



LEAVITT REPORT



248 West 220 South - 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 titled "**What Your Inspection Includes**" provides additional details **PLEASE READ IT CAREFULLY**.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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CLIENT & INSPECTION INFORMATION

CLIENT'S NAME:	Tamara Cox.
DATE OF INSPECTION:	06/04/2003.
TIME OF INSPECTION:	01:00 PM.
INSPECTION #:	60403B.
INSPECTOR:	Michael D. Leavitt - Certified Inspector.
CLIENT'S AGENT:	Jerry Loveland - Coldwell Banker West.



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.

GENERAL INFORMATION

AREA:	Neighborhood.
PROPERTY OCCUPIED?	Yes.
CLIENT PRESENT:	No. This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection walkthrough and did not sign the Service Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Service Agreement and further agree that the Service Agreement will form a part of the inspection report.
PROPERTY OPENED BY:	Inspector used the lock box with the Affiliate Key Card.

CLIMATIC CONDITIONS

TEMPERATURE:	80 degrees.
CONDITIONS:	Sunny.
SOIL CONDITIONS:	Wet from sprinklers.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES:	South.
ESTIMATED AGE OF STRUCTURE:	1980.
BUILDING TYPE:	Single Family Dwelling.
STORIES:	1



SPACE BELOW GRADE: Basement.

UTILITIES

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

GROUND & EXTERIOR

TOPOGRAPHY

LOT TYPE: Flat lot.
LOT DRAINAGE: Acceptable.
SLOPE WITHIN 10 FEET OF HOUSE:



The perimeter grading has just recently been corrected. They have installed a sandy soil around the majority of the foundation. The SE corner still needs corrective action since a downspout discharges into the planter bed and water is trapped near the foundation. The grading should be corrected and a downspout needs to be extended with a drain line.

FOUNDATION: Typical hairline cracks were observed = Monitor.
WINDOW WELLS:



The window well set into the rear patio needs to be re-excavated. The typical installation of the window wells includes the removal of 14-18" of earth below the window sill and then filling the well with gravel. This allows water to collect and soak in to the earth without over filling and flooding the basement.



The slab has settled at this location and when the hose bib was tested the water headed straight for this window well and looks to be one of the main sources of the water damage in the room below. A concrete berm could be added around the window well to help prevent the water flow, but the real long term solution would be to repour the slab with the needed slope to get water to run away from the home.

DRIVEWAYS/WALKWAYS

DRIVEWAY: Good.
DRIVEWAY DRAINAGE: Good.
WALKWAYS: Good.

LANDSCAPING

GROUND COVER: Good.
TREES: Good.
SHRUBBERY: Good.
FRONT LAWN: Good.
BACK LAWN: Good.
SPRINKLERS: Yes: Automatic sprinklers were identified. Did Not Test = The evaluation of sprinkler systems is beyond the scope of this evaluation. It is recommended that information about the sprinkler system, stations, care and maintenance be obtained from the Seller.
IRRIGATION CANALS: There is a small irrigation canal that runs near the property = Ask the owner for details about the water flow.

EXTERIOR CLADDING

BRICK CONDITION: Good.

EXTERIOR TRIMS

PAINT/STAIN CONDITION: The wood trim needs repainting.



MOLDINGS & TRIM CONDITION: Good.
EAVES/OVERHANGS CONDITION: Good.
WINDOWS CONDITION: Good.
SCREEN CONDITIONS: Did Not Evaluate.
CAULKING CONDITION: Caulking condition is Fair.
WEATHERSTRIPPING CONDITION: General condition is Fair.



FRONT PORCH

TYPE:

The area is covered with carpet and the under structure was not viewed.



HANDRAIL:

There is no handrail installed = Consider adding for safety.

LIGHTING:

Good.

GFI OUTLETS:

The cover plate is missing its cover doors = Replace the cover.

DOORBELL:

The doorbell is installed and working.

DOOR:

Good.

PATIOS

TYPE:

The patio slab has settled and draws water to the window well. Refer to the window well notes in the exterior section.

LIGHTING:

Operates with a photocell = Did Not Test.



ROOFING

GENERAL ROOFING CONDITION

ROOFING CONDITION:



The roof is two thirds complete. The exposed older roof was really deteriorated. The only thing missing with this new installation is increased attic ventilation. The attic was very hot today and you should consider upgrading the attic ventilation. This is usually accomplished with either ridge or roof mounted static vents.

The new ridge cap is not yet installed.

Walked upon the rooftop.

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.

Brand new.

The statistical life average of this roofing product is 15-18 years.

Composition Shingles.

RIDGES:

INSPECTION METHOD:

ROOFING LAYERS:

ESTIMATED AGE:

DESIGNED LIFESPAN:

ROOFING MATERIAL:

FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS:

Plumbing vents were observed.

ROOF METAL:

The roof metal was not upgraded with this roof installation.

RAIN GUTTERS:

The rain gutters are in need of cleaning. The rain gutters leak at the joints and need recaulking.



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VEGETATION:

Vegetation overhangs the roof =
 Recommend trimming as needed.



SNOW SADDLES:

No snow saddles were installed, the
 addition of a snow saddle is
 recommended by the chimney to help
 prevent water penetration.



CHIMNEY #1

CHIMNEY LOCATION:

Right side.

MATERIAL:

Brick and Mortar. There is some brick
 deterioration on the upper rows.



SPARK ARRESTOR:

A spark arrestor is NOT installed. This safety device prevents hot embers from
 leaving the flue.

CHIMNEY COVER:

A cement chimney cover is installed. Cracks were noted in the chimney cover =
 Repair is recommended to prevent the spalling of the masonry below.

CHIMNEY CLEAN:

No=Recommend a regular maintenance cleaning by a licensed chimney sweep.

ROOF JOINT:

This joint is suspect due to the fact that no diverter snow saddle is installed.

REMARKS:

Regular chimney maintenance is highly recommended, yet often overlooked by
 homeowners. The full evaluation of the structural and internal portions of the
 chimney is beyond the scope of this visual evaluation. It is recommended that a
 "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to
 identify any possible hazards. The "Level 2" evaluation is best suited to provide the
 information needed for the Real Estate transaction.



GARAGE

GARAGE

GENERAL CONDITION: Acceptable.
TYPE: Two car.
LOCATION: Attached.
ROOF CONDITION: Same as house - Refer to ROOFING section.
FLOOR CONDITION: Floor was not fully visible due to stored items.
FIRE SEPARATION: Acceptable.

GARAGE DOOR(S)

MAIN GARAGE DOOR(S): Acceptable.
AUTO-DOOR OPENER(S): Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation. The door did not want to stay fully closed. This is usually a sign of adjustment and cleaning is needed to the electric eye safety beam system.
HOUSE DOOR: Yes: A solid core door is installed. There is no self closing device installed = Potential Hazard = Consider adding a self closing device.

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 appears to be working as designed.

KITCHEN

GENERAL KITCHEN CONDITIONS

REFRIGERATOR SPACE: 33.25x82.
WALL FINISH: Good.
FLOORING: The wood floor is not installed below the fridge or the dishwasher. The wood floor is really warped in front of the dishwasher as was probably the motive for the dishwasher replacement.
LIGHTING: Good.
OUTLETS: Good.
GFI OUTLETS: GFCI outlet is installed and appears to be working as designed.
HEATING DEVICE: Heat register(s) were observed.
CABINETS: Good.
COUNTERTOPS: Good.
SINK: Good.
DRAIN CONDITION: Good.
FAUCET: Good.



PLUMBING LEAKS:

There is a current leak at the cold water shut off valve under the sink = Repair.



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. There has been some dripping on the drain line in the basement storage room = Monitor for any future leaking.

**GARBAGE DISPOSAL:
STOVE (Range):**

Functioning: No. There is a new disposal in a box, but it has not yet been installed. 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 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.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

LAUNDRY

LOCATION:

Basement.

WASHER HOOK-UPS:

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

WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection. There is dried moisture damage on the wall below the drain pipe = Ask the seller about the leak/drain back-up history.

DRYER HOOK-UPS:

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

DRYER VENTING:

The dryer vent is vented to the outside.



FLOORING:

The flooring is damaged under the washer. Currently they have plywood placed down on the vinyl under the unit.



INTERIOR ROOMS

SCOPE: Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

LIVING ROOM

LOCATION: Main Floor, South.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
WALL FINISH: A sprayed acoustical type ceiling is installed = See Interior General notes.
WINDOW DAMAGE: At least 8 of the sealed window units have blown seals. This means that the haze that you see in the picture windows is in between the panes and cannot be cleaned. For a clear view replacement is the only solution.

FAMILY ROOM

LOCATION: Main Floor Northwest.
CONDITION: This room is a converted bedroom. Note the ceiling and extra doorway. The components are working as designed.

GAME ROOM

LOCATION: Basement.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
WINDOWS: 4 windows have lost their thermo-seals. 1 window is cracked.
OUTLETS: The two south outlets are miswired. It is recommended that a licensed electrician evaluate the circuit and repair as needed to restore safety to the outlets.
HEATING DEVICE: The heat registers were tapped off the main floor ductwork.

STORAGE:

DOOR: Both of the basement doors into the storage have sustained heavy damage and need to be replaced.



BATHROOMS

#1 BATHROOM

LOCATION:	Main Floor.
WALL FINISH:	Good.
FLOORING:	The water damage to the subfloor will not be determined until the toilet is raised for the wax ring replacement. I measured elevated moisture around the rear of the toilet base.
WINDOW DAMAGE:	One window is cracked and needs replacement.
DOOR:	Good.
LIGHTING:	Good.
OUTLETS:	Good.
GFI OUTLETS:	GFCI outlet is installed and appears to be working as designed.
BATH VENTILATION:	Ventilation is provided by an open window only.
VANITY:	Good.
COUNTERTOPS:	Good.
SINK:	Good.
DRAIN CONDITION:	The drain flowed as designed.
FAUCET:	Good.
TOILET:	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. The full extent of deterioration is unknown. This can only be confirmed by destructive discovery, which is beyond the scope of this inspection = Recommend further evaluation/repair.
BATH FIXTURE:	A combination tub and shower is installed.
SHOWER PAN/TUB:	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.

#2 BATHROOM

LOCATION:	Basement.
WALL FINISH:	The ceiling shows current water damage from the bathroom above. This is long term damage and the drywall needs to be opened up to identify the full extent of the water damage, rot, and mold. All affected materials should be removed, the leak source repaired, and the finishes restored.



FLOORING:	The flooring is damaged and discolored from a long term toilet base leak.
DOOR:	Good.
LIGHTING:	Good.
GFI OUTLETS:	There is no working ground fault circuit interruptor protection installed = POTENTIAL HAZARD =Recommend the immediate installation for safety.
BATH VENTILATION:	This bathroom has no ventilation = Recommend adding to lower the humidity in the



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room.

VANITY: Good.
COUNTERTOPS: Good.
SINK: Good.
DRAIN CONDITION: The drain flowed as designed.
FAUCET: Good.
TOILET: **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.
SHOWER PAN/TUB: Good.
TUB/SHOWER SURROUND: Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
SHOWER ENCLOSURE: The sliding doors need repair.
TUB/SHOWER PLUMBING: Good.

BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke 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, East, Middle.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
SMOKE ALARM: None.
DOOR: The door sticks in its frame = Refit for smoother operation.
LIGHTING: The ceiling fan motor makes a rhythmic humming.

#2 BEDROOM

LOCATION: Main Floor, Northeast.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
SMOKE ALARM: None.
DOOR: There is a cave in 6" depression on the door skin.

#3 BEDROOM

LOCATION: Basement, Northwest.
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
SMOKE ALARM: None.
WALL FINISH: There is water entry staining along the west wall.



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FLOORING:

By the signs of the heavily rusted tack strip and the previously pulled up carpet this water entry is a known issue = Ask the seller about the water entry history. The condition inside the wall cavities are unknown and consideration should be given to doing destructive discovery to see if there is mold or rot conditions that need to be resolved = See exterior notes for possible water entry sources.



WINDOWS:

One window is broken out = Replace.

DOOR:

The door has a large 8" cave in depression and a damaged door jamb from forced entry.

CLOSET STORAGE:

The closet doors need to be repositioned.

HEATING DEVICE:

The heat register is incorrectly tapped off the main floor ductwork = This robs Peter to pay Paul and lessens the effectiveness of the heating system = Consult a heating professional for options.

#4 BEDROOM

LOCATION:

Basement, Northeast.

CONDITION:

The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

SMOKE ALARM:

None.

WINDOWS:

Current minimum standards recommend that bedroom window sill heights not exceed 44" from the floor to the bottom edge of the openable window. This bedroom's window(s) exceed the 44" limit. 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.

WINDOW DAMAGE:

The window pane has lost its dual pane thermo-seal (x1). The other unit is heavily water spotted.

CLOSET STORAGE:

The closet doors need repair.

HEATING DEVICE:

The heat register is incorrectly tapped off the main floor ductwork = This robs Peter to pay Paul and lessens the effectiveness of the heating system = Consult a heating professional for options.

INTERIOR - (GENERAL)

CEILING / WALLS / FLOORS

CEILING:

Sheetrock condition is Good.

WALLS:

Sheetrock condition is Good.

WALL CAVITIES:

The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm =

WE DO NOT PERFORM DESTRUCTIVE DISCOVERY



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MOISTURE ENTRY:

There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.

STAIRWAY

CONDITION: Good.
RISER/TREAD RATIO: General condition is Good.
HEAD CLEARANCE: Good.
RAILINGS STURDY: There is no handrail installed for the upper and lower two stairs.
REMARKS: The door has damage to the skin and loose hinges.

ADDITIONAL ITEMS

SMOKE DETECTORS: The addition of working units are recommended inside each sleeping room. This safety upgrade was not required at the time of original construction and the upgrade should NOT be considered the responsibility of the Seller.

CARBON MONOXIDE DETECTOR: Plug-in Carbon Monoxide unit(s) was noted = It is unknown if the unit stays with the home.

SECURITY SYSTEM: None.
CENTRAL VACUUM: None.
WATER SOFTENER: 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.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE: Hazardous materials are beyond the scope of this Home Inspection report. asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

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

MOLDS & FUNGI: **MOISTUREEQUALSMOLD-** Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then we want our client's to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience to help them.



ATTIC & FOUNDATION

ATTIC

METHOD OF INSPECTION:	Entered inside and inspected attic. Due to the extreme heat I did not stay long inside the attic. It is recommended that the ventilation be improved. This will lower the temperatures and make it easier to cool the home in the heat of the summer.
STRUCTURE:	Visual condition is Good.
ROOF SHEATHING:	There has been some water staining near the swamp cooler and at the main exhaust flue. This can be resealed at the roof joint from the exterior.
FRAMING:	Good.
TRUSS SYSTEM:	Yes.

ATTIC COMPONENTS:

ATTIC INSULATION:	Type: Blown-in Fiberglass. Total Thickness: 10"-12".
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ATTIC VENTILATION:	Adequate.
ATTIC ELECTRICAL:	The attic insulation prevented the viewing of the attic electrical = Did Not Evaluate.

FOUNDATION

FOUNDATION CONDITION:	Good.
STEM WALL:	Concrete.
FOUNDATION CRACKS:	Typical hairline cracks were observed = Monitor.

BASEMENT

BASEMENT:	Finished condition.
SLAB CONDITION:	Basement finished = Unable to observe the concrete slab.
SUBFLOOR:	Plywood.
MAIN FLOOR INSULATION:	None was visible in the open areas.
MOISTURE:	There is water entry evidence at the basement NW bedroom west wall. When I ran the faucet the water was still drawn there and it is presumed that this water entry will continue until corrective actions are taken.
PEST ACTIVITY:	A Wood Destroying Insect Evaluation was not contracted with our firm. Wood Destroying Insect Inspections beyond the scope of normal Home Inspection evaluations.



PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:	Good.
FUEL TYPE:	Natural Gas.
WATER SUPPLY:	Public water.
SHUT-OFF LOCATION:	The shut off valve was visible through a small drywall hole at the base of the stairs. The hole should be enlarged and the valve tested for operation.
WATER MAIN TYPE & SIZE:	The portion viewed was Copper. The exposed main line was 3/4" diameter pipe.
PRESSURE REGULATOR:	I did not find a pressure regulator installed on the system. A pressure regulator is recommended on the interior water supply system to prevent pressure surges and ruptured pipes. It is recommended that you ask the owners if one is installed and where it is located. If you cannot find one installed it is recommended that a licensed Plumber be contacted for the upgrade.
WATER PIPE TYPE:	Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.
WATER VOLUME:	There is a noticeable decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would require any further evaluation/repair.
SUPPLY PIPE LEAKS:	I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.
REPAIRS NEEDED:	Kitchen plumbing repairs are needed = Please see Kitchen notes. Bathroom plumbing conditions were noted = Please see Bathroom notes.
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. Ask the owners about any sewer maintenance history.
WASTE PIPE LEAKS:	Current leaking was not identified.
REMARKS:	NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.



WATER HEATER

LOCATION:

Service area. The access of the burn chamber is now extremely difficult since the wall was added to the laundry room.



**BRADFORD WHITE AGE:
LIFESPAN:**

Bradford White....2000.
 According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

TYPE:

Natural Gas.

SIZE:

50 gallons.

EARTHQUAKE STRAPPING:

No = Potential Hazard.

SAFETY RELEASE VALVE:

Yes = Did Not Test.

COMBUSTIBLE

Adequate.

CLEARANCE:

GAS SHUT-OFF:

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

VENTING:

The combustion and exhaust venting appear to be Good.

TANK DRAIN VALVE:

The lower tank drain valve is currently not dripping.

FLOOR DRAIN:

YES. There is a floor drain installed nearby, but it is in the laundry room. The testing of floor drains is beyond the scope of this inspection. They have also created a drain surround with 2x4's and caulking to get any future leaking water to run towards the drain instead of the other rooms.





HEATING SYSTEMS

HEATING SYSTEM

VISUAL CONDITION:

This unit has not been serviced for quite a while. There is a heavy build-up of white encrustations that signifies a poor burn. It is recommended that you have a heating professional further evaluate, tune up, and check the integrity of the combustion chamber. This needs to be done before closing on the home to verify the condition and workability of the unit.



BRAND:

Armstrong.

TYPE:

Forced Air. This unit uses both gas and electricity.

APPROXIMATE AGE:

Original.

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.

FILTER TYPE:

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

HUMIDIFIER:

A humidifier is installed, but was not tested. Humidifiers require seasonal maintenance to work properly.

THERMOSTAT:

Good.

HEAT DUCTS:

Several of the basement ducts were incorrectly tapped off the main floor ducts.

COMBUSTIBLE

CLEARANCE:

Clearance to combustibles is Good.

VENTING:

The combustion and exhaust venting appear to be Good.

AMBIENT AIR

TEMPERATURE:

85 degrees.

SUPPLY AIR

TEMPERATURE:

113 degrees.

COMBUSTION CHAMBER:

Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation. After cycling the unit it was confirmed that the flame is extremely poor.

BURNERS:

RECOMMENDATION:

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



FIREPLACE #1

LOCATION:
OVERALL CONDITION:

Living Room.
 The unit shows evidence of smoking out the top of the doors and firebox opening = Have a chimney sweep evaluate and correct as needed.



TYPE OF FUEL:
FIRE SCREEN::

The unit is wood burning.
 The recommended safety screen is installed.

FIRE DOORS:
CIRCULATION FAN:
FLUE:

Safety doors are installed.
 Acceptable.
 Residue has built to at least 1/8" and is due for it's normal cleaning by a chimney sweep.

COOLING SYSTEMS

EVAPORATIVE COOLING SYSTEM

VISUAL CONDITION:

Units are not evaluated when they are shut down for the winter = Ask the owner for details about the unit's condition.



ELECTRICAL SYSTEM



ELECTRICAL SYSTEM

ELECTRICAL SERVICE:	Underground System.
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.
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.

MAIN DISTRIBUTION PANEL

MAIN DISCONNECT SIZE:	100 amps.
SERVICE ENTRY CABLES:	Unable to view the service entry cables due to the panel configuration.

#1 SUBPANEL:

SUB-PANEL LOCATION:	Basement.
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PANEL LABELING:	Partial. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.
110/120V BREAKERS:	14.
220/240V BREAKERS:	2
GFCI BREAKERS	Two GFCI breakers were identified.



SUMMARY

BUYER'S PROTECTION TIPS

HOME WARRANTY:

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

FINAL INSPECTION:

It is important for home buyers to take advantage of the final "Walkthrough Inspection" described in the Real Estate Purchase Contract (Section 11). This is best performed in "Vacant Home" condition before the final funding of the home. Your Home Inspector may not have been able to identify all of the conditions in your home due to lack of visual evidence, obstruction by personal property, or restricted view. According to the Real Estate Purchase Contract, declining to have a final "Walkthrough Inspection" does not forfeit your rights against the seller.

FURTHER CONDITIONS:

After the final walkthrough and/or after you have taken possession of the property, if further conditions are identified, please call Michael Leavitt & Co at 225-8020 so that your Inspector can return to the property and help you further document the conditions to aide you in your transaction with the Seller.

SUMMARY

STRUCTURAL CONDITION:

Please refer to the structural sections of the report for details.

