



Inspection Report

John Smith

Property Address:

1500 Fair Street
Boise ID 83665



1500 Fair Street

Inspection Services LLC

Gary T. Heller
2145 North Starhaven Ave
Star, Idaho
208-914-4537
inspectingprescott@gmail.com



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Date: 3/27/2018	Time: 10:00 AM	Report ID:
Property: 1500 Fair Street Boise ID 83665	Customer: John Smith	Real Estate Professional:

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.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Style of Home:

Bungalow

Approximate age of building:

Over 50 years

Home Faces:

East

Temperature:

55 degrees

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Do not know

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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				X	Roof Covering: Wood shakes
1.1	UNDERLAYMENT		X			Viewed roof covering from: Ladder
1.2	FLASHINGS	X				DRONE
1.3	ROOF DRAINAGE SYSTEMS			X		Sky Light(s): None
1.4	CHIMNEYS, SKYLIGHTS, AND ROOF PENETRATIONS				X	Chimney (exterior): Brick
1.5	SIGNS OF LEAKS OR ABNORMAL CONDENSATION	X				

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Comments:

1.0 The roof has wood shakes that are old and weathered. The garage has asphalt shingles that have reached the end of life. Recommend evaluation by a qualified roofing contractor.



1.0 Picture 1 wood shakes



1.0 Picture 2 roof



1.0 Picture 3 layers



1.0 Picture 4 missing shingles



1.0 Picture 5 shingles



1.0 Picture 6 shingles

1.3 There are no rain gutters installed.

🏠 1.4 Bricks on the chimney are loose. Recommend evaluation by a qualified contractor.



1.4 Picture 1 loose block



1.4 Picture 2 chimney

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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				X	Siding Material: Masonry Wood
2.1	DOORS (Exterior)				X	Exterior Entry Doors: Wood
2.2	WINDOWS			X		
2.3	BALCONIES, STOOPS, SIDEWALKS, PORCHES, PATIO/ COVER				X	Wood
2.4	EXTERIOR STAIRS AND RAILINGS	X				Appurtenance: Covered porch Sidewalk
2.5	DRIVEWAY	X				Driveway: Concrete
2.6	EAVES, SOFFITS AND FASCIAS	X				
2.7	GRADING AND DRAINAGE				X	
2.8	FENCE AND GATE	X				Gate: Cedar
2.9	VEGETATION				X	Fence: Wood

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Comments:


 **2.0** The wood siding is weathered and splitting. Recommend budget to replace. Some of the block siding is loose or missing.




2.0 Picture 1




2.0 Picture 2 loose

 **2.1 (1)** The weather stripping is damaged on both exterior doors. Recommend replacement.

 **(2)** The dead bolt does not engage in the door frame striker plate at the front door. Recommend repair by a qualified person.

2.2 Screens are missing on several windows.


 2.3 There is some cracking on the north side of the front porch stairs. Recommend continued monitoring and repair as necessary.



2.3 Picture 1 cracks


2.6 (1) The condition of the eaves was satisfactory during todays inspection.


The condition of the soffits was satisfactory during todays inspection.

 (2) The mitered joints on the fascia have separated at the back of the garage. Recommend repair and re-sealing to keep out moisture.



2.6 Picture 1 separated

 2.7 There is a negative slope at the back from the unattached garage going north to the house. This can cause or contribute to water intrusion or deterioration. I recommend monitoring during a rain season and correcting to drain water away from home.

 **2.9** The landscape bushes/trees are touching the house. Recommend they be trimmed back so they are not in contact with the wall cladding.



2.9 Picture 1 trim


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

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE WALLS				X	Garage Door Type: One manual
3.1	GARAGE FLOOR				X	Garage Door Material: Metal
3.2	GARAGE DOOR (S)	X				

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Comments:


 **3.0** Window at back of garage is damaged. Exterior sheeting is weathered and needs paint.



3.0 Picture 1



3.0 Picture 2 paint

 **3.1** The garage is full and inspection limited. The garage floor, where visible, was in good condition during today's inspection.



