



# LEAVITT REPORT



**1387 North 1130 West - Orem, Utah.**

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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***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:** Kristine & Bill Stewart.  
**DATE OF INSPECTION:** 2-3-2004.  
**TIME OF INSPECTION:** 9 AM.  
**INSPECTION #:** 20304A.  
**INSPECTOR:** Michael Leavitt.

## 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:** Yes.

## CLIMATIC CONDITIONS

**TEMPERATURE:** 29 degrees.  
**CONDITIONS:** Snow.  
**SNOW ACCUMULATION:** 4 inches.  
**SOIL CONDITIONS:** Snow covered.

## BUILDING CHARACTERISTICS

**MAIN ENTRY FACES:** East.  
**ESTIMATED AGE OF STRUCTURE:** 1978.  
**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:** **Gentle slope.** NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.  
**LOT DRAINAGE:** Acceptable.



**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. The general guideline is for the grading to drop 6" in the first 10' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure.



**ROOF DRAINAGE:**  
**FOUNDATION:**  
**RETAINING WALLS:**

Good.  
 Typical hairline cracks were observed = Monitor.



There is a west lot retaining wall installed. There is a vertical crack but only a little movement.  
 Hose bibs were turned on and off again.

**HOSE BIBS:**

**DRIVEWAYS/WALKWAYS**

**DRIVEWAY:** Snow prevented full evaluation.  
**DRIVEWAY DRAINAGE:** Good.  
**WALKWAYS:** Good.

**LANDSCAPING**

**FRONT LAWN:** Snow coverage prevented observation.  
**BACK LAWN:** Snow coverage prevented observation.



## FENCING

**REMARKS:**

The rear SE corner fence needs to be upgraded.



## EXTERIOR CLADDING

**SIDING CONDITION:**

Type: Metal. There are some stains from long term runoff.



**BRICK CONDITION:**

Good.

## EXTERIOR TRIMS

**PAINT/STAIN CONDITION:**

Good.

**MOLDINGS & TRIM CONDITION:**

Good.

**TRIM PAINT CONDITION:**

Intact.

**EAVES/OVERHANGS CONDITION:**

Good.

**SCREEN CONDITIONS:**

Did Not Evaluate.

**CAULKING CONDITION:**

Caulking condition is Fair.

**WEATHERSTRIPPING**

**CONDITION:**

General condition is Fair.

## FRONT PORCH

**TYPE:**

Concrete - General condition is Good.

**STAIRS:**

Good.

**LIGHTING:**

Good.

**DOORBELL:**

The doorbell is installed and working.

**DOOR:**

Good.





# ROOFING

## GENERAL ROOFING CONDITION

**ROOFING CONDITION:** Unable To Evaluate due to snow coverage.  
**ROOFING LAYERS:** There is one layer of roofing material installed.  
**ESTIMATED AGE:** The seller said that he stripped the roof and installed this layer 5 years ago.  
**DESIGNED LIFESPAN:** The statistical life average of this roofing product is 15-18 years.  
**ROOFING MATERIAL:** Architectural shingles.

## CHIMNEY #1

**CONDITION:** I did not view this unit close up.



**MATERIAL:** Brick and Mortar.  
**CHIMNEY COVER:** Did Not View.  
**FLUE LINER:** Did Not View.  
**CHIMNEY CLEAN:** No=Recommend a regular maintenance cleaning by a licensed chimney sweep.  
**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

## CARPORT

**GENERAL CONDITION:** Fair.  
**TYPE:** Two car.  
**REMARKS:** The support post need to be painted.





## DOOR(S)

**HOUSE DOOR:**

The weatherstripping is damaged.



## CARPORT ELECTRICAL

**OUTLETS:**

The added outlet and the west exterior outlets are not GFCI protected.

## AMENITIES

### SHEDS

**STRUCTURE:**

The NW shed is rotted out from old age and neglect.



