



**Michael Leavitt & Co
INSPECTIONS, INC.**

"THE MOST QUALIFIED INSPECTOR IN TOWN"
1145 N. Main Street Orem, Utah 84057
OFFICE 225-8020 MOBILE 898-UTAH



LEAVITT REPORT

Michael D. Leavitt - Certified Home Inspector

1530 East 800 North - Somewhere In Utah.



CLIENT & INSPECTION INFORMATION:

INSPECTION #: SampleHUD
DATE OF INSPECTION: 09/24/1999
TIME OF INSPECTION: 03:30 PM
CLIENT'S NAME: Energetic 1st-Time Homebuyers
CLIENT'S REALTOR: Mrs. Top Producer - Beat-up HUD Property Sales

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 (Home 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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REPORT DEFINITIONS

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. Home warranties can be purchased separately from other companies to protect you when component failure occurs.

GROUNDS & INFORMATION

GENERAL INFORMATION:

AREA:	Suburbs.
HOUSE OCCUPIED?	No.
CLIENT PRESENT:	Yes.
PROPERTY OPENED BY:	HUD key.

CLIMACTIC CONDITIONS:

TEMPERATURE:	73 degrees.
CONDITIONS:	Sunny.
SOIL CONDITIONS:	Dry.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	North.
ESTIMATED AGE OF HOUSE:	1036.
BUILDING TYPE:	Single Family Dwelling.
STORIES:	1



UTILITY SERVICES:

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

TOPOGRAPHY

LOT TYPE: Flat lot.
RETAINING WALLS: None.
ROOF DRAINAGE: None.
FOUNDATION DRAINAGE: During your relandscaping it is recommended that the grade be raised up along the foundation to get the surface water to drain away from the foundation.

LANDSCAPING

TREES: General condition is Good. Mature trees overhang the house. Monitor the growth of the trees and trim as necessary.
FRONT LAWN: Dead.
BACK LAWN: Dead.
SPRINKLERS: Built-in sprinklers were not found.

FENCING

TYPE: Many of the areas of the fence need repair.
FENCE POSTS: Loose fence post noted (x several)

DRIVEWAYS/WALKWAYS

DRIVEWAY: The concrete is deteriorated.
WALKWAYS: The walkways are cracked and deteriorated.

EXTERIOR STRUCTURE

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION: Areas of the paint are peeling/flaking.
SIDING CONDITION: Fair. Many areas of the siding show long term deferred maintenance.
MOLDINGS & TRIM CONDITION: Fair.
TRIM PAINT CONDITION: Peeling/flaking.
EAVES/OVERHANGS CONDITION: Good.
WINDOWS CONDITION: The windows are old and have seen long term deferred maintenance = Consider upgrading for energy efficiency and safety.
CAULKING CONDITION: Poor.
WEATHERSTRIPPING CONDITION: General condition is Fair.
HOSE BIBS: Both are working.

FRONT PORCH

TYPE: Concrete-General condition is Fair. The wood portion has been deferred. Recommend cleaning out the spacing between the deck boards to prevent further damage.
DOOR BELL: There is no doorbell installed.
PORCH LIGHT: It is unknown how the light turns on.



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STAIRS:
RAILINGS:

The riser/tread ratio is Good.
The railing system needs repair. It is loose and several vertical slats are missing/loose.

PATIOS

TYPE:

The patio is covered over with vines.

ROOFING

GENERAL ROOFING CONDITION

ROOFING MATERIAL:

The south and east roofs are in Good condition. The north is deteriorated, but still has two years of life left in it. The west roof is in Poor condition and should be immediately upgraded.

RIDGES:

The SW ridge is deteriorated = upgrade.

INSPECTION METHOD:

Walked upon the rooftop.

ROOF PITCH (slope):

7:12.