3.1 Picture 1 garage

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.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X				Ceiling Materials: Drywall
4.1	WALLS	X				Plaster
4.2	FLOORS				X	Wall Material: Drywall
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Plaster
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X	Floor Covering(s): Tile
4.5	DOORS (REPRESENTATIVE NUMBER)				X	Hardwood
4.6	WINDOWS (REPRESENTATIVE NUMBER)				X	

IN NI NP RR Interior Doors:

Hollow core
Solid


Window Types:
Thermal/Insulated
Sliders


Cabinetry:
Wood


Countertop:
Laminate

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Comments:

 **4.2** The floor upstairs squeaks and is in poor condition in the bedrooms.. Recommend continued monitoring and repair as necessary.


 **4.4** One handle missing for lower kitchen cabinet door.

 **4.5** The interior door in the hall bath does not latch and the knob is loose.

North upstairs bedroom door rubs.

Downstairs bathroom and downstairs bedroom doors rub.

Recommend repair by a qualified person.

 **4.6** North window in the living room will not stay in the open position.

Casing for the window in the upstairs bath has moisture damage. Recommend repair by a qualified person.



4.6 Picture 1 moisture

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.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Stem Wall Floor Structure 1st story: Slab Floor Structure 2nd story: Wood Joists Wall Structure: Wood Masonry Ceiling Structure: 4" or better Roof Structure: Stick-built Roof-Type: Gable Attic info: Attic access Scuttle hole Method used to observe attic: From entry Inaccessible Method used to observe Crawlspace: No crawlspace
5.1	WALLS (Structural)	X				
5.2	FLOORS (1ST STORY)	X				
5.3	FLOORS (SECOND STORY)	X				
5.4	CEILINGS (structural)	X				
5.5	ROOF STRUCTURE AND ATTIC	X				

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Comments:

5.5 attic



5.5 Picture 1 attic

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.

I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.


For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive. No attempt was made to locate drainage cleanout caps.


		IN	NI	NP	RR	Styles & Materials
6.0	MAIN WATER SHUT OFF LOCATION. WATER PRESSURE. SUPPLY LINE MATERIAL				X	Plumbing Water Supply (into home): Galvanized (old)
6.1	WATER SUPPLY PIPING				X	Plumbing Water Distribution (inside home): Galvanized
6.2	PIPING SUPPORTS AND INSULATION	X				Plumbing Waste: PVC
6.3	FUNCTIONAL FLOW (water supply volume reasonable flow at the highest fixture operating several fixtures at the same time)	X				Water Heater Power Source: Electric
6.4	HOSE BIBS				X	Manufacturer: Whirlpool
6.5	DRAIN, WASTE AND VENT SYSTEMS				X	Water Heater Capacity: 40 Gallon (1-2 people)
6.6	FUNCTIONAL DRAINAGE (ability to vent and drain several fixtures at once)	X				
6.7	WATER HEATER, HOT WATER SYSTEMS, CONTROLS, (burner element must be 18" above floor if heater is in garage)	X				
6.8	TPR VALVE (include discharge tube size and termination)				X	
6.9	TOILETS				X	
6.10	SHOWERS				X	
6.11	BATH TUBS				X	
6.12	SINKS INCLUDING KITCHEN,BATHROOM AND LAUNDRY				X	
6.13	FAUCETS	X				
6.14	MAIN FUEL SHUT OFF (Describe Location)	X				
6.15	FUEL DISTRIBUTION SYSTEMS (piping, venting, supports,)	X				
6.16	SUMP PUMP			X		
6.17	FUEL STORAGE			X		

IN NI NP RR

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Comments:


 **6.0** I could not locate the main water shut off valve. Recommend consulting seller to insure there is a way to quickly shut the water off should a leak develop. If there is no shut off valve recommend contacting the city and labeling the meter so it can be quickly identified in an emergency.

 **6.1** The home has galvanized water supply piping. This style of pipe is known to corrode from the inside out and reduce water flow. Recommend continued evaluation and repair as necessary.



6.1 Picture 1 galvanized

6.2 Water piping, insulation and supports where visible, were functional during todays inspection.

 **6.4** The hose bib at the back of the house had no water. Recommend repair by a qualified person.



6.4 Picture 1 no water

🏠 6.5 No hubs are present on the drain pipe downstairs. Recommend continued monitoring.



6.5 Picture 1 no hubs

6.7 (1) The water heater functioned satisfactorily at the time of the inspection.

🏠 (2) The water heater is installed in the living area of the home. Recommend a galvanized secondary tank be installed around the heater with a bulkhead fitting and drain to the outside.



6.7 Picture 1 no containment

- 6.8** The Temperature and Pressure Relief valve on water heater needs a 3/4 pipe to extend within 6 inches of floor for safety. Recommend repair by a qualified plumber.



6.8 Picture 1

- 6.9** (1) The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
- 6.9** (2) The cover for the water closet for the toilet in the downstairs bath is missing and the fill valve needs to be properly adjusted.
- 6.10** The shower diverter leaks in the upstairs bath. Recommend repair by a qualified person.
- 6.11** There is no drain stopper for the tub in the hall bath. Recommend repair by a qualified person.
- 6.12** The drain stopper for the sink in the hall bath is not connected. Recommend repair by a qualified person.

- 6.14** The main fuel shut off is outside in back of the house.



6.14 Picture 1 gas

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.

		IN	NI	NP	RR	Styles & Materials
7.0	LOCATION OF MAIN AND DISTRIBUTION PANELS (no panels in closets or bathrooms)	X				Electrical Service Type: Overhead service
7.1	SERVICE ENTRANCE CONDUCTORS (from utility 12' above driveway 18" from roof to conductor) 3' from windows designed to be opened, balconies, porches etc.				X	Service Entrance Conductors: Not Visible
7.2	MAIN BREAKER OR OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X	Panel phase and voltage: Single phase 110/220 volts
7.3	GROUNDS	X				Panel capacity: 100 AMP
7.4	CONDUCTORS	X				Panel Type:
7.5	BREAKERS	X				Circuit breakers
7.6	BRANCH CIRCUIT CONDUCTORS, OVER CURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Fuses
7.7	OPERATION OF INTERIOR LIGHT FIXTURES, CEILING FANS				X	Electric Panel Manufacturer: CUTLER HAMMER
7.8	OPERATION OF EXTERIOR LIGHT FIXTURES AND CEILING FANS	X				Wiring Methods: Romex
7.9	OUTLETS INTERIOR AND EXTERIOR				X	Conduit
7.10	SWITCHES	X				Branch 110 Volt Conductors
7.11	DRYER OUTLET	X				Single Pole:
7.12	DOOR BELL			X		Copper
7.13	SMOKE DETECTORS		X			Branch Wiring 220 Volt
7.14	CARBON MONOXIDE DETECTORS		X			Conductors (Double Pole): Copper
		IN	NI	NP	RR	Dryer Power Source: 220 Electric

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Comments:

7.0 The main panel box is located at the back of the house.


Sub panel is located in the garage.



7.0 Picture 1 main





7.0 Picture 2 main

 **7.1** The electrical service conductors are in the trees. This is a fire hazard. Recommend contacting the utility to have the tree trimmed.



7.1 Picture 1 trim

 **7.2** (1) The main panel does not have proper labeling identifying all the breakers. Recommend labeling by a qualified person.


 (2) The fused sub panel in the garage is double tapped and not properly labeled. There is an unidentified disconnect next to the panel. Recommend repair by a qualified electrician.



7.2 Picture 1 double tap



7.2 Picture 2 unidentified

 (3) Dead front for the main panel is secured by a sheet metal screw. Sheet metal screws are pointed at the end and can penetrate conductor insulation. Recommend changing screw to the proper style.




7.2 Picture 3 wrong screws

7.3 The grounds, where visible were in good condition during today's inspection.


7.4 The conductors, where visible, were in good condition during todays inspection.

7.5 The breakers where visible, were in good condition during todays inspection.

 **7.7** The light fixture in the kitchen did not operate when tested. Possibly a burned out bulb. Recommend further evaluation and repair as necessary.

The ceiling light fixture in the kitchen has no globe. This is a safety hazard and increases the risk for fire. Recommend all light fixtures be covered with a proper fitting globe, prior to the close of escrow.


The ceiling light fixture in the south bedroom closet has no globe. This is a safety hazard and increases the risk for fire. Recommend all light fixtures be covered with a proper fitting globe, prior to the close of escrow.

 **7.9** (1) The GFCI outlet at the coffee pot in the kitchen has an open ground and will not trip. Recommend repair by a qualified electrician.



7.9 Picture 1 open ground

 (2) There is no outlet in either bath. Recommend repair by a qualified electrician.

 (3) Most of the outlets have an open ground. Recommend air by a qualified electrician.

7.10 Switches were functional during today's inspection. The function of all switches was not identified.

7.11 The 220 volt outlet for the dryer in the laundry had power at the time of the inspection.

7.13 The smoke detector were not tested during today's inspection. Pushing the button on a smoke detector does not test the detectors ability to detect smoke. That is a battery test only. To properly test the detector it should be tested with smoke. Sometimes the detectors are connected to monitored alarms and often the batteries on detectors need to be replaced. I recommend all detectors be tested prior to moving in to home.

7.14 I did not verify if there were both smoke and carbon monoxide detectors installed in the home. Sometimes the detectors are connected to monitored alarms and often the batteries on detectors need to be replaced. I recommend all detectors be tested prior to moving in to home.

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.

		IN	NI	NP	RR	Styles & Materials
8.0	AIR CONDITIONING EQUIPMENT, COILS, DRAINS, PANS			X		Heat System Brand: Day & Night
8.1	HEATING EQUIPMENT (36" max gas flex line)	X				Heat Type: Gas Furnace / Forced Air
8.2	AIR HANDLERS and EVAPORATIVE COOLERS	X				Heat Energy Source: Natural Gas
8.3	NORMAL OPERATING CONTROLS	X				Number of Heat Systems (excluding wood): One
8.4	SAFETY CONTROLS	X				Ductwork: Not Visible
8.5	FILTERS				X	Filter Type: Disposable
8.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			X		
8.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				
8.8	DISTRIBUTION SYSTEMS (ducts and piping, with supports, insulation, registers, radiators)	X				
8.9	CLASS "B" CHIMNEYS, FLUES AND VENTS (for fireplaces)	X				

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Number of AC Only Units:
 None

Comments:

- 8.1** The Furnace was functional during todays inspection. Recommend servicing by a qualified HVAC contractor prior to the heating season and semi annually there after.
- 8.2** The air handler functioned satisfactorily during the inspection.
- 8.3** The Thermostat(s) is located in the living room. The Thermostat functioned properly during todays inspection.
- 8.4** Safety controls on heating units are limit switches, thermocouples and over current protection. Heat pump safety controls can be the electrical disconnect. Often these devices are not visible. During the operation of the unit today the safety controls functioned properly.

- 🏠 8.5 The return air filter is dirty and needs to be replaced. Recommend replacing filters every 30 to 60 days.



8.5 Picture 1 dirty

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 is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC				X	Ventilation Attic: Gable vents
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS INCLUDING CRAWL SPACE	X				Attic Insulation: Blown Fiberglass
9.2	INSULATION UNDER FLOOR SYSTEM			X		Waste Vent: ABS
9.3	KITCHEN VENTING			X		Dryer Vent: Flexible Metal
9.4	LAUNDRY VENTING (exhaust fan)			X		Exhaust Fans: Fan only
9.5	DRYER VENT				X	Vapor Barrier: None Visible
9.6	BATHROOM VENTING	X				
9.7	VAPOR BARRIER			X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace


Comments:

 **9.0** The insulation is at about 6 inches in depth and where visible, was in good condition during todays inspection. Inspection was limited.



9.0 Picture 1 insulation

9.4 No exhaust fan. Window only.

-  9.5 The dryer vent is missing a cover. Recommend repair by a qualified person.



9.5 Picture 1 no cover

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 is not required to observe and operate kitchen appliances. If the appliances were inspected in this report it is because the Inspector exceeded the requirements of the Arizona Standards of Practice.

		IN	NI	NP	RR	Styles & Materials
10.0	RANGES/OVENS/COOKTOPS				X	Exhaust/Range hood: NONE
10.1	GARBAGE DISPOSAL				X	Disposer Brand: BADGER
10.2	MICROWAVE COOKING EQUIPMENT			X		Range: KENMORE Oven: Kenmore Built in Microwave: NONE

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

-  **10.0** The right rear burner on the range did not operate when tested. Recommend repair by a qualified person.
-  **10.1** There is no available outlet to plug in the disposal.

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.

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General Summary



Inspection Services LLC

**2145 North Starhaven Ave
Star, Idaho
208-914-4537
inspectingprescott@gmail.com**

Customer
John Smith


Address
1500 Fair Street
Boise ID 83665

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

-  The roof has wood shakes that are old and weathered. The garage has asphalt shingles that have reached the end of life. Recommend evaluation by a qualified roofing contractor.

1.4 CHIMNEYS, SKYLIGHTS, AND ROOF PENETRATIONS


Repair or Replace

-  Bricks on the chimney are loose. Recommend evaluation by a qualified contractor.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace






-  The wood siding is weathered and splitting. Recommend budget to replace. Some of the block siding is loose or missing.

2.1 DOORS (Exterior)



Repair or Replace

-  (1) The weather stripping is damaged on both exterior doors. Recommend replacement.




2. Exterior

-  (2) The dead bolt does not engage in the door frame striker plate at the front door. Recommend repair by a qualified person.
- 2.3 BALCONIES, STOOPS, SIDEWALKS, PORCHES, PATIO/ COVER**
Repair or Replace
-  There is some cracking on the north side of the front porch stairs. Recommend continued monitoring and repair as necessary.
- 2.6 EAVES, SOFFITS AND FASCIAS**
Inspected
-  (2) The mitered joints on the fascia have separated at the back of the garage. Recommend repair and re-sealing to keep out moisture.
- 2.7 GRADING AND DRAINAGE**
Repair or Replace
-  There is a negative slope at the back from the unattached garage going north to the house. This can cause or contribute to water intrusion or deterioration. I recommend monitoring during a rain season and correcting to drain water away from home.
- 2.9 VEGETATION**
Repair or Replace
-  The landscape bushes/trees are touching the house. Recommend they be trimmed back so they are not in contact with the wall cladding.

3. Garage

- 3.0 GARAGE WALLS**
Repair or Replace
-  Window at back of garage is damaged. Exterior sheeting is weathered and needs paint.
- 3.1 GARAGE FLOOR**
Repair or Replace
-  The garage is full and inspection limited. The garage floor, where visible, was in good condition during today's inspection.

4. Interiors

- 4.2 FLOORS**
Repair or Replace
-  The floor upstairs squeaks and is in poor condition in the bedrooms.. Recommend continued monitoring and repair as necessary.
- 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**
Repair or Replace
-  One handle missing for lower kitchen cabinet door.
- 4.5 DOORS (REPRESENTATIVE NUMBER)**
Repair or Replace
-  The interior door in the hall bath does not latch and the knob is loose.
- North upstairs bedroom door rubs.
- Downstairs bathroom and downstairs bedroom doors rub.

4. Interiors

Recommend repair by a qualified person.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



North window in the living room will not stay in the open position.

Casing for the window in the upstairs bath has moisture damage. Recommend repair by a qualified person.

6. Plumbing System

6.0 MAIN WATER SHUT OFF LOCATION. WATER PRESSURE. SUPPLY LINE MATERIAL

Repair or Replace



I could not locate the main water shut off valve. Recommend consulting seller to insure there is a way to quickly shut the water off should a leak develop. If there is no shut off valve recommend contacting the city and labeling the meter so it can be quickly identified in an emergency.

6.1 WATER SUPPLY PIPING

Repair or Replace



The home has galvanized water supply piping. This style of pipe is known to corrode from the inside out and reduce water flow. Recommend continued evaluation and repair as necessary.

6.4 HOSE BIBS

Repair or Replace



The hose bib at the back of the house had no water. Recommend repair by a qualified person.

6.5 DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



No hubs are present on the drain pipe downstairs. Recommend continued monitoring.

6.7 WATER HEATER, HOT WATER SYSTEMS, CONTROLS, (burner element must be 18" above floor if heater is in garage)

Inspected



(2) The water heater is installed in the living area of the home. Recommend a galvanized secondary tank be installed around the heater with a bulkhead fitting and drain to the outside.

6.8 TPR VALVE (include discharge tube size and termination)

Repair or Replace



The Temperature and Pressure Relief valve on water heater needs a 3/4 pipe to extend within 6 inches of floor for safety. Recommend repair by a qualified plumber.

6.9 TOILETS

Repair or Replace



(1) The toilet is loose at floor at the hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



(2) The cover for the water closet for the toilet in the downstairs bath is missing and the fill valve needs to be properly adjusted.

6.10 SHOWERS

Repair or Replace




The shower diverter leaks in the upstairs bath. Recommend repair by a qualified person.

6.11 BATH TUBS


6. Plumbing System

Repair or Replace

-  There is no drain stopper for the tub in the hall bath. