 6 months = Recommend cleaning.



#1 BATHROOM UNIT #228

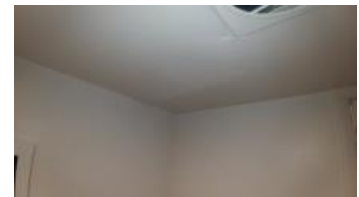
LOCATION:

Basement.



**WALL FINISH:
CEILING:**

Good.
There is prior leak damage.



**FLOORING:
DOOR:
LIGHTING:**

Good.
Good.
There is no over sink lighting installed.



GFI OUTLETS:

There is no working ground fault circuit interrupter protection installed = **POTENTIAL HAZARD** =Recommend the immediate installation for safety.



**BATH VENTILATION:
VANITY:**

Good.
Good.



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MIRROR:

At 6'6", I cannot see myself in the low mounted mirror.



SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed. There is an accordion style drain pipe which promotes clogs. Consider upgrading to all smooth wall drain piping.



#2 BATHROOM UNIT #228

LOCATION:

Upstairs.



WALL FINISH:

Good.

CEILING:

There is topical mold/mildew.



FLOORING:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.



BATH VENTILATION:

Good.

VANITY:

Good.

MIRROR:

At 6'6", I cannot see myself in the low mounted mirror.

COUNTERTOPS:

Good.

SINK:

Good.



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DRAIN CONDITION:

The drain flowed as designed. There is an accordion style drain pipe which promotes clogs. Consider upgrading to all smooth wall drain piping.



FAUCET:

Good.

TOILET:

Good.

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.

TUB/SHOWER PLUMBING:

Good.

#228 INTERIOR ROOMS

SCOPE: Interior rooms and sleeping 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. Sleeping rooms are also evaluated for the presence of smoke alarms for safety.

#228 LIVING ROOM

LOCATION:

NE Unit #228.



STAIRS:

The lowest riser trim is missing.



WINDOWS:

There are hard water spots from sprinkler overspray. It is unknown if they can be fully removed and restore clear visibility.





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DOOR:

The windows by the front door show water entry damage from long term deferred exterior caulking maintenance.



**LIGHTING:
REMARKS:**

This room has no permanent built in lighting.
This unit has fiber installed for internet.



#228 DINING AREA

LOCATION:

NE Unit #228.



WALL FINISH:

There is a panel for hose bib replacement.



#1 BEDROOM UNIT #228

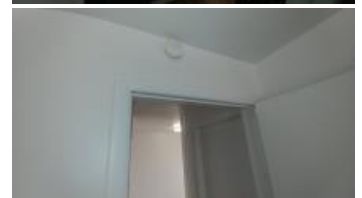
LOCATION:

Southeast.



SMOKE ALARM:

The smoke alarm is chirping = Replace the battery.





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#2 BEDROOM UNIT #228

LOCATION:

NE Unit #228 - Northeast.



CONDITION:

There was a dog inside the room and I could only reach my arm inside and snap photos.

SCREENS:

Window screen is not installed (x2).



STAIRWAY

RISER/TREAD RATIO:

General condition is Good.

RAILINGS STURDY:

General condition is Good.

BALUSTRADE SPACING:

The spacing of the balusters exceeds 4" which may present a hazard to infants.



LIGHTING:

Good.

REMARKS:

The underside of the stairs does not have the recommended fire rated drywall.

ADDITIONAL ITEMS

SMOKE ALARMS:

UPGRADES ARE RECOMMENDED = These are needed on each floor and inside the sleeping rooms.



CARBON MONOXIDE ALARMS:

UPGRADES ARE RECOMMENDED = These are needed on each floor in the halls near the sleeping rooms.



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#222 KITCHEN & BATH

#222 KITCHEN CONDITIONS

LOCATION:

SW Unit #222.



REFRIGERATOR SPACE:

38.5" Wide. 68.25" Tall.

WALL FINISH:

Good.

FLOORING:

Good.

LIGHTING:

There is no over sink lighting installed.



GFI OUTLETS:

The outlet to the left is GFCI protected and the outlet on the right is not = Upgrade for safety.



CABINETS:

The cabinets are old and painted.



COUNTERTOPS:

Good.



SINK:

Good.





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DRAIN CONDITION:

Good. The Romex wiring is for a disposal.



FAUCET:

Good.

PLUMBING LEAKS:

None were visible at this time.

#222 KITCHEN APPLIANCES

DISHWASHER:

A dishwasher is not installed.



GARBAGE DISPOSAL:

None.



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. The safety anti-tip bracket is NOT installed on this unit. This safety bracket helps to prevent toppling of the unit if a child were to open the door and climb up on it = Consider adding for safety.



BRACKET:

The bracket is sitting atop the fridge.



EXHAUST FAN:

Recirculating style - Functioning: Yes. The fan was turned on, tested, and then turned back off.





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REFRIGERATOR:

Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.



#222 LAUNDRY

LOCATION:

SW Unit #222.



**WASHER/DRYER SPACE:
WASHER HOOK-UPS:**

71.5" wide.

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 3 prong type for older installations. If your unit needs a 4 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 6 months = Recommend cleaning.





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#1 BATHROOM UNIT #222

LOCATION:

Basement, Unit #222.



WALL FINISH:

There is old water damage near the toilet water hook-up.



FLOORING:

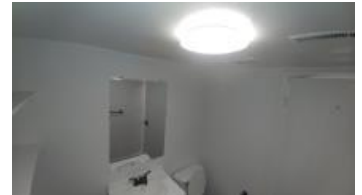
Good.

DOOR:

Good.

LIGHTING:

There is no over sink lighting installed.



GFI OUTLETS:

The only outlet is on the west wall for the washing machine and it is NOT GFCI protected = Add a GFCI outlet.

BATH VENTILATION:

Good.

VANITY:

Good.

MIRROR:

Good.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

REPAIR = Toilet flapper does not seal tightly = Replace. This leaks water 24/7.





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#2 BATHROOM UNIT #222

LOCATION:

Upstairs, Unit #222.



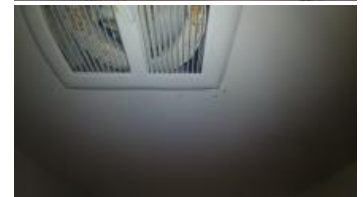
WALL FINISH:

There is some light mildew on the ceiling.



CEILING:

The exhaust fan cover is secured with push pi.



FLOORING:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

There is no outlet installed.

BATH VENTILATION:

Good.

VANITY:

Good.



MIRROR:

At 6'6", I cannot see myself in the low mounted mirror.



COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

The stopper is not secured.





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DRAIN PIPING:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

Good.

BATH FIXTURE:

A combination tub and shower is installed.



BATHTUB:

The finish is scarred and marred. The caulk is mildewed.



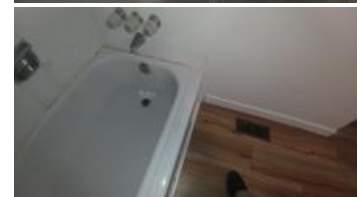
TUB/SHOWER SURROUND:

The tile has been painted and the paint is failing.



SHOWER ENCLOSURE:

By the stains, this had a prior full enclosure.



TUB/SHOWER PLUMBING:

Water leaks from the handles when in use. This is a sign that the stem washers are worn = Repair.



TUB/SHOWER DRAIN:

The drain is clogged and flows very slowly.





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OTHER CONDITIONS:

The spout drips non-stop.



#222 INTERIOR ROOMS

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#222 ENTRY

LOCATION:

SW Unit #222.



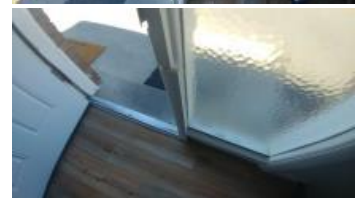
DOOR:

The door jamb is damaged.



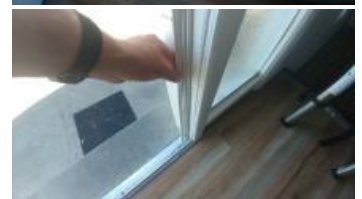
DOOR TRIM:

They used a wider trim on the lower half.



WEATHERSTRIPPING.:

The weatherstripping out is damaged.





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EXTERIOR PAINT:

The exterior porch trim paint is in poor condition.



DOORBELL:

Working.



NUMBERS:

The numbers are damaged.



#222 LIVING ROOM

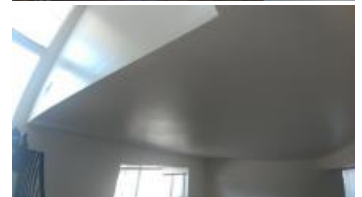
LOCATION:

Basement, Southwest.



CEILING:

The ceiling near the stairs has been patched.



LIGHTING:

This room has no permanent lighting.



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#222 DINING AREA

LOCATION:

Basement, Northwest, Unit #222.



CONDITION:

The components of this room are both Durable and Serviceable.

LIGHTING:

This room has no permanent built in lighting.

#1 BEDROOM UNIT #222

LOCATION:

Upstairs, Southwest, Unit #222.



SMOKE ALARM:

This unit is over 10 year old = Replace.
December 6, 2010.



CLOSET STORAGE:

The left door is derailed = Repair.



HANGER BAR:

The center support is not connected.





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#2 BEDROOM UNIT #222

LOCATION:

Upstairs, Northwest, Unit #222.



SMOKE ALARM:

This unit is over 10 year old = Replace. 2010.

CLOSET STORAGE:

This long bar has no center support.



ATTIC:

The hatch is in this closet ceiling.



STAIRWAY

RISER/TREAD RATIO:

General condition is Good.

HEAD CLEARANCE:

Good.

RAILINGS STURDY:

General condition is Good.

BALUSTRADE SPACING:

The spacing of the balusters exceeds 4" which may present a hazard to infants.



LIGHTING:

Good.

REMARKS:

The underside of the stairs does not have the recommended fire rated drywall.





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#224 KITCHEN & BATH

#UNIT 224 KITCHEN CONDITIONS

LOCATION: SE Unit #224.

VIEW 1:



REFRIGERATOR SPACE: 34" Wide. 68.25" Tall.

WALL FINISH: Good.

FLOORING: Good.

LIGHTING: There is no over sink lighting installed.

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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UNIT #224 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 tenant says it is working well.



GARBAGE DISPOSAL:

None.

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. The tenant confirmed that it is working as designed.



OVEN:

Electric: Functioning. The temperature settings and timer were not tested. The safety anti-tip bracket is **NOT** installed on this unit. This safety bracket helps to prevent toppling of the unit if a child were to open the door and climb up on it = Consider adding for safety.

EXHAUST FAN:

Recirculating style - Functioning: Yes. The fan was turned on, tested, and then turned back off. There is a dent in the fan housing.



REFRIGERATOR:

Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection. The tenant says it is working as designed.



BUILT-IN MICROWAVE:

There is a counter unit = **Did Not Test.** I do not know if this stays or if it is the tenant's unit.





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#224 LAUNDRY

LOCATION: SE Unit #224.



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: No emergency floor drain was found.

DRYER HOOK-UPS: There is a 220 electric dryer hook-up. The dryer receptacle is a 3 prong type for older installations. If your unit needs a 4 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. The tenant says this was cleaned out shortly after they moved in to the unit in January.

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.

#1 BATHROOM UNIT #224

LOCATION: Basement.





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WALL FINISH:

There is water damage on the wall in behind the toilet.



CEILING:

Good.

DOOR:

Good.

LIGHTING:

There is no over sink lighting installed.



GFI OUTLETS:

There is no working ground fault circuit interrupter protection installed = **POTENTIAL HAZARD** =Recommend the immediate installation for safety.

BATH VENTILATION:

Good.

VANITY:

Good.

MIRROR:

At 6'6", I cannot see myself in the low mounted mirror.

SINK:

Good.

DRAIN CONDITION:

The drain flowed as designed.



FAUCET:

Good.

TOILET:

REPAIR = The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the flange.



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#2 BATHROOM UNIT #224

LOCATION:

Upstairs.



WALL FINISH:

Good.

FLOORING:

Good.

DOOR:

Good.

LIGHTING:

Good.

GFI OUTLETS:

GFCI outlet is installed and working as designed.



BATH VENTILATION:

Good.

VANITY:

Good.

SINK:

Good.



DRAIN CONDITION:

There is an accordion style drain pipe which promotes clogs. Consider upgrading to all smooth wall drain piping.



FAUCET:

Good.

TOILET:

REPAIR = The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resealing the base to the flange.



BATH FIXTURE:

A combination tub and shower is installed.



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BATHTUB:

The finish is scarred and marred.



TUB/SHOWER SURROUND:

Condition is Fair.

TUB/SHOWER PLUMBING:

The water control valve cartridge leaks and there is steady dripping from the spout 24/7 = **REPAIR.**



OTHER CONDITIONS:

The chrome valve cover is missing and the brass is exposed. This single valve was retrofitted in place of the prior three valve setup.



LEAKS:

Here is the backside of the wall that shows water staining, damage, and mold.





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#224 INTERIOR ROOMS

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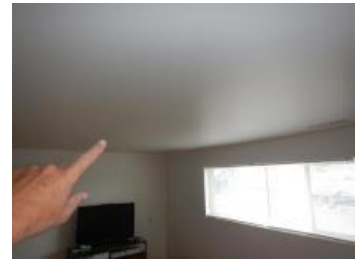
#224 LIVING ROOM

LOCATION: SE Unit #224.



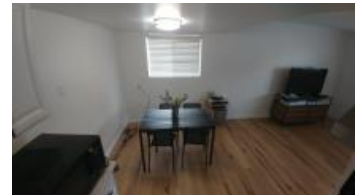
CONDITION: Overall, the room is in good shape.

LIGHTING: This room has no permanent built in lighting.



#224 DINING AREA

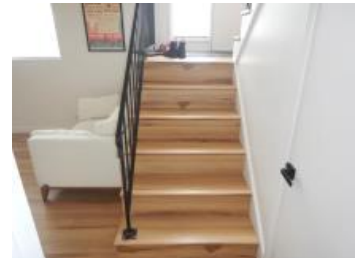
LOCATION: SE Unit #224.



CONDITION: Overall, the room is in good shape.

#224 STAIRS

CONDITION: The stairs are in good shape.





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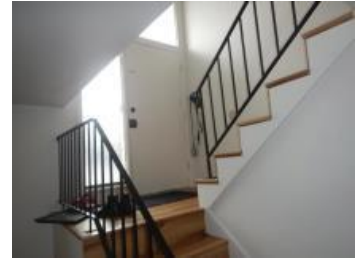
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GUARDRAILS:

The railing is secure. The spacing of the balusters exceeds the recommended 4" and can be a hazard for infants.



#224 HALLWAY

WALL FINISH:

The swamp cooler switch is still installed.



CEILING:

The swamp cooler vent is still installed, although it is aborted in the attic.



#1 BEDROOM UNIT #224

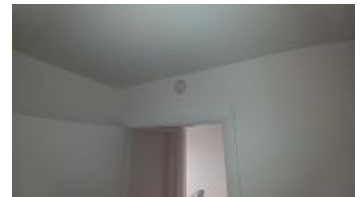
LOCATION:

Northeast.



SMOKE ALARM:

There is a mount only. The unit has been removed.





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SCREENS:

Window screen is not installed (x1).



DOOR:

The door handle is loosely mounted.



CLOSET STORAGE:

The doors will,not fully close.



#2 BEDROOM UNIT #224

LOCATION:

Upstairs, Southeast.



SMOKE ALARM:

This unit is over 10 year old = Replace.

WINDOW DAMAGE:

The window pane has lost its dual pane thermo-seal (x1).



MISWIRED OUTLET(S):

REPAIR = The north wall outlet is miswired with an open ground.



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STAIRWAY

RISER/TREAD RATIO:	General condition is Good.
HEAD CLEARANCE:	Good.
RAILINGS STURDY:	General condition is Good.
BALUSTRADE SPACING:	The spacing of the balusters exceeds 4" which may present a hazard to infants.
LIGHTING:	Good.
REMARKS:	The underside of the stairs does not have the recommended fire rated drywall.

INTERIOR - (GENERAL)

WALLS, CEILINGS, & FLOORS

CEILINGS:	Sheetrock condition is Good.
WALLS:	Sheetrock condition is Good.
INDOOR AIR QUALITY:	I did not perform any indoor air quality testing. The tenants have dogs and there are signs of their presence. If the occupants have allergic reactions you can clean the ducts, the walls, and have a carpet cleaning firm clean all of the carpets using a pet solution that helps neutralize the pet dander and urine. If the issue persists, then have a flood restoration contractor perform a high dose ozone treatment to the home. The final resort is removal of the floor coverings, sealing the subfloor, and then installing new floor coverings. The last steps are usually only required in more drastic situations.
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:	I found one bad east side thermo-seal = See room notes.
FUNCTION:	Good.
SCREENS:	I found 3 missing screens.
MINI-BLINDS:	The evaluation of mini-blinds is beyond the scope of this evaluation.



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STAIRWAY

CONDITION:	Good.
RISER/TREAD RATIO:	General condition is Good.
HEAD CLEARANCE:	Good.
RAILINGS STURDY:	General condition is Good.
BALUSTRADE SPACING:	The spacing of the balusters exceeds 4" which may present a hazard to infants.
LIGHTING:	Good.

ADDITIONAL ITEMS

SMOKE ALARMS:	I found some missing, some missing batteries, and almost all were old unit. I recommend a complete upgrade and then plan on trade-outs every ten years.
CARBON MONOXIDE ALARMS:	UPGRADES ARE RECOMMENDED = These are needed on each floor in the halls near the sleeping rooms.
SECURITY SYSTEM:	None.
CENTRAL VACUUM:	None.
WATER SOFTENER:	None.
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 only found fiber in one unit (228).

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

LEAD-BASED PAINT:	<p>The evaluation of the paint for the presence of Lead-Based Paint was not contracted with our firm and therefore not a part of the inspection. This means that no evaluation was performed and no guidance in regards to Lead-Based Paint risks are included in this report. This structure was erected before 1978 and the EPA says that all pre-1978 homes should be evaluated for high risk Lead-Based Paint conditions. This is especially true when their will be children under 6, elderly, or people with respiratory conditions residing in the home. For more information on Lead-Based Paint please visit: http://www.TheHomeInspector.com/Clients/Lead.html. The EPA has several free lead information pamphlets available for download. It is recommended that you visit the EPA lead publication page at http://www.epa.gov/lead/leadpbed.htm and download the information that you need. Some of the titles include: Lead in Your Home: A Parent's Reference Guide, Protect Your Family From Lead in Your Home; Reducing Lead Hazards When Remodeling Your Home; Testing Your Home for Lead in Paint, Dust, and Soil; and Lead Poisoning and Your Children. If you are considering remodeling the interior or exterior, then you should consider obtaining the free pamphlet from the EPA titled "Reducing Lead Hazards When Remodeling Your Home." The pamphlet is either available online at http://www.epa.gov/lead/leadpbed.htm, or you can call the National Lead Information Center at (800)LEAD-FYI and ask for the free pamphlet EPA 747-R-94-002.</p>
RADON:	<p>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/ERadon.html, I RECOMMEND RADON TESTING FOR THIS HOME.</p>



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CRYSTAL METH

METH CONTAMINATION TESTING IS RECOMMENDED - Crystal Meth testing was not contracted from our firm. Meth contamination is very expensive to clean up and can be present with or without visual evidences. It is important to understand that there are both health and financial implications. In Utah, whoever owns the home at the time of discovery is responsible for the decontamination expenses. If you opt to forego testing now, and then the next buyer tests the home when you resell and it is contaminated, then the expense and burden is yours. There is no recourse against prior owners. Testing before purchasing is prudent to help protect you. For more information on Crystal Meth testing please visit: www.TheMethInspector.com.

ATTIC, FOUNDATION, & SUB-STRUCTURE

ATTIC

METHOD OF INSPECTION:
STRUCTURE:

I found the access in the NW bedroom closet ceiling of the SW Unit #222.
Visual condition is Good.



ROOF SHEATHING:

Plywood sheathing.



FRAMING:
TRUSS SYSTEM:
PRIOR LEAKS:

Good.
Yes.

The NE unit must have had a major swamp cooler leak/flood. The insulation in that area has all been upgraded to modern depths. I do not see rot and damage to the framing and the typical culprit is a swamp cooler water hook-up line that fails and floods.

INSULATION:

The NE unit has modern R-38 depths. The other three units have their original 6" of insulation instead of the modern 12-15" = Consider adding a fresh layer to all the attic and hit the R-38 depths.





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SWAMP COOLERS:



They aborted the ducts. You can see prior staining and the aborted electrical wiring that is still live.

VENTILATION:

Adequate.



FIREWALL:

There is one communal type attic, instead of the modern recommended divided and firewall protected attics. The drawback is that if a fire breaks out and gets into the attic, then each unit is affected and easily consumed.

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.

HOUSE SETTLEMENT:

I found no major signs of shifting and/or movement.



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PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:

REPAIRS ARE NEEDED = There are some needed repairs = Please have a licensed Plumber make these repairs as needed. There are leaking fixtures and toilet bases = See Bathroom notes.

FUEL TYPE:

Natural Gas. There are four separate meters so that each unit can have its own billing.



WATER SUPPLY:

Public water.

SHUT-OFF LOCATION:

The main interior water shut-off location is in the basement under the stairs of unit 222.



WATER MAIN TYPE & SIZE:

The portion viewed was Galvanized. 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:

None. A pressure regulator was NOT identified on the interior water supply system. Modern standards recommend the use of an interior pressure regulator to prevent too much pressure on the interior pipes = Recommend consulting a licensed Plumber for the upgrade.



WATER PIPE TYPE:

The majority is the original copper piping. I did see small amounts of plastic PEX piping where repairs were made in service closets.

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.

REPAIRS NEEDED:

YES = See bathroom notes for needed repairs.

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. It is recommended that you ask the owner and the tenants about any drain flow repair/restriction/cleaning history. The tenant in 224 reported no issues since they moved in. The bathtub in 222 has a drain clog. You should also be aware that the City of Orem is trying to get homeowners to purchase waste lateral damage protection in the form of a group insurance policy provided by "Sewer Line Warranties of America. More info can be found at <https://orem.org/water-sewer-line-warranty-program/>



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HOSE BIBS:

Neither exterior hose bib was tested. Both have had their handles removed.