## STORAGE

**STRUCTURE:**

This south side shed was not accessed.





# KITCHEN

## GENERAL KITCHEN CONDITIONS

**REFRIGERATOR SPACE:** 71.5" Tall.  
**WALL FINISH:** Good.  
**FLOORING:** Good.  
**WINDOWS:** Good.  
**DOOR:** A sliding glass door has been installed but there is no exterior deck or landing. It is recommended that a permanent lock be installed until the outside landing or deck is built.



**LIGHTING:** The fan kit wobbles some on high speed = Rebalance blades.  
**GFI OUTLETS:** The outlets to the south of the sink are GFCI protected. The outlets to the north are not = Consider upgrading for safety.  
**HEATING DEVICE:** Heat register(s) were observed.  
**CABINETS:** There is past damage under the sink and the back wall. Current leaks were not identified.  
**COUNTERTOPS:** The Formica countertops have been refinished.  
**SINK:** Good.  
**DRAIN CONDITION:** Good.  
**FAUCET:** Good.  
**PLUMBING LEAKS:** None were visible at this time.

## KITCHEN APPLIANCES

**DISHWASHER:** Did Not Test.  
**GARBAGE DISPOSAL:** Functioning: Yes.  
**STOVE (Range):** Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.  
**OVEN:** Electric: Functioning. The temperature settings and timer were not tested.  
**EXHAUST FAN:** Recirculating style - Functioning: Yes. The fan was turned on, tested, and then turned back off.  
**REFRIGERATOR:** Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.  
**BUILT-IN MICROWAVE:** Yes = DID NOT TEST. The evaluation of built-in microwaves is beyond the scope of this inspection.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a 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.
- FLOOR DRAIN:** There is an emergency floor drain for plumbing leaks.
- 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.
- 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.

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

### FAMILY ROOM

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

### STORAGE:

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





# BATHROOMS

## #1 BATHROOM

**LOCATION:** Main Floor.  
**WALL FINISH:** Good.  
**FLOORING:** Good.  
**WINDOWS:** The window was upgraded. I did not see a tempered seal = Use with care.  
**DOOR:** Good.  
**LIGHTING:** 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:** The faucet looks to have a slow drip.  
**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. From the basement I could see past dry stains but no current leak evidence under this same toilet.



**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:** Good.  
**FLOORING:** Good.  
**WINDOWS:** Single pane window(s) condition is Fair.  
**DOOR:** Good.  
**LIGHTING:** 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 toilet is positioned very near the counter and will probably be the source of bruised elbows.  
**BATH FIXTURE:** Shower only.  
**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.



# 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, Southwest.  
**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:** A sprayed acoustical type ceiling is installed = See Interior General notes.  
**FLOORING:** Carpet condition is Older.

## #2 BEDROOM

**LOCATION:** Main Floor, Southeast.  
**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:** A sprayed acoustical type ceiling is installed = See Interior General notes.  
**DOOR:** There is patched damage behind the door knob swing.

## #3 BEDROOM

**LOCATION:** Basement, Southeast.  
**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:** Single pane window(s) condition is Good.  
**HEATING DEVICE:** The register is poorly positioned = Have a heating professional evaluate and offer options.

## #4 BEDROOM

**LOCATION:** Basement, Southwest.  
**CONDITION:** This room is oddly laid out and not all furniture will fit in the space.  
**SMOKE ALARM:** None.  
**WINDOWS:** Single pane window(s) condition is Good.  
**HEATING DEVICE:** The register is poorly positioned = Have a heating professional evaluate and offer options.

# INTERIOR - (GENERAL)

## CEILINGS / WALLS / FLOORS

**CEILINGS:** Sprayed acoustic: Some forms of the ceiling coating have been known to contain asbestos. Testing for hazardous materials is beyond the scope of this inspection. The ceiling has been painted, which is an acceptable encapsulation technique for possible asbestos containing materials. The following website has been set up by the State of Utah to give the proper guidance for removing this type of ceiling material. Please visit the site at....  
<http://www.deq.state.ut.us/EQAIR/HAPS/ASBESTOS/info/asbstrem.htm>

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

**MOISTURE ENTRY:**

**WINDOWS**

**MATERIAL:**

The upstairs windows have been upgraded to dual pane vinyl. The basement still has the original single paned aluminum models.

**SCREENS:**

The evaluation of screens is beyond the scope of this inspection.

**STAIRWAY**

**CONDITION:**

Good.

**RISER/TREAD RATIO:**

General condition is Good.

**HEAD CLEARANCE:**

Good.

**RAILINGS STURDY:**

General condition is Good.

**BALUSTRADE SPACING:**

Good.

**REMARKS:**

There is no over stairs lighting installed =` Use the stairs with care and consider adding another light. The door at the base of the stairs makes using the bifold door to the service area awkward.

**ADDITIONAL ITEMS**

**SMOKE DETECTORS:**

Installed.

**CARBON MONOXIDE DETECTOR:**

No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

**HAZARDOUS MATERIALS TESTING & IDENTIFICATION**

**PLEASE NOTE:**

**Hazardous materials are beyond the scope of this Home Inspection report.** If 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.

**MOLDS & FUNGI:**

**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.

**ATTIC & FOUNDATION**

**ATTIC**

**METHOD OF INSPECTION:**

Entered inside and inspected all of the accessible areas.

**STRUCTURE:**

Visual condition is Good.

**ROOF SHEATHING:**

Good.

**FRAMING:**

Good.

**TRUSS SYSTEM:**

Yes.



## ATTIC COMPONENTS:

**LEAK EVIDENCE:**



There is past leakage at the vent pipes, flue and swamp cooler. Monitor these for any future leaking.

**ATTIC FLOOR:**

None. There is an open chase down between the kitchen and bathroom walls. There is a wire splice done inside that was made without a junction box and only electrical tape. This splice should be repaired and the chase should be covered with insulation.



**ATTIC INSULATION:**

Type: Blown-in Cellulose. Total Thickness: 4"-6".



**ATTIC VENTILATION:**

Adequate.

## FOUNDATION

**FOUNDATION CONDITION:**

Good.

**STEM WALL:**

Concrete.

**FOUNDATION CRACKS:**

Typical hairline cracks were observed = Monitor.

## BASEMENT

**BASEMENT:**

Finished condition.

**SLAB CONDITION:**

Normal settling cracks were seen.

**SUBFLOOR:**

Plywood.

**MAIN FLOOR INSULATION:**

None was visible in the open areas.

**BASEMENT OBSERVATIONS:**

The rooms are unconventionally laid out and this will make some furniture placement difficult.





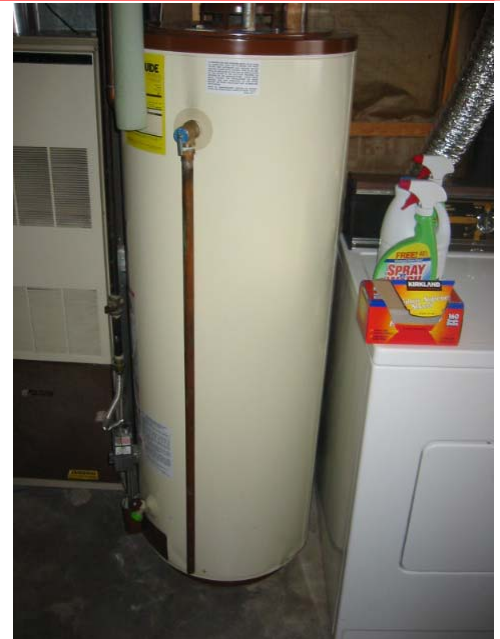
# PLUMBING SYSTEM

## PLUMBING SYSTEM

<b>GENERAL CONDITION:</b>	Good.
<b>FUEL TYPE:</b>	Natural Gas.
<b>WATER SUPPLY:</b>	Public water.
<b>SHUT-OFF LOCATION:</b>	The main interior water shut-off location is inside the front foundation wall.
<b>WATER MAIN TYPE &amp; SIZE:</b>	The portion viewed was Galvanized. The exposed main line was 3/4" diameter pipe.
<b>WATER PIPE TYPE:</b>	Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.
<b>WATER VOLUME:</b>	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.
<b>SUPPLY PIPE LEAKS:</b>	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.
<b>REPAIRS NEEDED:</b>	Bathroom plumbing conditions were noted = Please see Bathroom notes.
<b>WASTE PIPE TYPE:</b>	Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.
<b>DRAIN FLOW:</b>	Acceptable. Only the sink,tub/shower and toilet drains were observed for flow.
<b>CLEAN-OUT PLUG ACCESS:</b>	Yes.
<b>WASTE TREATMENT:</b>	Sewer. Ask the owners about any sewer maintenance history.
<b>WASTE PIPE LEAKS:</b>	There are leak stains on the main stack near the clothes dryer, but this looks to be from the leaking toilet base above.
<b>REMARKS:</b>	NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.

## #1 WATER HEATER

**LOCATION:** Service area.



<b>VISUAL CONDITION:</b>	Fair = Due to age.
<b>BRAND:</b>	A.O. Smith.
<b>APPROXIMATE AGE:</b>	1994.
<b>LIFESPAN:</b>	According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.
<b>TYPE:</b>	Natural Gas.
<b>SIZE:</b>	50 gallons.



**EARTHQUAKE STRAPPING:**  
**SAFETY RELEASE VALVE:**  
**COMBUSTIBLE CLEARANCE:**  
**GAS SHUT-OFF:**

No = Potential Hazard.  
 Yes = Did Not Test.  
 Adequate.

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.

**TANK DRAIN VALVE:**  
**FLOOR DRAIN:**

The drain is capped off.

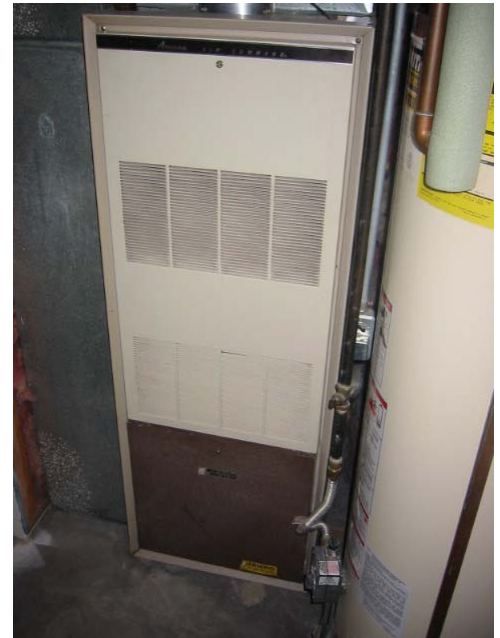
YES. There is a floor drain installed nearby. The testing of floor drains is beyond the scope of this inspection.

# HEATING SYSTEMS

## HEATING SYSTEM

**VISUAL CONDITION:**

This is an older unit. Due to its age it is recommended that further evaluation by a licensed heating professional to verify the integrity of the combustion chamber.



**BRAND:**  
**TYPE:**  
**APPROXIMATE AGE:**  
**ESTIMATED LIFESPAN:**

Amana.  
 Forced Air. This unit uses both gas and electricity.  
 Original.

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:**  
**THERMOSTAT:**  
**HEAT DUCTS:**  
**COMBUSTIBLE CLEARANCE:**  
**GAS SHUT-OFF:**  
**VENTING:**  
**AMBIENT AIR TEMPERATURE:**  
**SUPPLY AIR TEMPERATURE:**  
**COMBUSTION CHAMBER:**

Operates smoothly.

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

Good.

The visible portions of the ductwork are in working condition.

Clearance to combustibles is Good.

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

The combustion and exhaust venting appear to be Good.

30 degrees.

110 degrees.

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

**Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician.** The now famous Questar "Green Sticker" is NOT present on this unit. The "Green Sticker" verifies that this unit has been tuned to operate at this elevation and with the current grade of natural gas. Consideration should be given to



having this unit serviced and tuned up to perform at its most efficient level.

## FIREPLACE #1

<b>LOCATION:</b>	Living Room.
<b>OVERALL CONDITION:</b>	The damper handle is loose and needs resecured.
<b>TYPE OF UNIT:</b>	Fireplace with damper.
<b>TYPE OF FUEL:</b>	The unit is wood burning.
<b>FIREBOX CONDITION:</b>	The unit has been used quite a bit and there is a lot of creosote build-up.
<b>CIRCULATION FAN:</b>	None.
<b>HEARTH EXTENSION:</b>	Adequate.
<b>FLUE:</b>	There is over 1/4" build-up of residue in the flue. The flue should be cleaned before using the fireplace.
<b>REMARKS:</b>	The brick has been painted outside the unit and there has not been a fire since the room was redone.

## FIREPLACE #2

<b>LOCATION:</b>	Family Room.
<b>TYPE OF UNIT:</b>	A wood burning stove has been installed in a traditional fireplace = Unable to view the original fireplace, damper or flue.
<b>TYPE OF FUEL:</b>	The unit is wood burning.
<b>FIREBOX CONDITION:</b>	Unable to evaluate = Firebox was filled with ashes.
<b>DOOR SEAL:</b>	The door seal condition is Acceptable.
<b>HEARTH EXTENSION:</b>	Adequate.
<b>FLUE:</b>	Unable to determine if the flue is clean. Recommend further evaluation by a licensed chimney sweep before burning a fire.

# COOLING SYSTEMS

## EVAPORATIVE COOLING SYSTEM

<b>VISUAL CONDITION:</b>	Units are not evaluated when they are shut down for the winter = Ask the owner for details about the unit's condition.
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# ELECTRICAL SYSTEM

## ELECTRICAL SYSTEM

<b>ELECTRICAL SERVICE:</b>	Underground System.
<b>SYSTEM TYPE:</b>	Circuit Breakers.
<b>SYSTEM TYPE &amp; VOLTAGE:</b>	3 Wire System using both 110/220 volts.
<b>WIRING TYPE:</b>	Romex.
<b>MAIN 110V BRANCH WIRING:</b>	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.
<b>MAIN 220/240V BRANCH WIRING:</b>	Copper and Aluminum was found = Normal.
<b>HOUSE GROUND CONNECTION:</b>	Water Pipe.
<b>OUTLET TESTING:</b>	All of the accessible open outlets were tested.
<b>GFCI PROTECTION:</b>	Partial - This home is partially equipped with the recommended GFCI protection. Recommend a GFI outlet safety upgrade at the following locations: within 6 feet of the kitchen sink, on the exterior, in the bathrooms. This safety upgrade was not required at the time of original construction and the upgrade should NOT be considered the responsibility of the Seller.



## MAIN DISTRIBUTION PANEL

**MAIN PANEL LOCATION:** West exterior.



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

## SUBPANEL

**SUB-PANEL LOCATION:** Basement.



**GENERAL CONDITION:** Working as designed.  
**PANEL LABELING:** Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

**110/120V BREAKERS:** 13.  
**220/240V BREAKERS:** 2.

**COMBINED NEUTRALS:** (x6 lugs) 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.







# 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:**

The overall structural condition is Good.

**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 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.**

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

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

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT.

**REPORT PREPARED BY:**

  
 Michael D. Leavitt  
 Certified Inspector

**PREPARATION DATE:**

2-3-2004.