ROOF CONDITION:

Please refer to the Roofing section of the report for details.

MECHANICAL CONDITION:

There are some needed repairs = Please review the Mechanical areas of this report.

HEALTH & SAFETY ITEMS:

There are a few Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.

REMARKS:

This home is in Good to Fair overall condition for its age. Please refer to the report in its entirety. Good Luck in your new home!

PLEASE REMEMBER Our service is established to help you identify and document most of the conditions of the property. The "Leavitt Report" is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the "Leavitt Report" to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT.

REPORT PREPARED BY:


 Michael D. Leavitt
 Certified Inspector

PREPARATION DATE:

06/04/2003.



SERVICE AGREEMENT

INSPECTION ADDRESS: 248 West 220 South - Orem, UT

CLIENT: Tamara Cox **INSPECTION DATE:** 06/04/2003 **START TIME:** 01:00 PM

WHAT YOUR INSPECTION INCLUDES - We will make a visual inspection of the prominently visible and accessible areas of the property. The Inspection Report is a reasonable effort to assess the DURABILITY and SERVICEABILITY of the property in its present state, and our analysis is limited to our written Report. The Report does not evaluate "desirability" of a property. You should have already determined that this property is desirable using your own set of criteria.

THE INSPECTOR WILL ATTEMPT TO BE FAIR BY POINTING OUT BOTH THE STRONG AND WEAK POINTS OF THE PROPERTY. Home ownership brings with it the certainty that failures & repairs will occur. Your Home Inspection will not be able to predict all such occurrences, but a 2 or 3 hour investigation by our professional Inspector, & the resulting Report, should provide you with a useful tool.

Our inspections are not intended as a service call. Operable conditions of mechanical, electrical, plumbing devices or other items are only surmised from the visible evidence. No maintenance services, removal of cowlings, or destructive discovery can or will be performed. Should we locate an item that is not serviceable, or creates doubt for our Inspector, then we will suggest that a licensed tradesperson be contacted to investigate further and/or make repairs. This inspection is not conducted to detect every minor problem or condition that may exist in the building. Cosmetic deficiencies are to be considered obvious. It is understood that if "Cosmetic Inclusive" inspection is desired, that service is beyond the parameters of a regular Home Inspection and requires an additional fee.

You are encouraged to be on the site at the time of the Inspection, or arrive near the completion of our Inspector's evaluation, so that he can review the inspection findings with you in person. If you are unable to attend, we will be happy to try and answer your questions by phone. Should an additional visit to the property be required, it will be billed at our hourly rate.

The inspection will be performed in accordance with the Standards of Practice of the American Institute of Inspectors®. A copy of the Standards of Practice is available upon request, or they can be viewed online at www.inspection.org or www.TheHomeInspector.com. For equipment and components of the home which are not to be operated or tested, please refer to the Standards of Practice.

RISK OF BUYERS & SELLERS - Buyers are always at risk. **OUR VISUAL INSPECTION MAY ILLUMINATE SOME AREAS OF RISK, BUT CANNOT ELIMINATE IT. OUR INSPECTOR IS LIMITED TO THE EXISTING CLUES AND SYMPTOMS ON THE DAY OF OUR INSPECTION, AND WE CANNOT BE LIABLE FOR NON-VISIBLE, OBSCURE, OR CONCEALED FAULTS.** Claims for concealed conditions, whether intentional or unintentional, must be made against the seller of the property.

The most conscientious visual inspection is not capable of determining all conditions that actually exist within a house. We make a random evaluation of some components and, of course, cannot move furniture, etc., to obtain access. Even with our thorough effort, these are some examples of the types of things our Inspection cannot determine:

- | | |
|---|--|
| 1. Improperly made wiring connections. | 5. Roof, wall, or basement leaks that only occur under unusual conditions. |
| 2. Random outlets or switches that do not function. | 6. The inner workings and integrity of mechanical items including combustion chambers. |
| 3. Cracks in fireplaces, chimneys or liners. | 7. Underground and/or concealed pipes, drains, foundations, or wiring. |
| 4. A drafty or hard to heat home. | 8. Concealed rot and damage inside wall, floor, and ceiling cavities. |

If we find 90% of the Reportable Conditions, then we have done an excellent job. Although, there are many items that our Inspector might determine or surmise if given enough time, our evaluation is also limited by a reasonable investment of the Inspector's time for the fee paid. There are, therefore, other items that could be added to the above list after a reasonable and competent inspection on any particular property.