#226 WATER HEATER

LOCATION:

NW Unit #226.



VISUAL CONDITION:

The uphill routing of the TPR discharge is a hazard.



BRAND:

Rheem.

APPROXIMATE AGE:

2018.

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is performing within it's designed projected lifespan. It is impossible to tell whether the unit will perform for another day, month, or decade. When a unit fails it will usually either stop heating, or it will leak water.

TYPE:

Natural gas water heater.

SIZE:

40 Gallons.

THERMAL EXPANSION:

Installed. A thermal expansion tank was identified.



EARTHQUAKE STRAPPING:

Yes.

TPR VALVE:

Yes = Did Not Test. The temperature pressure relief valve drain is routed uphill = Potential Hazard = Recommend immediate further evaluation/repair by a licensed Plumber. Routing the line uphill can cause a collection of water and corrosion on the outside of the valve causing seizure of the valve.



TANK DRAIN VALVE:

The lower tank drain valve is currently not dripping.



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GAS SHUT-OFF:

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



**FLUE CLEARANCES:
EXHAUST FLUE:**

Adequate.

REPAIR NEEDED = Dominion Energy (our gas company) requires that all new water heater installations use a 4" flue. This unit has the smaller 3" flue. When you upgrade this unit next, then a flue upgrade will be needed.



VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided.

FLOOR DRAIN:

It is recommended that a drip pan and drain line be installed under the unit to protect the home when the unit fails.



#228 WATER HEATER

LOCATION:

NE Unit #228.



VISUAL CONDITION:

INSTALLATION REPAIRS ARE NEEDED = There are some installation and maintenance repairs needed to the water heating system.

BRAND:

Rheem.

APPROXIMATE AGE:

2022.

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is performing within it's designed projected lifespan. It is impossible to tell whether the unit will perform for another day, month, or decade. When a unit fails it will usually either stop heating, or it will leak water.

TYPE:

Natural gas water heater.

SIZE:

40 Gallons.

THERMAL EXPANSION:

The thermal expansion is provided in Unit #222 and Unit #226. Since they all share the same water main, then this is an acceptable solution.



EARTHQUAKE STRAPPING:

No = Potential Hazard.



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TPR VALVE:

Yes = Did Not Test. **HAZARD** - The temperature pressure relief valve is missing a drain line. This is a Safety Hazard. We recommend the addition of a proper drain line that is either routed outside or within 6" of the floor to prevent accidental scalding.



TANK DRAIN VALVE: GAS SHUT-OFF:

The lower tank drain valve is currently not dripping. The gas hook-up is equipped with a shut-off valve that requires a wrench to operate. Modern seismic standards recommend the use of a hand shut-off type gas control valve = Consider the upgrade. A flexible gas appliance connector is installed. **POTENTIAL HAZARD** - The flexible appliance connector was not upgraded when the new appliance was installed. The manufacturers prohibit the re-use of flexible appliance connectors due to the risk of cracks, leaks, fires, and explosions.



EXHAUST FLUE:

REPAIR NEEDED = Dominion Energy (our gas company) requires that all new water heater installations use a 4" flue. This unit has the smaller 3" flue. When you upgrade this unit next, then a flue upgrade will be needed.



VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided.

FLOOR DRAIN:

It is recommended that a drip pan and drain line be installed under the unit to protect the home when the unit fails.



#222 WATER HEATER

LOCATION:

SW Unit #222.



VISUAL CONDITION:

FAIR - The water heating system was found to be in Fair condition.

BRAND:

Rheem.

APPROXIMATE AGE:

2015.

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is still heating water beyond it's projected lifespan. There is no way to tell if the unit will heat for another day, month or decade. When a unit fails it will usually either stop heating, or it will leak water. Funds should be set aside and consideration should be given to upgrading the unit before tank failure occurs and flooding damage results.

The condition of the sacrificial anode rod inside the tank is beyond the scope of this evaluation. Replacement of this rod on older units by a licensed Plumber can prolong the overall life of the unit.



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TYPE:
SIZE:
THERMAL EXPANSION:

Natural gas water heater.
40 Gallons.
Installed. A thermal expansion tank was identified. The unit is not supported and it is straining a plastic pipe connection = Add a better support.



PLUMBING LEAKS:
EARTHQUAKE STRAPPING:
TPR VALVE:

None were identified.
Yes.
Yes = Did Not Test. The pipe discharges onto the floor.



TANK DRAIN VALVE:
GAS SHUT-OFF:

The lower tank drain valve is currently not dripping.
The gas hook-up is equipped with a shut-off valve that requires a wrench to operate. Modern seismic standards recommend the use of a hand shut-off type gas control valve = Consider the upgrade. A flexible gas appliance connector is installed.



FLUE CLEARANCES:
EXHAUST FLUE:

Adequate.
REPAIR NEEDED = Dominion Energy (our gas company) requires that all new water heater installations use a 4" flue. This unit has the smaller 3" flue. When you upgrade this unit next, then a flue upgrade will be needed.



VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided.

FLOOR DRAIN:

It is recommended that a drip pan and drain line be installed under the unit to protect the home when the unit fails.





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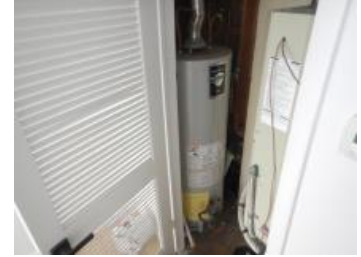
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#224 WATER HEATER

LOCATION: SE Unit #224.



VISUAL CONDITION: **WATER HEATER UPGRADING IS RECOMMENDED** = Due to the age and condition, this unit should be on your very short list for replacement.

BRADFORD WHITE AGE: Bradford White..... 2007.



LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. This unit is still heating water beyond it's projected lifespan. There is no way to tell if the unit will heat for another day, month or decade. When a unit fails it will usually either stop heating, or it will leak water. Funds should be set aside and consideration should be given to upgrading the unit before tank failure occurs and flooding damage results. The condition of the sacrificial anode rod inside the tank is beyond the scope of this evaluation. Replacement of this rod on older units by a licensed Plumber can prolong the overall life of the unit.

TYPE: Natural gas water heater.

SIZE: 40 Gallons.

THERMAL EXPANSION: The thermal expansion is provided in Unit #222 and Unit #226. Since they all share the same water main, then this is an acceptable solution.

EARTHQUAKE STRAPPING: No = Potential Hazard.



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TPR VALVE:



Yes = Did Not Test. They routed the discharge into a drain pipe inside the wall cavity.

GAS SHUT-OFF:

The gas hook-up is equipped with a shut-off valve that requires a wrench to operate. Modern seismic standards recommend the use of a hand shut-off type gas control valve = Consider the upgrade. A flexible gas appliance connector is installed. **POTENTIAL HAZARD** - The flexible appliance connector was not upgraded when the new appliance was installed. The manufacturers prohibit the re-use of flexible appliance connectors due to the risk of cracks, leaks, fires, and explosions.



EXHAUST FLUE:

This exhaust flue is the larger 4" diameter flue.

VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided. Exhaust venting is Good.

FLOOR DRAIN:

It is recommended that a drip pan and drain line be installed under the unit to protect the home when the unit fails.

RECOMMENDATION:

Heed my advice to take the precautions for unit failure and leakage so that you do not have to deal with leaks and flooding to the basement finished areas. This unit should be on your short list for replacement.



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HEAT & COOL SYSTEMS

#226 HEATING SYSTEM

HEATING AREA: NW Unit #226.



VISUAL CONDITION: **FURNACE UPGRADING IS RECOMMENDED** = Due to the age and condition, this unit should be on your very short list for replacement.

BRAND: Day & Night.

TYPE: Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.

APPROXIMATE AGE: 1996.

ESTIMATED LIFESPAN: According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR: Operates smoothly.

FILTER TYPE: The filter is installed and functioning. Filters require regular maintenance.



HUMIDIFIER: None.

THERMOSTAT: Good.



HEAT DUCTS: The visible portions of the ductwork are in working condition. Due to the pets and hair in the home, it is recommended that the ducts be cleaned.

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 air is provided by the home's interior. No exterior or attic ventilation air source is provided. Exhaust venting is Good.



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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. The hope is that the licensed HVAC employs an even more technically exhaustive evaluation protocol and possibly identify other issues that were not found during my evaluation. If they deem the unit safe, then have them put it in writing so that a home warranty company cannot claim pre-existing condition. A good mechanical system home warranty would be a wise investment for this home.



#228 HEATING SYSTEM

HEATING AREA:

NE Unit #228.



VISUAL CONDITION:

FURNACE UPGRADING IS RECOMMENDED =
Due to the age and condition, this unit should be on your very short list for replacement.



BRAND:

Bryant.

TYPE:

Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.

APPROXIMATE AGE:

1997.

ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR:

The beatings squealed at the beginning of the cycle.

FILTER TYPE:

The filter is installed and functioning. Filters require regular maintenance.

SAFETY SWITCH.:

The blower motor compartment cut off switch has been bypassed with electrical tape. This means that the unit stays on when the lower cover is removed. This switch prevents access to a spinning blower when changing the filter. I do not know who bypassed it or why and that is why the unit needs to be evaluated by a furnace specialist.





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THERMOSTAT:

The batteries are missing. Wait, this unit is not used.



NEWER UNIT:

There is a newer working unit upstairs.



#222 HEATING SYSTEM

HEATING AREA:

SW Unit #222.



VISUAL CONDITION:

FURNACE UPGRADING IS RECOMMENDED = Due to the age and condition, this unit should be on your very short list for replacement.

BRAND:

Day & Night.

TYPE:

Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.

APPROXIMATE AGE:

1995.

ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR:

Operates smoothly.

FILTER TYPE:

The filter is installed and functioning. Filters require regular maintenance.



THERMOSTAT:

Good.



HEAT DUCTS:

The visible portions of the ductwork are in working condition. The efficiency, design, load calculations, energy loss, or cleanliness of the ductwork system is beyond the scope of this evaluation. I see no evidence of duct cleaning, yet this is a good service for better indoor air quality.



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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 air is provided by the home's interior. No exterior or attic ventilation air source is provided. Exhaust venting is Good.



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. The hope is that the licensed HVAC employs an even more technically exhaustive evaluation protocol and possibly identify other issues that were not found during my evaluation. If they deem the unit safe, then have them put it in writing so that a home warranty company cannot claim pre-existing condition.

#224 HEATING SYSTEM

HEATING AREA:

VISUAL CONDITION:

SE Unit #224.

REPAIRS ARE NEEDED to the system = Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning HVAC specialist. When I arrived the unit had the blower solid cover over the burner area and the louvered cover over the blower chamber. This meant that the return area was the entire service closet instead of the interior of the unit. Not only was this an error, I found no filter for the system. The other units had either a filter change just above the furnace or retrofitted hallway return air grills that open for a filter. This unit has long been run without a filter. And since the tenants have dogs, this means that pet hair has been recirculated throughout the system. I recommend a good furnace and ductwork cleaning and tune-up. Keep in mind the advanced age of the system. It should be on your short list for replacement.



BRAND:

TYPE:

Day & Night.

Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.



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APPROXIMATE AGE:

1995.



ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

**BLOWER MOTOR:
FILTER TYPE:**

Operates smoothly.



There is no filter installed on this system.

**HUMIDIFIER:
THERMOSTAT:**

**None.
Good.**



HEAT DUCTS:

Due to the pets and hair in the unit, it is recommended that the ducts be cleaned.

GAS SHUT-OFF:

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



VENTING:

The combustion air is provided by the home's interior. No exterior or attic ventilation air source is provided. Exhaust venting is Good.

COMBUSTION CHAMBER:

Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

BURNERS:

Good.



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RECOMMENDATION:

Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician. The hope is that the licensed HVAC employs an even more technically exhaustive evaluation protocol and possibly identify other issues that were not found during my evaluation. If they deem the unit safe, then have them put it in writing so that a home warranty company cannot claim pre-existing condition. The unit shows no recent signs of servicing.

#226 AIR CONDITIONING

VISUAL CONDITION IS:

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



COOLING ZONE:

NW Unit #226.

CONDENSER LOCATION:

Rooftop.

SUCTION LINE INSULATION:

Part of the insulation is missing near the exterior condenser unit and again at the interior evaporator unit = Add the missing insulation to improve efficiency.



CONDENSER CIRCUIT BREAKER:

Acceptable.

APPROXIMATE AGE:

2018.



REFRIGERANT:

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

COOLING FINS:

Annual cleaning of the cooling fins on the exterior unit is always recommended.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.



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EVAPORATOR DRAIN LINE:

The unit located on second floor does not have the recommended overflow drip pan. This pan protects the home from any condensate leaking or overflowing = Consider either adding the recommended overflow pan and drain line or the A/C emergency condensate cut-off switch. There is a mini-sump for condensate, but this does not prevent any possible leak damages from the AC condensate.



OTHER ITEMS:

The system filter, fan motor, controls and air distribution are the same as the furnace.

#228 AIR CONDITIONING

VISUAL CONDITION IS:

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



COOLING ZONE:

NE Unit #228.

CONDENSER LOCATION:

Rooftop.

SUCTION LINE INSULATION:

Part of the insulation is missing near the exterior condenser unit and again at the interior evaporator unit = Add the missing insulation to improve efficiency.



APPROXIMATE AGE:

2018.



REFRIGERANT:

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

COOLING FINS:

Annual cleaning of the cooling fins on the exterior unit is always recommended.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.



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EVAPORATOR DRAIN LINE:

There is a mini sump to transport the condensate. The unit located on second floor does not have the recommended overflow drip pan. This pan protects the home from any condensate leaking or overflowing = Consider either adding the recommended overflow pan and drain line or the A/C emergency condensate cut-off switch.



OTHER ITEMS:

The system filter, fan motor, controls and air distribution are the same as the furnace.

#222 AIR CONDITIONING

VISUAL CONDITION IS:

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



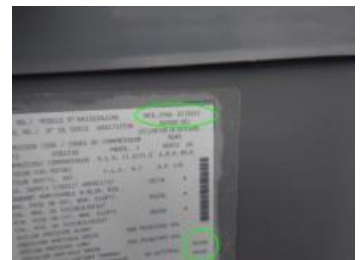
**COOLING ZONE:
SUCTION LINE INSULATION:**

SW Unit #222.
Part of the insulation is missing near the exterior condenser unit and again at the interior evaporator unit = Add the missing insulation to improve efficiency. There is wood subfloor damage from condensation drip.



**CONDENSER CIRCUIT BREAKER:
APPROXIMATE AGE:**

Acceptable.
2017.



REFRIGERANT:

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

COOLING FINS:

Annual cleaning of the cooling fins on the exterior unit is always recommended.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.



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EVAPORATOR DRAIN LINE:

The unit located on second floor does not have the recommended overflow drip pan. This pan protects the home from any condensate leaking or overflowing = Consider either adding the recommended overflow pan and drain line or the A/C emergency condensate cut-off switch. This has nothing to do with the condensate mini-sump installed to help control the AC condensate.



OTHER ITEMS:

The system filter, fan motor, controls and air distribution are the same as the furnace.

#224 AIR CONDITIONING

VISUAL CONDITION IS:

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



COOLING ZONE:

SE Unit #224.

CONDENSER LOCATION:

Rooftop.

SUCTION LINE INSULATION:

Part of the insulation is missing near the exterior condenser unit and again at the interior evaporator unit = Add the missing insulation to improve efficiency.



APPROXIMATE AGE:

2017.



REFRIGERANT:

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

COOLING FINS:

Annual cleaning of the cooling fins on the exterior unit is always recommended.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.



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EVAPORATOR DRAIN LINE:

The unit located on second floor does not have the recommended overflow drip pan. This pan protects the home from any condensate leaking or overflowing = Consider either adding the recommended overflow pan and drain line or the A/C emergency condensate cut-off switch.



OTHER ITEMS:

The system filter, fan motor, controls and air distribution are the same as the furnace.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Overhead clearance is Good.

ELECTRICAL CONDITION:

The majority of the wiring is original to the building. I viewed upgraded interior panels. Repairs are needed to some of the panels and some of the interior outlets. See the panel and room notes for details.

EXTERIOR SHUT-OFFS:

The exterior has four meter bases only. There are no exterior shut-offs.



UTILITY DISTRICT:

Utility Company.

SYSTEM TYPE:

Circuit Breakers.

SYSTEM TYPE & VOLTAGE:

3 Wire System using both 110/220 volts.

WIRING TYPE:

Romex.

MAIN 110V BRANCH WIRING:

Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed. I was happy to see no 110 volt aluminum wiring.

MAIN 220/240V BRANCH WIRING:

Copper and Aluminum was found = Normal.

HOUSE GROUND CONNECTION:

Water Pipe.

OUTLET TESTING:

All of the accessible open outlets were tested. I found one miswired outlet on the north wall of the Unit #224 SE bedroom.

GFCI PROTECTION:

Some of the wet rooms have GFCI protection, while some do not. See the bathroom and kitchen sections for details.

REMARKS:

It is recommended that a licensed Electrician be consulted to evaluate, troubleshoot, and repair the system as he deems necessary. Trent Burton is a Master Electrician that does excellent work. He can be reached at either 801-205-8711.



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#226 MAIN PANEL

PANEL LOCATION:

NW Unit #226.



GENERAL CONDITION:

Upgraded.

PANEL LABELING:

The electrical distribution panel is not adequately labeled. The circuits should be labeled according to use.



MAIN:

100 amps.



FEEDERS:

The recommended 4 wire feed for a subpanel is installed.

110/120V BREAKERS:

11.

220/240V BREAKERS:

3.

LOW VOLTAGE:

The doorbell transformer is incorrectly installed inside the panel. Low voltage wires are not allowed to be installed inside high voltage panels.



REMARKS:

RECOMMEND REPAIR: It is recommended that a licensed Electrician be consulted to repair/resolve the noted conditions.

#228 MAIN PANEL

PANEL LOCATION:

NE Unit #228.



PANEL LABELING:

The electrical distribution panel is not adequately labeled. The circuits should be labeled according to use.



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FEEDERS:

The recommended 4 wire feed for a subpanel is installed.



MAIN BREAKER:

100 amps.

110/120V BREAKERS:

11.

220/240V BREAKERS:

3.

SECURING CLAMPS:

Three of the branches of wiring were brought through the panel case without the recommended securing clamps = Recommend adding the panel clamps to prevent the sharp edges of the panel from damaging the wiring.



LOW VOLTAGE:

The doorbell transformer is incorrectly installed inside the panel. Low voltage wires are not allowed to be installed inside high voltage panels.



REMARKS:

RECOMMEND REPAIR: It is recommended that a licensed Electrician be consulted to repair/resolve the noted conditions.

#222 MAIN PANEL

PANEL LOCATION:

SW Unit #222.



GENERAL CONDITION:

The lower slots have electrical tape where steel knockouts used to be. This is a poor solution for a rental unit where tenants may easily remove the tape and access high power.



PANEL LABELING:

The electrical distribution panel is not adequately labeled. The circuits should be labeled according to use.



MAIN SHUT-OFF:

NONE = This panel violates the over 6 breakers needs a main shut off. This is the only unit with this issue. The other three all have main shut-offs installed in their panels.

110/120V BREAKERS:

10.

220/240V BREAKERS:

3.



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LOW VOLTAGE:

The doorbell transformer is incorrectly installed inside the panel. Low voltage wires are not allowed to be installed inside high voltage panels.



REMARKS:

RECOMMEND REPAIR: It is recommended that a licensed Electrician be consulted to repair/resolve the noted conditions.

#224 MAIN PANEL

PANEL LOCATION:

SE Unit #224 - Hallway.



MAIN SHUT-OFF:

100 Amps.



PANEL LABELING:

The electrical distribution panel is not adequately labeled. The circuits should be labeled according to use.



110/120V BREAKERS:

10.

220/240V BREAKERS:

3

COMBINED NEUTRALS:

COMBINED NEUTRALS: (x1 lug) Panel manufacturer's recommend that only one neutral wire be secured under each neutral bar lug. This provides extra safety to repair electricians and provides a more secure connection. Consideration should be given to having a licensed electrician reposition the white clad neutral wires so that no more than one neutral is secured under each lug.





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LOW VOLTAGE:

The doorbell transformer is incorrectly installed inside the panel. Low voltage wires are not allowed to be installed inside high voltage panels.



REMARKS:

RECOMMEND REPAIR: It is recommended that a licensed Electrician be consulted to repair/resolve the noted conditions.

SUMMARY

SUMMARY

STRUCTURAL CONDITION:

REPAIRS ARE NEEDED = Exterior siding paint and slat repairs are needed.

WATER ENTRY:

REPAIRS ARE NEEDED = Currently there are trickle leaks at the roof penetrations = Reseal as needed.

INSULATION CONDITION:

REPAIRS ARE NEEDED = Due to the 1969 thin levels, a topper layer of insulation is needed in the attic to improve the insulation.

ROOF CONDITION:

GOOD - The overall roofing condition is Good.

HEALTH & SAFETY ITEMS:

UPGRADES ARE RECOMMENDED = There are several Health & Safety upgrades that are noted within the report that will increase the overall safeness of the units.

PLUMBING CONDITION:

REPAIRS ARE NEEDED = There are some needed repairs = Please review the plumbing areas of this report and have a licensed Plumber repair as needed.

WATER HEATER CONDITION:

WATER HEATER UPGRADING IS RECOMMENDED = Due to the age and condition, these units should be on your very short list for replacement. Please refer to the Water Heater section in this report for more details.

HEATING CONDITION:

FURNACE UPGRADING IS RECOMMENDED = Due to the age and condition, these units be on your very short list for replacement. Please refer to the Heating section in this report for more details.

DUCT CONDITION:

FURNACE DUCT CLEANING IS RECOMMENDED = Due to pets, the age, and the condition of the ducts, full cleaning is recommended.

COOLING CONDITION:

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

ELECTRICAL CONDITION:

REPAIRS ARE NEEDED = Please see the Electrical section of the report for details.

REMARKS:

FAIR FOR AGE - This 4-plex is in Fair overall condition for its age. Many of the mechanical systems are beyond their normal projected lifespans and upgrades are imminent. There are also installation issues that need to be addressed. You will need to budget for these upgrades and repairs carefully. Please refer to the report in its entirety. Good luck with your purchase and property management!

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



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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.

REPORT PREPARED BY:


Michael D. Leavitt
Certified Inspector

PREPARATION DATE:

05/08-15/2024.

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