



Boise Home Inspection Report

514 Wilbur Rd, Farmville, ID 12345



Inspection Date:
3/21/2014

Prepared For:
Charlotte Webb

Prepared By:
Boise Home Inspections
8390 W Harmonica Way
Boise, ID 83709
(208) 794-3483

Report Number:
140321 Zuckerman

Inspector:
Danny Hammock

www.boise-homeinspections.com

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Date: 3/21/2014	Time:	Report ID: 140321 Zuckerman
Property: 514 Wilbur Rd Farmville ID 12345	Customer: Charlotte Webb	Real Estate Professional: Homer Zuckerman Farmland USA Reality

Introductory Letter

Welcome and thank you for choosing Boise Home Inspections as your personal representative to inform and protect you in your future investment.

I believe a professional home inspection is not only an opportunity but necessity for clients to protect themselves in their future investment through informative discoveries commonly missed. During the onsite inspection, or "physical exam" of the house, I can acquaint the buyers with each functional system of their house, explain any problems or opportunities that I discover, and suggest possible solutions and maintenance tips. These efforts will not only prolong their home and appliances' efficiency, but also maximize the useful life of the building as a structure and the components associated with the inner workings of the building, including but not limited to plumbing and electrical systems.

A house is a physical structure subject to wear and tear over the course of time. All homes require maintenance and repair. My aim is to help buyers assess any significant repairs currently needed. This often warrants addition leverage in negotiations.

Service continues beyond; initial inspection, walk through, and reports, to give you the "Peace of Mind" you deserve. Clients are encouraged to call anytime with future questions regarding the care of their home. All questions answered by phone or email are included at no additional fees.

I aim to make the inspection process an enjoyable and valuable experience for all involved and I look forward to serving you.

"Give me 3% of your trust and I will earn the other 97% of your business!"

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Inspectors

Approximate age of building:

Over 50 Years

Temperature:

Below 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Lead Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Wood Shakes
Rubber Membrane

Viewed Roof Covering From:

View From Ladder At Eave

Sky Light(s):

Fixed Glass With Vent Flap

Chimney (exterior):

Vinyl Siding

Flashing:

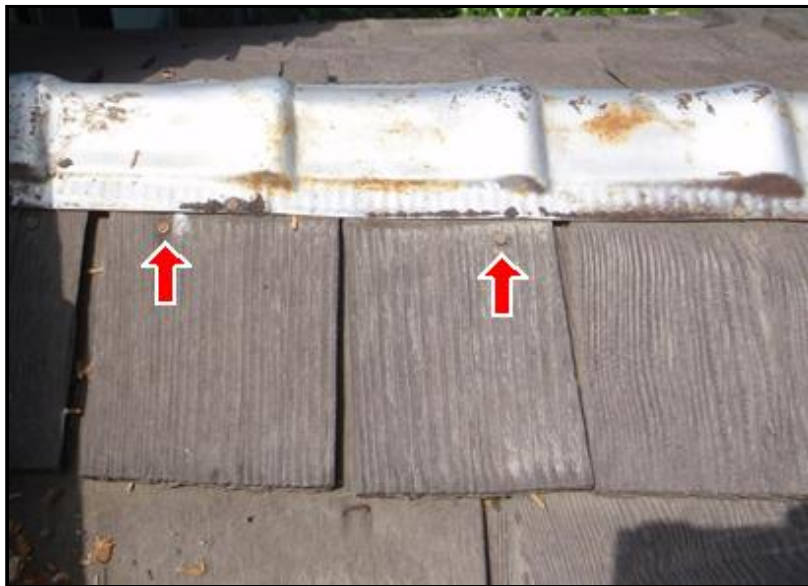
Metal

Items

1.0 Roof Coverings

Repair or Replace

(1) Nail heads or staples are exposed on the roof surface. They should be nailed flat and sealed during clean, dry, and warm weather. This can help to reduce the risk of leaks in the future.



1.0 Item 1(Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 2(Picture)

(3) The roof covering has debris on the roof covering at the valley. This area will need periodical maintenance. I recommend repair as desired.



1.0 Item 3(Picture)

(4) The Roof shingles has lifted shingles at the south side. Unable to determine if this area will leak. A qualified person should repair or replace as needed.



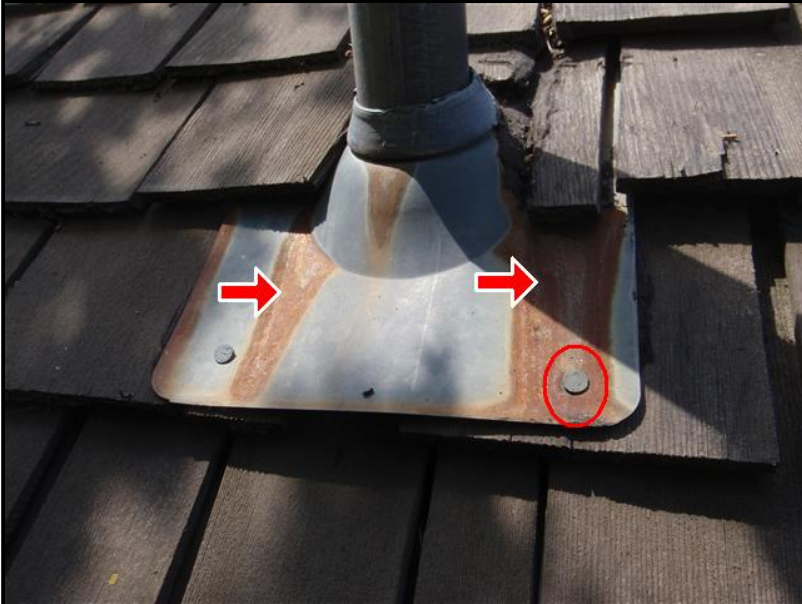
1.0 Item 4(Picture)

1.1 Flashings

Repair or Replace

Nail heads or staples are exposed on the flashing. They should be nailed flat and sealed with a roof tar. This should be done during clean, dry, and warm conditions to reduce risk of leaks in the future.

Evidence of rusty was found on or around the flashing. Sealing the flashing with a self bonding paint during the surface is clean, dry, and warm is recommended to keep the flashing from leaking over time.



1.1 Item 1(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Drainage Systems

Repair or Replace

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Channel Rustic

Siding Material:

Wood
Composite board

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps

Driveway:

Gravel

Fencing:

Wood

Retaining wall:

None

Items

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) The wood siding at the rear of home has a hole and has signs of wood rot. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) Paint failing on siding. Needs prep and paint at exterior.



2.0 Item 3(Picture)

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2.5 Eaves, Soffits and Fascias

Inspected

2.6 Steps and Handrails

Repair or Replace

Step(s) are at an unsafe depth. This is a fall hazard and should be repaired to prevent injury. Recommend a licensed contractor to remove and repair.



2.6 Item 1(Picture)

2.7 Fencing

Inspected

2.8 Retaining Wall

Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Detached
Two manual

Garage Door Material:

Wood

Garage Door Auto-opener:

OLD

Items

3.0 Garage Ceilings

Inspected

3.1 Garage Walls (including Firewall Separation)

Inspected

3.2 Garage Floor

Inspected

3.3 Garage Door (s)

Repair or Replace

The two-door garage at the rear of home is weathered. This is a maintenance issue and is for your information. I recommend repair as desired.



3.3 Item 1(Picture)

3.4 Occupant Door (from garage to inside of home)

Not Present

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Not Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:
Plaster
Paneling
Floor Covering(s):
Carpet
Hardwood T&G
Stone
Interior Doors:

Hollow core

Window Types:
AGED
Double-hung
Single-hung
Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Wood

Items

4.0 Ceilings

Repair or Replace

The Plaster on the ceiling reveals a water stain indicating a leak did or still exists at the Library room. Due to recent dry weather, I am unable to determine if the leak still exists. Monitor for and repair or replace as needed.



4.0 Item 1(Picture)

4.1 Walls

Inspected

4.2 Floors

Repair or Replace

The vinyl tile was not installed according to standard workmanlike practices at the master bath. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.



4.2 Item 1(Picture)

4.3 Steps, Stairways, Balconies and Railings

Inspected

4.4 Counters and Cabinets (representative number)

Inspected

4.5 Doors (representative number)

Inspected

4.6 Windows (representative number)

Repair or Replace

Windows balance spring is broken at the master bedroom and living Room. repair is needed to keep the window open or to prevent it from slamming shut. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)

4.7 Ceiling fan(s)

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block

Method used to observe Crawlspace:

Crawled

Floor Structure:

Wood beams

Wall Structure:

Wood

Columns or Piers:

Wood piers

Ceiling Structure:

Plywood

Roof Structure:

2 X 8 Rafters

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Attic access

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

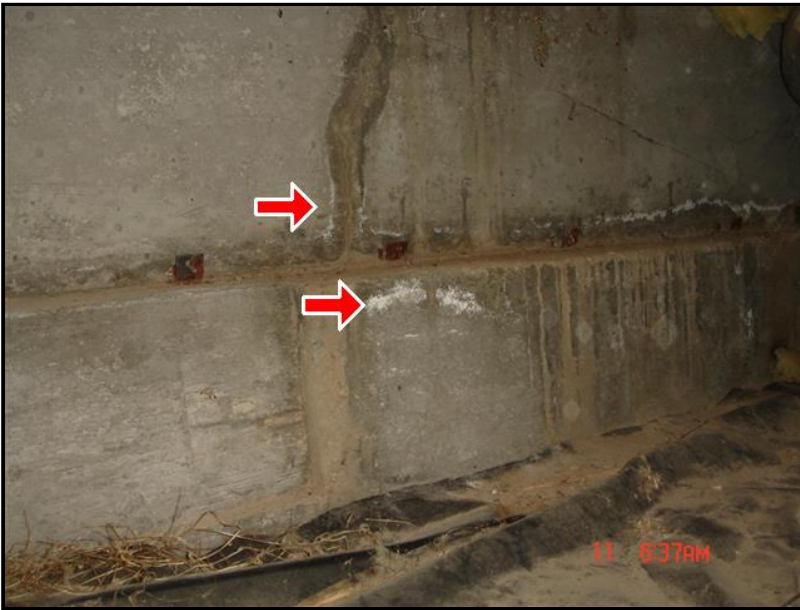
(1) The construction debris needs removing from the crawlspace under home.



5.0 Item 1(Picture)

(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the

interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Item 2(Picture)

5.1 Walls (Structural)

Repair or Replace

The foundation wall at the rear of home has a large crack. This condition can cause the wall to settle more or possibly fail. Remove improper grading, sprinklers that stray to close to the house, or extend downspouts away from the foundation to remedy this situation and A qualified licensed general contractor should inspect further and repair as needed.



5.1 Item 1(Picture)

5.2 Columns or Piers

Inspected

5.3 Floors (Structural)

Inspected

5.4 Ceilings (Structural)

Inspected

5.5 Roof Structure and Attic

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Well or Spring

Water Filters:

Sediment filter

Plumbing Water Supply (into home):

Galvanized

Plumbing Water Distribution (inside home):

Galvanized
Copper
PVC

Washer Drain Size:

1 1/2" Diameter
2" Diameter

Plumbing Waste:

Cast iron
ABS
Copper

Water Heater Power Source:

Gas

Water Heater Type:

AGED

Water Heater Capacity:

50 Gallon

Water Heater Location:

Utility Room

Items

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) The plumbing waste line shows signs of past/present leak in the crawlspace. Monitor for any leaks in the future. Recommend remove, repair, or replace if needed.



6.0 Item 1(Picture)

(2) The waste line is leaking at the Kitchen sink. Repairs are needed to prevent sewage from leaking into crawlspace. A qualified licensed plumber should repair or correct as needed.



6.0 Item 2(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

The control knob on faucet leaks at the tub faucet.



6.1 Item 1(Picture)

6.2 Hot Water, Controls, Chimneys, Flues and Vents

Inspected

Above the water heater supply piping is copper and galvanized which is missing a die-electric fitting. This fitting will separate the two metals so that dialysis (corrosion/rust) does not occur in the future. All the fittings downstream of this connection prolong the life of the system.



6.2 Item 1(Picture)

6.3 Main Water Shut-off (Describe location)

Inspected

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

6.5 Main Fuel Shut-off (Describe Location)

Inspected

6.6 Sump Pump

Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

125 AMP

Panel Type:

Fuses

Electric Panel:

UNKNOWN

Wiring Type(s):

Copper
Aluminum

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

The problem(s) discovered in the panel such as burnt connection(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.1 Item 1(Picture)

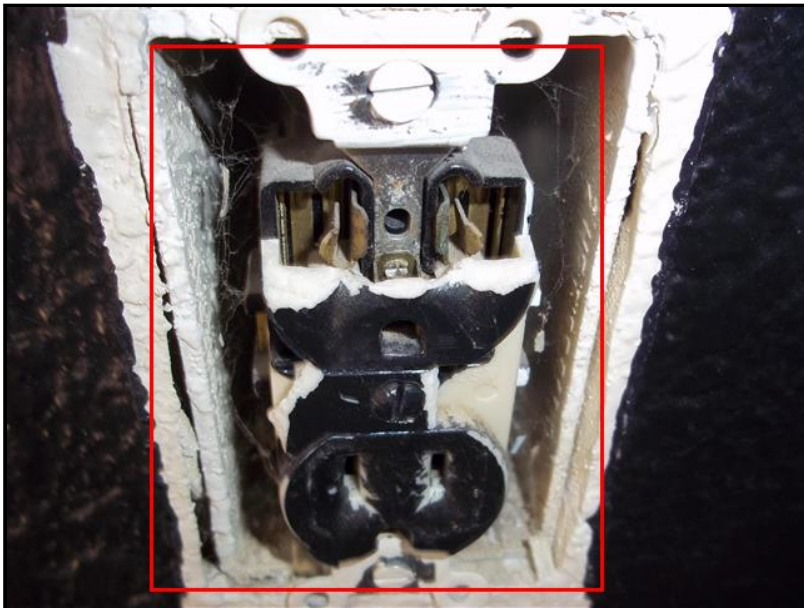
7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

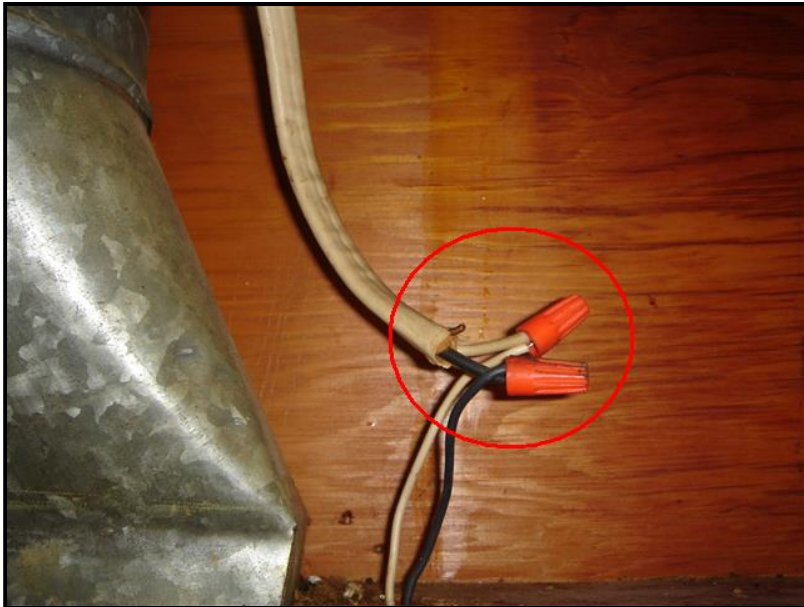
Repair or Replace

(1) Loose or missing cover plates should be replace to prevent a shock hazard.



7.3 Item 1(Picture)

(2) Several open splices needs placing inside a box with a cover-plate in the attic space and in the crawlspace. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)



7.3 Item 3(Picture)

(3) Abandon wire in the crawlspace should be protected removed from the ground, if touching, and it should be secured in a junction box. A licensed electrician is recommended to make any electrical repairs.



7.3 Item 4(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

7.6 Location of Main and Distribution Panels

Inspected

7.7 Smoke Detectors

Inspected

7.8 Carbon Monoxide Detectors

Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Forced Air

Heat Source:

Gas

Number of Heat Systems (excluding wood):

Two

Heat System:

AGED

Ductwork:

Non-insulated

Filter Type:

Disposable

Filter Size:

12x18

Types of Fireplaces:

Wood Stove

Operable Fireplaces:

One

Number of Woodstoves:

One

Cooling Equipment Type:

Air Conditioner Unit

Cooling Equipment Energy Source:

Electricity

Central Air:

AGED

Number of AC Only Units:

One

Items

8.0 Heating Equipment

Inspected

8.1 Normal Operating Controls

Inspected

8.2 Automatic Safety Controls

Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The supply is disconnected in the crawlspace. Besides energy loss, damage to duct pipe is large enough to allow insects or critters to enter through ductwork. A licensed HVAC contractor should service or repair unit.



8.3 Item 1(Picture)

8.4 Presence of Installed Heat Source in Each Room

Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

8.7 Chimney

Repair or Replace

Brick mortar and or chimney cap has missing or deteriorating between the bricks. Further damage could be done to the fireplace and water could leak into the attic area. The appropriate type mortar is needed for this repair. Recommend a licensed contractor to remove/replace as needed.



8.7 Item 1(Picture)

8.8 Gas/LP Firelogs and Fireplaces

Inspected

8.9 Cooling and Air Handler Equipment

Repair or Replace

(1) Outdoor a/c unit is dirty. This is considered regular maintenance and should be clean annually as a minimum. Spraying with a garden hose from the inside out is recommended for the unit to run efficiently.



8.9 Item 1(Picture)

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.9 Item 2(Picture)

8.10 Normal Operating Controls

Inspected

8.11 Presence of Installed Cooling Source in Each Room

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Gable vents
Roof vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

Batting Against Foundation

Foundation:

Foundation Vents

Items

9.0 Insulation in Attic

Repair or Replace

Insulation is installed with "paper or kraft" face up. The paper side should always face the "heated space" or condensation could occur in attic. Condensation can cause mold or wood deterioration. A qualified person should repair or replace as needed.



9.0 Item 1(Picture)

9.1 Insulation Under Floor

Inspected

9.2 Vapor Retarders (Crawlspace or basement)

Inspected

9.3 Ventilation (Attic and Foundation Areas)

Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The exhaust fan does not vent to outside at the master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified person should repair or replace as needed.



9.4 Item 1(Picture)

9.5 Ventilation Fans and Thermostatic Controls in Attic

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Oven/Cooktop:

ELECTRICAL

Dishwasher:

AGED

Disposer:

AGED

Exhaust/Range hood:

VENTED

Built in Microwave:

AGED

Trash Compactors:

NONE

Items

10.0 Dishwasher

Inspected

10.1 Ranges/Ovens/Cooktops

Repair or Replace

The front left coil element and left rear coil element for oven does not function properly. I recommend repair as needed.



10.1 Item 1(Picture)

10.2 Range Hood (s)

Inspected

10.3 Food Waste Disposer

Inspected

The food disposer is leaking. I recommend repair as needed.



10.3 Item 1(Picture)

10.4 Microwave Cooking Equipment

Inspected

10.5 Dryer

Repair or Replace

Dryer vent/cap is damaged, detached, or clogged. Recommend replacing as needed.



10.5 Item 1(Picture)

10.6 Fridge

Inspected

10.7 Trash Compactor

Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Boise Home Inspections

**8390 W Harmonica Way
Boise, ID 83709
(208) 794-3483**

Customer

Charlotte Webb

Address

514 Wilbur Rd
Farmville ID 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

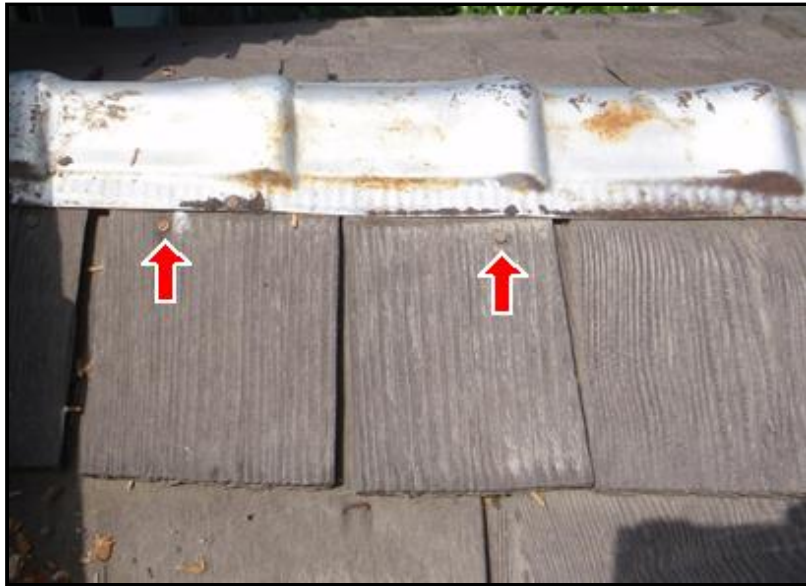
1. Roofing

1.0 Roof Coverings

Repair or Replace

(1) Nail heads or staples are exposed on the roof surface. They should be nailed flat and sealed during clean, dry, and warm weather. This can help to reduce the risk of leaks in the future.

1. Roofing



1.0 Item 1(Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 2(Picture)

(3) The roof covering has debris on the roof covering at the valley. This area will need periodical maintenance. I recommend repair as desired.

1. Roofing



1.0 Item 3(Picture)

(4) The Roof shingles has lifted shingles at the south side. Unable to determine if this area will leak. A qualified person should repair or replace as needed.



1.0 Item 4(Picture)

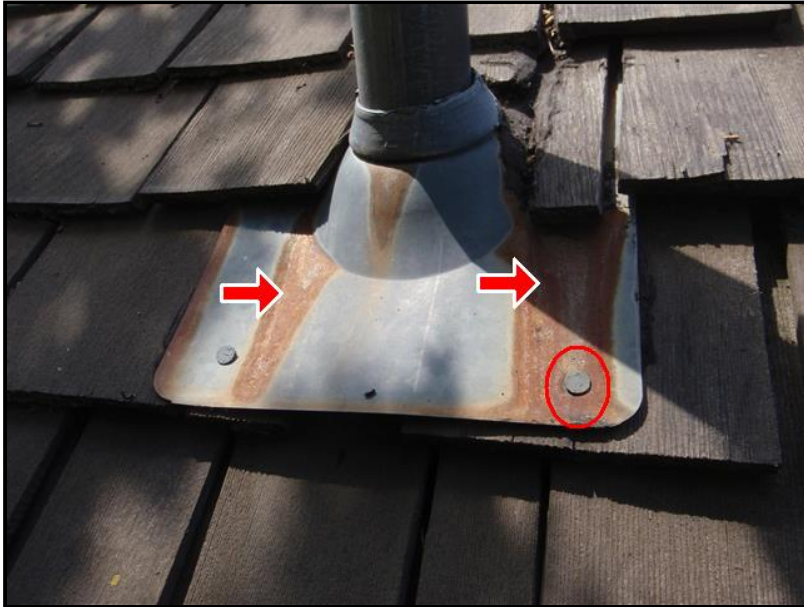
1.1 Flashings

Repair or Replace

Nail heads or staples are exposed on the flashing. They should be nailed flat and sealed with a roof tar. This should be done during clean, dry, and warm conditions to reduce risk of leaks in the future.

Evidence of rusty was found on or around the flashing. Sealing the flashing with a self bonding paint during the surface is clean, dry, and warm is recommended to keep the flashing from leaking over time.

1. Roofing



1.1 Item 1(Picture)

1.3 Roof Drainage Systems

Repair or Replace

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Item 1(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

2. Exterior

Repair or Replace

(1) The wood siding at the rear of home has a hole and has signs of wood rot. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) Paint failing on siding. Needs prep and paint at exterior.

2. Exterior



2.0 Item 3(Picture)

2.6 Steps and Handrails

Repair or Replace

Step(s) are at an unsafe depth. This is a fall hazard and should be repaired to prevent injury. Recommend a licensed contractor to remove and repair.



2.6 Item 1(Picture)

3. Garage

3.3 Garage Door (s) Repair or Replace

3. Garage

The two-door garage at the rear of home is weathered. This is a maintenance issue and is for your information. I recommend repair as desired.



3.3 Item 1(Picture)

4. Interiors

4.0 Ceilings

Repair or Replace

The Plaster on the ceiling reveals a water stain indicating a leak did or still exists at the Library room. Due to recent dry weather, I am unable to determine if the leak still exists. Monitor for and repair or replace as needed.



4.0 Item 1(Picture)

4. Interiors

4.2 Floors

Repair or Replace

The vinyl tile was not installed according to standard workmanlike practices at the master bath. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.



4.2 Item 1(Picture)

4.6 Windows (representative number)

Repair or Replace

Windows balance spring is broken at the master bedroom and living Room. repair is needed to keep the window open or to prevent it from slamming shut. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)

5. Structural Components

- 5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

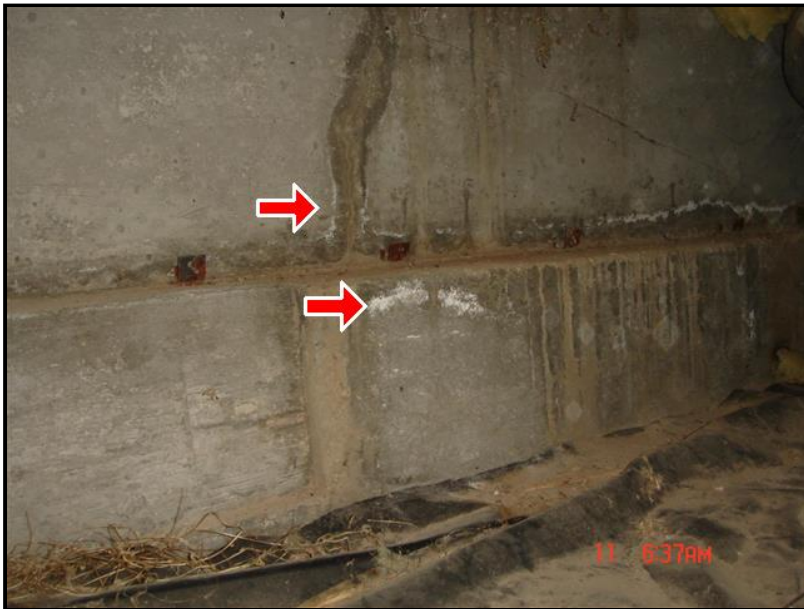
Repair or Replace

- (1) The construction debris needs removing from the crawlspace under home.



5.0 Item 1(Picture)

- (2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Item 2(Picture)

5. Structural Components

5.1 Walls (Structural)

Repair or Replace

The foundation wall at the rear of home has a large crack. This condition can cause the wall to settle more or possibly fail. Remove improper grading, sprinklers that stray to close to the house, or extend downspouts away from the foundation to remedy this situation and A qualified licensed general contractor should inspect further and repair as needed.



5.1 Item 1(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) The plumbing waste line shows signs of past/present leak in the crawlspace. Monitor for any leaks in the future. Recommend remove, repair, or replace if needed.

6. Plumbing System



6.0 Item 1(Picture)

(2) The waste line is leaking at the Kitchen sink. Repairs are needed to prevent sewage from leaking into crawlspace. A qualified licensed plumber should repair or correct as needed.



6.0 Item 2(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures Repair or Replace

The control knob on faucet leaks at the tub faucet.

6. Plumbing System



6.1 Item 1(Picture)

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Repair or Replace

The problem(s) discovered in the panel such as burnt connection(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



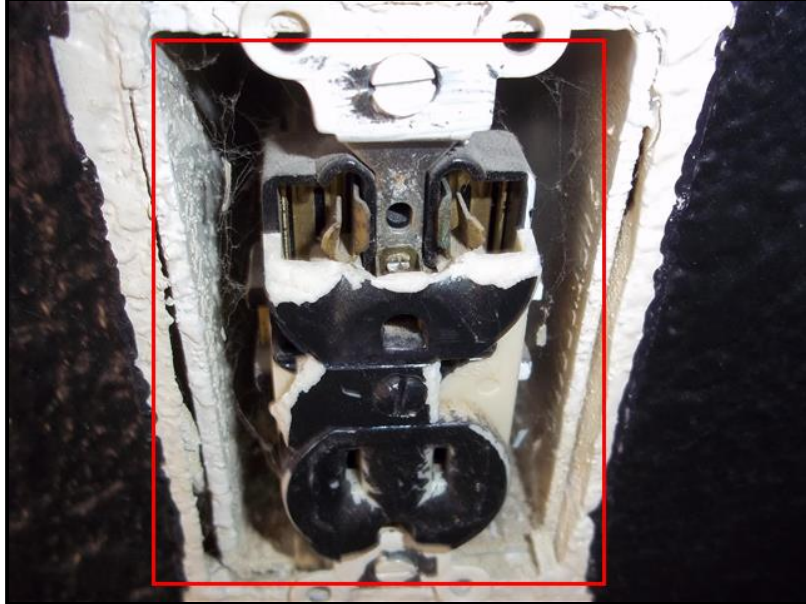
7.1 Item 1(Picture)

7. Electrical System

- 7.3 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace

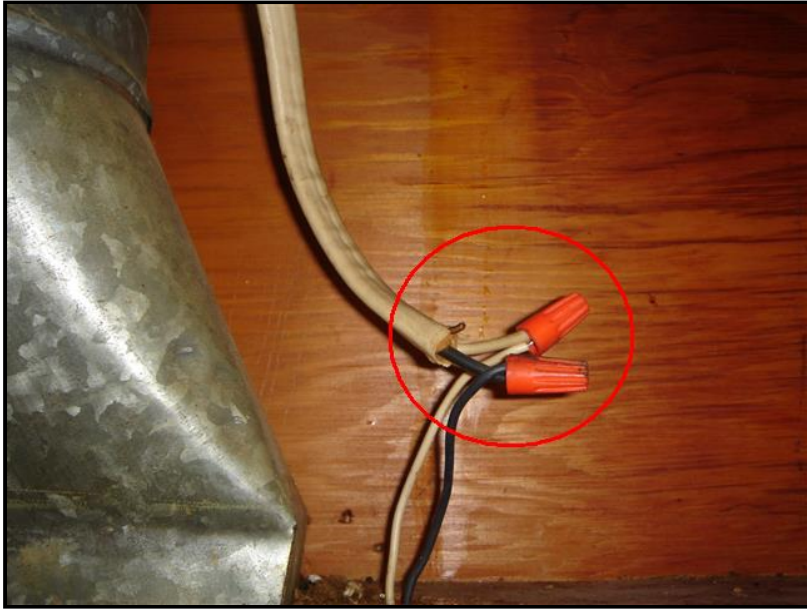
(1) Loose or missing cover plates should be replace to prevent a shock hazard.



7.3 Item 1(Picture)

(2) Several open splices needs placing inside a box with a cover-plate in the attic space and in the crawlspace. A qualified licensed electrical contractor should perform repairs that involve wiring.

7. Electrical System



7.3 Item 2(Picture)



7.3 Item 3(Picture)

(3) Abandon wire in the crawlspace should be protected removed from the ground, if touching, and it should be secured in a junction box. A licensed electrician is recommended to make any electrical repairs.

7. Electrical System



7.3 Item 4(Picture)

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The supply is disconnected in the crawlspace. Besides energy loss, damage to duct pipe is large enough to allow insects or critters to enter through ductwork. A licensed HVAC contractor should service or repair unit.



8.3 Item 1(Picture)

8. Heating / Central Air Conditioning

8.7 Chimney

Repair or Replace

Brick mortar and or chimney cap has missing or deteriorating between the bricks. Further damage could be done to the fireplace and water could leak into the attic area. The appropriate type mortar is needed for this repair. Recommend a licensed contractor to remove/replace as needed.



8.7 Item 1(Picture)

8.9 Cooling and Air Handler Equipment

Repair or Replace

(1) Outdoor a/c unit is dirty. This is considered regular maintenance and should be clean annually as a minimum. Spraying with a garden hose from the inside out is recommended for the unit to run efficiently.



8.9 Item 1(Picture)

8. Heating / Central Air Conditioning

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.9 Item 2(Picture)

9. Insulation and Ventilation

9.0 Insulation in Attic Repair or Replace

Insulation is installed with "paper or kraft" face up. The paper side should always face the "heated space" or condensation could occur in attic. Condensation can cause mold or wood deterioration. A qualified person should repair or replace as needed.



9.0 Item 1(Picture)

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The exhaust fan does not vent to outside at the master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified person should repair or replace as needed.



9.4 Item 1(Picture)

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Repair or Replace

The front left coil element and left rear coil element for oven does not function properly. I recommend repair as needed.

10. Built-In Kitchen Appliances



10.1 Item 1(Picture)

10.5 Dryer

Repair or Replace

Dryer vent/cap is damaged, detached, or clogged. Recommend replacing as needed.



10.5 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**INVOICE**

Boise Home Inspections
8390 W Harmonica Way
Boise, ID 83709
(208) 794-3483
Inspected By: Danny Hammock

Inspection Date: 3/21/2014
Report ID: 140321 Zuckerman

Customer Info:	Inspection Property:
Charlotte Webb	514 Wilbur Rd Farmville ID 12345
Customer's Real Estate Professional: Homer Zuckerman Farmland USA Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 1,001 - 2,000	250.00	1	250.00
40 - 50 Years	100.00	1	100.00

Tax \$0.00**Total Price \$350.00**

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note: Paid in Full



Boise Home Inspections

Danny Hammock

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Boise, ID 83709
(208) 794-3483**