ROOFING LAYERS:

This roof has composition shingles laid over wood shingles. This creates a wavy effect in the surface of the shingles. Modern building standards do not allow more than 2 layers of roofing material. This is due to the weight of the roofing material and the design load rates of the roofing support structure. This means that the new west roof should be stripped, new plywood underlayment installed, and finally the new roof installed over that.

LIFESPAN:

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

ROOFING MATERIAL:

Composition Shingles.

ROOF PENETRATIONS:

Plumbing vents were noted. The roof jacks are in need of recaulking to prevent water penetration into the attic. This maintenance is normal and should be performed about every 3 years. The rear 4" stack should be extended for the snow season.

VEGETATION:

Vegetation overhangs the roof = Recommend trimming as needed.

ROOF METAL:

Fair condition.

CHIMNEY #1

CONDITION:

Fair. The chimney is only used to route the exhaust flues.

MATERIAL:

Brick and Mortar, The top 3 rows of brickwork are loose.

CHIMNEY CAP:

A chimney cap is not installed, but it is recommended to prevent water entry and damage to the chimney.

FLUE LINER:

The chimney has an unlined masonry flue.

ROOF JOINT:

The roof chimney joint was made with metal flashing, but fails to incorporate the recommended counter flashing. The flashing is in need of sealant between the flashing and chimney. This will need to be done every 3 to 5 years because of the lack of recommended counterflashing.

GARAGE - CARPORT

GARAGE

GENERAL CONDITION:

This old structure has seen many long periods of deferred maintenance. The slab has cracked. The lower portions of the siding have seen moisture damage.

TYPE:

One car.



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LOCATION: Detached.
ROOF CONDITION: There are 3 shingles that have shifted downward on the east side.
FLOOR CONDITION: There are several cracks and no coverplate for the sump pit drain.

GARAGE DOOR(S)

GARAGE DOOR SPRINGS: None.

GARAGE ELECTRICAL

ELECTRICAL WIRING: Dead.
OUTLETS: Dead.
GFI OUTLETS: None were identified.

KITCHEN

GENERAL KITCHEN CONDITIONS

REFRIGERATOR SPACE: 35" x 68 3/4"
WALL FINISH: The paper is tattered and incomplete.
FLOORING: The vinyl is torn on the south entry.
WINDOWS: One window pane is broken. The windows are screwed shut.
LIGHTING: The light installation is unsafe = Repair/upgrade.
OUTLETS: One cover plate is missing.
MISWIRED OUTLET(S): Noted outlet(s) with Reverse Polarity: East wall, West wall, Noted outlet(s) with Open Ground: North wall.
GFI OUTLETS: GFI outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.
HEATING DEVICE: Heat register(s) noted.
CABINETS: General condition is Fair. The under sink door hinge is broken.
COUNTERTOPS: The Formica is burned and scarred.
SINK: The porcelain is chipped.
FAUCET: The faucet is clogged and water shoots out the base when on = Upgrade/Repair.
PLUMBING LEAKS: There is leak evidence on the sink drain line and from the disposal.

KITCHEN APPLIANCES

DISHWASHER: None.
GARBAGE DISPOSAL: The disposal electrical hook-up is inadequate or amateur in quality = Recommend upgrading to an approved disposal electrical hook-up. The unit is suspect and there is a lot of leak stains coming from the top seal. Plan on upgrading. The unit is currently frozen up.
STOVE (Range): Did Not Test-The gas was shut off. The unit is old and 3 knobs are missing.
OVEN: Did Not Test-The gas was shut off.
EXHAUST FAN: Consideration should be given to upgrading to an exterior vented exhaust fan for the gas burning appliance.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a home 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 in the home before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

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LAUNDRY

LAUNDRY ROOM

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.
DRIP PAN: None = Note the moisture stains on the floor.
DRYER HOOK-UPS: There is a 220 electric dryer hook-up.
DRYER VENTING: There appears to be no exterior dryer vent.
WINDOWS: The window pane is Broken. (x1) The windows are screwed shut.
LIGHTING: There is no light installed.
OUTLETS: Noted outlet with missing cover plate, (x1) Noted switch with missing cover plate, (x1)
MISWIRED OUTLET(S): Noted outlet(s) with Open Ground: West wall.