MOISTURE EQUALS MOLD - Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then we want our client's to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience to help them.

Hazardous materials and indoor air quality are beyond the scope of the Home Inspection Report. If asbestos, molds, fungi, concealed rot, sick home syndrome, indoor air quality, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or other quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some of the Hazardous Materials listed above, but these service must be contracted separately and the findings will not be included in this limited visual inspection report.

CONFIDENTIALITY - The client understands that the Home Inspection and Inspection Report are performed for their sole, confidential and exclusive use. While our inspection firm retains ownership and copyright to the report, the Client agrees that they will not transfer or disclose any part of the inspection report to any other person with the exception of these ONLY: (a) one copy may be provided to the current seller(s) of the property, but only upon the express conditions that the seller(s) covenant to use the Inspection Report only in connection with the Client's transaction, and agrees not to transfer or disclose the report to any persons other than their real estate Agent, and (b) one copy may be provided to the real estate Agent representing the Client and/or a bank or other lender for use in the Client's transaction only. The Client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this Home Inspection or Inspection Report.

CODE COMPLIANCE - Our Inspection is one of "Serviceability," NOT Code Compliance. By necessity, our Inspection deals with existing structures which may have older types of wiring, plumbing, heating, etc. As an illustration, today, most local building departments require ground fault interrupter circuits, insulation in the exterior walls, anchor bolts, and dozens of other items which have not always been included in the building codes. Homes absent these installations can be "serviceable," even though they do not meet current codes, (or may not even be desirable for modern life styles.) We assume that the "then current" codes were complied with at the time of construction. **IT IS ASSUMED THAT PURCHASERS OF OLD HOMES EXPECT TO RECEIVE OLD PLUMBING, OLD WIRING, OLD HEATING SYSTEMS, OLD FLOORING, OLD SIDING, ETC.** The desirability of owning older designs is a matter of taste and is the decision of the buyer. The Code of Ethics of the American Institute of Inspectors® EXPLICITLY EXCLUDES COMMENTING ON "DESIRABILITY." Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures (INCLUDING PRODUCT DEFECTS, RECALLS OR SIMILAR NOTICES), is beyond the scope of this evaluation.



ADDITIONAL SERVICES - PLEASE NOTE: This limited visual Home Inspection does not include information about Wood Destroying Insects, Lead-Based Paint, or Radon although we do offer these services. If these items are a concern, please contract with our firm to have the services performed.

WARRANTIES AND INSURANCE - The Inspection and Report are not intended to be construed as a guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for use regarding the conditions of the property, items and systems inspected, and it should not be relied upon as such. Warranty Insurance plans which may insure appliances in the structure are available at the buyer's option from other companies.

YOU SHOULD NOTE - The conditions stated in our Report are NOT repair requirements. Some items in the Report are, by definition, subjective and the "opinion only" of the Inspector stating the relative conditions encountered. Our intention is to provide an unbiased analysis. Our Inspector is not allowed to make repair solutions or comment on the quality of materials and workmanship. Decisions regarding maintenance or repairs are left to you and your repair tradesperson.

In addition, our Inspector is not allowed to answer the question, "Would you buy this home if you were me?" Our purpose is to create a Report that can help you in your decision, but you should not base the decision to buy solely on our Report. Your decision to purchase this home includes responsibility for the future maintenance of the grounds, structure, and mechanical/electrical/plumbing systems. Unfortunately, some home buyers later wish that they had not bought their home. Because you are a thoughtful consumer, we do not expect that situation to develop. But in the unlikely event it should, your signature below waives the claim: "But for your inspection, I would not have bought this home..." and other similar claims. Time is of the essence to this agreement. Paragraph titles and headings are not to be considered part of the agreement.

The client understands and agrees that if they are not present at the time of the Inspection and therefore do not sign this Service Agreement that this agreement will form a part of the Inspection Report and acceptance of the Inspection Report by the Client shall and therefore will constitute acceptance of the terms and conditions of this Service Agreement.

ARBITRATION - If you feel that the Inspection was negligent in some respect, you are personally expected to immediately communicate this IN WRITING to our address above within ten (10) business days of discovery. Any legal action must be brought within (1) year from the date of the inspection, failure to bring said action within (1) year of the date of the inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Communication must be from the party originally contracting with us for our service. (Note: If you call in contractors to comment on a component, you can expect subjective and biased opinions from their sales people.) However, we will respond to any legitimate complaint because we recognize that Inspectors are human and potentially fallible.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the Inspection or Inspection Report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

Property or equipment in dispute must be made accessible for re-inspection and arbitration. The accepted standard against which the inspection will be judged will be the "Standards of Practice" as published by the American Institute of Inspectors®. Arbitration shall occur at the property in question. All inspections will be judged against the performance of a reasonably fair and diligent inspection and not against results or occurrences. **No consideration shall be given to clients who fail to perform a complete pre-closing walkthrough inspection prior to transfer of title.** By agreement herein, no settlement in favor of the client shall exceed \$500.00 or the inspection fee, whichever is greater. Disputes settled without favor to the client will mandate payment of fees at the hourly rate stated below for time invested by our staff or principals.

NOTE: If any portion of this Service Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

FEES - The fee for this inspection is **\$365.00** payable at the conclusion of the inspection by either cash, check or credit card. We accept Visa, MasterCard, and Discover.

CHECKS SHOULD BE MADE PAYABLE TO: Michael Leavitt & Co

DEFERRED PAYMENTS ARE SUBJECT TO A SURCHARGE OF 20% IF THE RETURN MAIL ENVELOPE IS NOT POSTMARKED WITHIN 3 DAYS OF THE INSPECTION (\$300.00 FEE = \$60.00 SURCHARGE). Plus, after 30 days, fees are subject to interest at 1.5% per month as well as any additional collection fees levied by the Collection Agency. This Service Agreement is considered the first notice of payment. Your prompt payment is greatly appreciated. The Inspection Fee is for the service performed on the property. Re-inspections, Research, or Expanded Reports, (including disputed issues requiring investment of time by our staff or principals), will be payable at the rate of \$135.00 per hour.

PERMISSION IS GRANTED TO PERFORM AN INSPECTION PER THE ABOVE AGREEMENT AND PAYMENT IS AGREED UPON AS OUTLINED ABOVE.

I HAVE READ AND ACCEPT THIS AGREEMENT:

INSPECTOR: Michael D. Leavitt DATE: 06/04/2003

APPROVED: _____ DATE: _____ One signature binds all parties

PLEASE CHECK - () Buyer's Signature * () Realtor as Agent for... () Buyer () Seller * () Seller's Signature

CAUTION: DO NOT SIGN THIS AGREEMENT UNTIL YOU HAVE READ IT

E-mail Address: _____



"CREDIT CARD PAYMENT"

INSPECTION ADDRESS: 248 West 220 South - Orem, UT

Client: Tamara Cox

Inspection Date: 06/04/2003

Inspection Time: 01:00 PM

Services Performed: 1 Home Inspection

Inspection Fee Total: \$365.00 Please Initial _____

Card Used: VISA MC DISCOVER AMEX Other: _____

Card Number: _____

Expiration Date:: _____

Name on Card: _____

Agreement: Cardholder acknowledges and authorizes payment for inspection services from Michael Leavitt & Co Inspections, Inc in the amount of the "Inspection Fee Total" shown above and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer of the Credit Card.

Client's Signature: _____ **Date:** _____

OFFICE USE ONLY

Authorization Number: _____



"INVOICE"

06/04/2003

INSPECTION ADDRESS: 248 West 220 South - Orem, UT

Client: Tamara Cox

Inspection Date: 06/04/2003

Inspection Time: 01:00 PM

Service Performed: 1 Home Inspection

Inspection Fee: **\$365.00**

Payment Schedule: The fee should be paid at the conclusion of the inspection. Delayed payments should be sent to our offices within 3 days of receiving the report. Payments delayed more than 3 days are subject to an additional \$50 billing fee as well as any other fees as outlaid in the Service Agreement.

Please mail payment along with a signed copy of the Service Agreement to:

Michael Leavitt & Co
1145 N. Main Street
Orem, Utah 84057

Credit Card Payment: If you would prefer to pay by credit card you may do so by completing pages 1, 2, and 3 of the Service Agreement. You can then either immediately drop these pages in the mail, or you can fax them to us at 801-224-6207. We accept Visa, MasterCard, American Express, and Discover card.

Thank you for selecting our firm to do your property inspection. If you have any questions regarding the inspection report or the home, please feel to call us at (801)225-8020.

Sincerely,

Michael D. Leavitt
Certified Home Inspector