



INSPECTION REPORT

Michael D. Leavitt - Certified Home Inspector



ANNIVERSARY INN - 460 South 1000 East - SLC, UTAH.

This report has been prepared for your sole use to aid you in the maintenance and safety of your establishment. Although a thorough inspection of the room 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. The information has been provided solely as a courtesy and it should be understood that there may be more items that were not visible or identified by the Inspector during his visit. There was no contractual obligation agreed upon by either your company or ours and the report has been provided solely for your benefit.

The Inspection Report was made during a normal stay at your establishment. The evaluation contains the inspecting details of the room stayed in only and does not reflect conditions within other rooms on the property. Similar conditions may exist in other rooms and a full inspection of the property is recommended.

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. All things considered, the safety upgrades mentioned within the report help to protect you as a property owner from accidents that may befall your clients. Any Health & Safety Upgrade recommendations should be implemented to improve the overall safety for your clients.

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WARNING.... The Property Owner agrees to indemnify, defend and hold harmless Michael Leavitt & Co from third party claims relating to this Inspection Report.



Michael Leavitt & Co INSPECTIONS, INC.

"THE MOST QUALIFIED INSPECTOR IN TOWN"

1145 N. Main Street Orem, Utah 84057

OFFICE 225-8020

www.TheHomeInspector.com

MOBILE 898-UTAH



INSPECTION INFORMATION

ESTABLISHMENT: The Anniversary Inn.
 ESTABLISHMENT'S E-MAIL: www.anniversaryinn.com.
 ESTABLISHMENT'S PHONE #: 801-363-4900.
 DATE OF INSPECTION: February 12, 2000.
 ROOM EVALUATED: Treasure Island.
 INSPECTION #: 21200B.

REPORT TERMINOLOGY DEFINITIONS

DURABLE: On the day of the Inspection, the component was operating within it's designed lifespan.

SERVICEABLE: On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.

GOOD: Appears DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within it's designed lifespan.

FAIR: Appears DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding it's designed lifespan.

POOR: Does NOT appear DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.

(x3): Number of times the condition was noted.

LOCATIONS: The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

PLEASE NOTE: The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated.

SLEEPING ROOMS

SLEEPING ROOM #1

WALL FINISH: There is a 2' long vertical crack above the stairs that coincides with a high spot running across the main floor from east to west at 10'10" in from the main entry door = Patch and monitor for any continued settling/shifting = The area was currently dry.

WINDOWS: There is an electrically controlled skylight retractable mini-blind. The east side does not stay in the track. The wires that lead up to the unit are abraded and carry 110 volts of power. This is a HAZARD because an occupant could be touching the wires when the power is on = SHOCK = Cover the abraded wires.

WINDOW DAMAGE: There is condensation damage on the ceiling drywall at the skylight. These areas tested currently dry and there was snow on the roof.

OUTLETS: The outlet by the bed is loosely mounted.

BED FRAME: The front right L bracket holding the frame together is completely broken = Recommend repair of the frame assembly.

SMOKE DETECTOR: There are two smoke detectors installed in the unit.

REMARKS: 2 sections of grip tape are missing on the upper two stairs = Reinstall grip tape.



BATHROOMS

BATHROOM

WINDOWS: The mini-blind on the south wall is missing it's control wand.

LIGHTING: The lighting in the sink and dressing area is very dim. This is great for the initial atmosphere, but really irritating when you are trying to get ready the following morning. It is recommended that better lighting be provided over the mirror.

GFI OUTLETS: GFI outlet is installed and working as designed.

BATH FIXTURE: The room is equipped with an oversize jetted tub for two.

SHOWER PAN/TUB: General condition is Good.

TUB/SHOWER SURROUND: The creative shower curtain was extremely difficult to operate. Rope burns came very quickly to my wife's hands as she attempted to operate the handmade unit = Recommend rethinking the ease of use.

TUB/SHOWER PLUMBING: There is MAJOR leak damage under the water control valve to the tub. The water only drips when the control valve is in the on position. There is substantial long term leak damage under the valve. This area can be easily viewed from the access panel = Recommend immediate repair of the leaky valve.



TOILET: The toilet general condition is Fair. **The base is loose at the floor.** The typical repair requires replacement of the inexpensive wax base seal and tightly resecuring the base to the floor.

REMARKS: NOTE: I'm sure that the addition of the grip tape on the floor of the tub was intended for safety. However, it is a great source of discomfort.

SUMMARY

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STRUCTURAL CONDITION: There are some evidences of settling, but this is an older structure. There is rot associated with both the tub and the toilet leaks.

MECHANICAL CONDITION: Further evaluation/repair is recommended by a licensed Plumber.

HEALTH & SAFETY ITEMS: There are a few Health & Safety upgrades that are noted within the report that will increase the overall safeness of the unit.

REMARKS: This room is in Good overall condition although immediate repairs are needed. Please refer to the report in it's entirety.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. This Inspection Report is not intended to be an "all inclusive" list of every condition, but



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rather, to identify the major challenges that were visible on the time of our stay.

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. This inspection was performed on a complimentary basis with no contractual obligations. We recommend regular inspections of all Rental properties to identify possible Structural, Mechanical or Health & Safety conditions.

NOTE: If you would like another room evaluated and would like to comp the night of stay in exchange for the evaluation, please call us at 801-225-8020. Full property evaluations are also available. We bid our Inspections at \$110.00 per hour with a \$235.00 minimum fee.

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