INTERIOR ROOMS

LIVING ROOM

LOCATION: Main Floor, Northwest.
APPROXIMATE SIZE: 16'6" x 11'2"
WALL FINISH: There are some plaster cracks. There is mold in the NW corner. Areas of the ceiling plaster are cracking and falling to the floor.
FLOORING: Stains: Appear to be permanent stain(s).
WINDOWS: One pane is broken. The windows are screwed shut.
DOOR: General condition is Good.
LIGHTING: Room lighting appears adequate. The switch is in the dining area.
OUTLETS: The room is equipped with only 2 outlets.
MISWIRED OUTLET(S): Noted outlet(s) with Open Ground: West wall.
HEATING DEVICE: Heat register(s) noted.

DINING AREA

APPROXIMATE SIZE: 7'3" x 11'2"
WALL FINISH: The paper is in Poor condition.
FLOORING: The vinyl is dirty nicked and lifting at the edges.
WINDOWS: One pane is cracked. All are screwed shut.
LIGHTING: The multiple switch lighting circuit has been improperly fitted with a 2-way switch.
OUTLETS: The room is equipped with only 1 outlet.
MISWIRED OUTLET(S): Noted outlet(s) with Open Ground: North wall.
HEATING DEVICE: Heat register(s) noted.



HALLWAY

REMARKS: The up hallway closet doors will break the hall light bulb.

BATHROOMS

BATHROOM #1

LOCATION: Main Floor.
WALL FINISH: The upper walls and ceiling are covered with mold.
FLOORING: The floor is in Poor condition.
WINDOWS: The windows are screwed shut. The frame is damaged and daylight can be seen around the window.
DOOR: General condition is Good.
LIGHTING: There is no over the sink lighting. The light switch is outside the room.
GFI OUTLETS: GFI outlet is installed. The unit does not trip with a testing device = Upgrade.
HEATING DEVICE: Heat register(s) noted.
BATH VENTILATION: Ventilation is provided by an open window only. Consider installing an exhaust fan to provide additional ventilation.
BATH FIXTURE: A combination tub and shower is installed.
SHOWER PAN/TUB: General condition is Fair.
TUB/SHOWER SURROUND: Water will continue to saturate the wood window frame.
TUB/SHOWER PLUMBING: There is evidence of spout dripping. The valve stem washers will need upgrading.
VANITY: General condition is Good.
COUNTERTOPS: General condition is Good.
SINK: General condition is Good.
FAUCET: The faucet is very inexpensive and worn. The faucet has a constant drip from the spout.
TOILET: General condition is Good.

BEDROOMS

BEDROOM #1

LOCATION: West, Middle.
APPROXIMATE SIZE: 11'9" x 8'10"
WALL FINISH: The paint is soiled. There is moisture below the window sill. The paper is tattered.
FLOORING: Stains: Appear to be permanent stain(s).
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. The frames are in Poor condition.
DOOR: The door sticks in it's frame.
LIGHTING: Room lighting appears adequate. The light fixture is missing it's lens.
OUTLETS: The room is equipped with only 2 outlets. The east wall outlet is half covered with duct tape.
MISWIRED OUTLET(S): Noted outlet(s) with Reverse Polarity: Both.
CLOSET STORAGE: There is no closet in this room.



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HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None.

BEDROOM #2

LOCATION: Main Floor, Southwest.
APPROXIMATE SIZE: 11'6" x 9'6"
WALL FINISH: The delaminated paneling covers deteriorated plaster finish. There is a lot of mold on the lower south and west walls.
FLOORING: The carpet is soiled and needs restretching.
WINDOWS: One window is screwed shut. The other is locked by a tree branch.
DOOR: The following conditions with the handle hardware were observed: The door does not latch when closed = Add a strike plate.
LIGHTING: Room lighting appears adequate.
OUTLETS: The room is equipped with only 2 outlets. The east outlet has an Open Ground.
CLOSET STORAGE: Adequate.
HEATING DEVICE: Heat register(s) noted.
SMOKE DETECTOR: None.

BEDROOM #3

LOCATION: Basement, Northeast.
APPROXIMATE SIZE: 7'9" x 10'
WALL FINISH: Paint condition is Intact. There is mold around the window and at the NE corner.
FLOORING: Carpet condition is poor.
WINDOWS: Single pane window's condition is Good. 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.
DOOR: General condition is Good.
LIGHTING: The switch is broken.
MISWIRED OUTLET(S): Noted outlet(s) with Reverse Polarity: East wall x2.
CLOSET STORAGE: The closet is not enclosed.
HEATING DEVICE: No room heating was identified = Heating will be needed.
SMOKE DETECTOR: None.

BEDROOM #4

LOCATION: Basement, Northwest.
APPROXIMATE SIZE: 11'8" x 11'
WALL FINISH: There is moisture damage at the SW corner.
FLOORING: Stains: Appear to be permanent stain(s).
WINDOWS: Single pane window's condition is Good. 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.
DOOR: The south door has no casing.
LIGHTING: The fixture is dangling.
MISWIRED OUTLET(S): Noted outlet(s) with Reverse Polarity: East wall, West wall, Noted outlet(s) with Open Ground: North wall.
CLOSET STORAGE: Closet doors are not installed.
HEATING DEVICE: The register is tapped of the main trunk.
SMOKE DETECTOR: None.



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BEDROOM #5

LOCATION: APPROXIMATE SIZE: WALL FINISH: FLOORING: WINDOWS: DOOR: LIGHTING: MISWIRED OUTLET(S): CLOSET STORAGE: HEATING DEVICE: SMOKE DETECTOR: FIREPLACE/WOOD STOVE:	Basement, Southwest. 8'9" x 11' The walls are in pretty good shape. Stains: Appear to be permanent stain(s). Single pane window's condition is Good. There is no lock, but the window does not open. 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. Works. The switch is broken. The north wall switch does not control anything. Noted outlet(s) with Reverse Polarity: All. None. The register is tapped off the trunk. None. Please refer to the fireplace section of the report.
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INTERIOR - (GENERAL)

CEILING: WALLS: MOISTURE ENTRY: FLOORS: REMARKS:	There is damage to the plaster finish. There is also a lot of mold and moisture damage in the home. This indicates moisture and poor ventilation. The mold presents an indoor air quality issue that is beyond the scope of this evaluation. An Indoor Air Quality specialist should be consulted for both the mold and the stench aroma coming from the heating ducts. The main floor plaster is in Fair to Poor condition. There is moisture entry evidence on the lower basement wall. There is also moisture entry at the windows. All of the floor coverings are stained, dirty, damages and in need of replacement. It is recommended that a full Lead Risk Assessment be performed to determine the level of unhealthy lead dust resulting from the Poor interior and exterior pain conditions. It is recommended that the home be treated as though lead-based paint is present. This greatly increases the level of risk while remodeling.
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WINDOWS

MATERIAL:	The single pane windows are in need of major work. Some of the panes are broken. All of the windows are screwed shut. I did not find any of the sash cords to be intact. Traditional locks were present on less than half of the windows. When the repair work is done you will still have drafty inefficient windows = Consider upgrading to dual pane windows. This upgrade should also include upgrading the size of basement bedroom windows to meet modern egress standards.
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STAIRWAYS

RISER/TREAD RATIO: HEAD CLEARANCE: RAILINGS STURDY:	The height of the stair ratios differ and can be a tripping hazard. General condition is Poor. Safety handrails are not installed at the following locations: the upper portion of the basement stairway.
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ADDITIONAL ITEMS

SMOKE DETECTORS:	The addition of working units are recommended on each living floor and 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.
FIRE EXTINGUISHERS:	Consideration should be given to purchasing fire extinguishers for each floor of the home. This safety upgrade is not required and the upgrade should NOT be considered the responsibility of the Seller.
CARBON MONOXIDE DETECTOR:	No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.
SECURITY SYSTEM:	None.
CENTRAL VACUUM:	None.
WATER SOFTENER:	None.
INTERCOM:	None.

ATTIC

ATTIC

METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas. The access is extremely cramped. Another access is in the ceiling of the laundry room, but it was covered up with drywall. Visual condition is Fair.
STRUCTURE:	Yes, 2 x 4 rafters spaced at 24 inch centers.
RAFTER SYSTEM:	No.
RAFTERS VISIBLY SAGGING:	None.
VAULTED CEILING:	No.
CEILING JOIST SAGGING:	No.
ROOF SHEATHING:	Skip spaced 1" sheathing.
ATTIC FLOOR:	None.
ATTIC VENTILATION:	Inadequate = Recommend the addition of more ventilation.
ATTIC INSULATION:	Type: Blown-in Fiberglass. Total Thickness: 10"-12"
LEAK EVIDENCE:	Daylight was seen from the attic around the chimney/roof joint = Seal from the roof to prevent moisture entry. There was some minor evidence of water entry near the roof jack penetrations. This is common and is easily stopped by adding fresh caulking around these joints from the exterior side.
ATTIC ELECTRICAL:	Knob & Tube wiring is covered with insulation = Fire hazard.

FOUNDATION

FOUNDATION

FOUNDATION CONDITION:	Good.
STEM WALL:	Concrete.
FOUNDATION CRACKS:	There are cracks at the rear portion.
ANCHOR BOLTS:	None were found.



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BASEMENT

BASEMENT:	Partially completed.
SLAB CONDITION:	Unable to observe the concrete slab.
SUBFLOOR:	Diagnol.
MAIN FLOOR INSULATION:	None was visible in the open areas.
BASEMENT ELECTRICAL:	Noted live knob and tube wiring still in use in the basement.
INTERIOR FLOOR DRAIN:	The interior floor drain is not connected to the sewer.

CRAWL SPACE

METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas.
ACCESS:	There is no cover door.
STRUCTURE:	Visual condition is Good.
MATERIAL DETERIORATION:	There is moisture damage under the bathroom area.
UNDER FLOOR INSULATION:	None.
SOIL CONDITION:	Dry.
REMARKS:	The plumbing is exposed and prone to freezing.

HEATING SYSTEM

HEATING SYSTEM

VISUAL CONDITION:	The unit was tested. The air flow has a strong stench as though urine was poured down the ducts. It is recommended that a duct cleaning company be consulted. In many cases the entire duct system has to be replaced.
CYCLING:	The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.
TYPE:	Forced Air.
ENERGY:	Gas and Electric.
APPROXIMATE AGE:	1992.
ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 years.
BLOWER MOTOR:	Appears to operate smoothly.
FILTER TYPE:	This system utilizes a standard efficiency air filter.
EASY FILTER CHANGE:	Yes. The filter is located on the bottom of the unit. The filter is filthy and should be cleaned.
THERMOSTAT:	Manual model.
HEAT DUCTS:	Partially insulated. The black plastic duct covering in the heater room is melted/deteriorated and exposing the fiberglass insulation.
COMBUSTIBLE CLEARANCE:	Clearance to combustibles is Good.
VENTING:	Exhaust venting is Good. There is no combustion air for the tiny room that contains both the heater and water heater. The room is also blocked of with a solid door. Fresh combustion air either needs to be provided from the interior through added louvers, or from an exterior vent.
AMBIENT AIR TEMPERATURE:	73 degrees.
SUPPLY AIR TEMPERATURE:	122 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.
MAINTENANCE:	The unit shows no evidence of recent maintenance.
RECOMMENDATION:	Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician and a duct cleaning specialist.



PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:	The plumbing system is older and upgrades and repairs should be anticipated and planned for. The unit was re-energized the day before the inspection. I.
WATER SUPPLY:	Public water.
WATER MAIN TYPE:	The water main was viewed from the basement within the foundation. The portion viewed was Galvanized. The exposed end of the water main indicate that it is the original unit. There was a leak at the interior shut of valve, but I tightened the stem nut to stop the leak so that the home's system could be tested.
WATER PIPE TYPE:	Galvanized Supply Lines. Note: Supply lines which are not visible are not part of these conclusions. Professionals report that the typical lifespan of galvanized plumbing is 40-60 years on the horizontal runs and 80-100 years on the vertical runs. There was one newer run of copper pipe observed in the crawl space.
WATER VOLUME:	There is a noticeable decrease in water volume when more than one fixture is in use.
SUPPLY PIPE LEAKS:	There is currently a leak on the line above the water heater unit = Recommend repair by a licensed Plumber.
WASTE PIPE TYPE:	Galvanized & Iron Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.
CLEAN-OUT PLUG ACCESS:	Yes.
WASTE TREATMENT:	Sewer. Ask the owners about any sewer maintenance history.
WASTE PIPE LEAKS:	The long run of large diameter drain line in the crawl space is leaking. It has settled and now runs uphill for several feet. The pipe needs resupporting and the splice joint on the cast iron line may need to be repaired = Recommend repair by a licensed Plumber.
KITCHEN ITEMS:	Kitchen plumbing conditions were noted - Please see Kitchen notes.
BATHROOM ITEMS:	Bathroom plumbing conditions were noted - Please see Bathroom notes.
TUB/SHOWERS:	Tub/Shower repairs are needed - See Bathroom notes.
DRAIN FLOW:	Good. Only the sink,tub/shower and toilet drains were observed for flow.
FUEL:	Natural Gas.
REMARKS:	When a plumbing system is shut down and the lines drained, the faucet valves and washers dry out and often need replacing when the system is turned back on. Every fixture inside the home either leaks or drips and needs repair/replacement.

WATER HEATER

HOT WATER HEATER

VISUAL CONDITION:	Pilot is off - Could not fully inspect.
TYPE:	Natural Gas.
APPROXIMATE AGE:	1986.
LIFESPAN:	According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.
SIZE:	40 Gallons.
LOCATION:	Service area.
SAFETY RELEASE VALVE:	The SRV valve is leaking= Replace.
TANK DRAIN VALVE:	The lower tank drain valve is currently dripping.
INSULATING BLANKET:	No. Upgrading the water heater with an insulation blanket will increase the system's energy efficiency.



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SUPPLY PIPE INSULATION:

No. Upgrading the supply lines with pipe insulation will increase the system's energy efficiency.

EARTHQUAKE STRAPPING:

No = Potential Hazard.

COMBUSTIBLE CLEARANCE:

Good.

GAS SHUT-OFF:

The gas hook-up is equipped with a shut-off valve that requires a wrench to operate.

FLEXIBLE CONNECTOR:

A flexible gas line is not installed. Modern standards recommend the installation upgrade of a flexible gas line.

VENTING:

Exhaust venting is Good. **There is no combustion air for the tiny room that contains both the heater and water heater. The room is also blocked off with a solid door. Fresh combustion air either needs to be provided from the interior through added louvers, or from an exterior vent.**

OTHER CONDITIONS:

There is a leak on the water supply inlet = Repair.

REMARKS:

Repairs are needed = Consult a licensed Plumber.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

SYSTEM TYPE:

This system is unsafe and should be upgraded throughout. This can be expensive = Obtain bids before closing.

ELECTRICAL SERVICE:

Overhead clearance is Good.

MAIN PANEL LOCATION:

The exterior of the home has a meter only.

MAIN DISCONNECT SIZE:

60 amp fuses.

SERVICE ENTRY CABLES:

Aluminum cable.

UTILITY DISTRICT:

Municipal.

CIRCUIT DISCONNECTS:

Circuit Breakers.

110/120V BREAKERS:

The breakers are wired backwards = Hazard.

220/240V BREAKERS:

The breakers are wired backwards = Hazard.

PANEL CONDITIONS:

The subpanel wiring was installed completely backwards. The blacks are on neutral bar and the neutrals are connected to the breakers. The neutral bar and the grounding bar are spliced together. There are no wire clamps on the box entries. The wiring from the main fuse box to the subpanel is only 6 gauge = Hazard = Undersized.

SYSTEM TYPE:

3 Wire System.

VOLTAGE:

There is a 110/220 volt system installed.

WIRING TYPE:

The main branch wiring is a combination of Knob & Tube and Romex. Live knob and tube was found in the: Attic. The knob & tube wiring is unsafe because the splices are unaccessible. The covering of the attic wiring with insulation is a Fire Hazard.

MAIN BRANCH WIRING:

Copper.

HOUSE GROUND

CONNECTION:

Rod.

GFI OUTLETS:

No, Recommend a GFI outlet safety upgrade at the following locations: within 6 feet of the kitchen sink, on the exterior, in all of 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.

OUTLET TESTING:

All of the accessible open outlets were tested. **Noted:** Outlet(s) with Reverse Polarity-See room notes. **Noted:** Outlet(s) with Open Neutral-See room notes.

VISIBLE WIRING HAZARDS:

The worst part of this electrical system is the hidden connections. At some point in the home all of the newer wiring was spliced into the old knob & tube. Electrical standards have always required that splices be accessible. This home's splices are concealed.



Michael Leavitt & Co INSPECTIONS, INC.

"THE MOST QUALIFIED INSPECTOR IN TOWN"
1145 N. Main Street Orem, Utah 84057
OFFICE 225-8020 MOBILE 898-UTAH



REMARKS:

It is recommended that a licensed Electrician be immediately consulted for repairs. The current electrical status is unsafe = Upgrade the entire system.

SUMMARY

SUMMARY

STRUCTURAL CONDITION:

Further evaluation/repair is recommended by a licensed Roofing Contractor. Window repairs are needed = See room notes.

MECHANICAL CONDITION:

There are some needed repairs-Please review the Mechanical areas of this report. Further evaluation/repair is recommended by a licensed Plumber. Further evaluation/repair is recommended by a licensed HVAC. Further evaluation/repair is recommended by a licensed Electrician.

HEALTH & SAFETY ITEMS:

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

REMARKS:

This home is in Poor overall condition for it's age. Please refer to the report in it's entirety. It is recommended that you obtain bids for all of the repair items noted in this report so that you can see if this project is too overwhelming, for many people it would be. Major repairs are needed just to make the home habitable to any standard. The home is currently unsafe and unhealthy to the point that you cannot move in first and then make repairs. Some repairs will be needed before moving into the structure. It is recommended that all of the preliminary bid assessments be obtained before closing on the home. The accumulative bids will be very expensive. THIS HOME IS A MAJOR PROJECT!!!

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 modify the "*Leavitt Report*" to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

According to the Real Estate Purchase Contract (Section 10.2) , the Seller agrees, unless otherwise negotiated, to deliver the property to the Buyer with all major components "in working order and fit for their intended purposes" as well as the roof and foundation to be "free of leaks known to Seller." Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property.

The Inspector can be your greatest asset when such situations arise with the property. Documentation by a Certified Inspector can be a valuable legal resource. If this should occur in your case, please call Michael Leavitt & Co at 225-8020 and we will return to the property and document any newly revealed challenges.

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 TITLED: "**WHAT YOUR INSPECTION INCLUDES**"

Michael D. Leavitt - Certified Inspector 09/24/1999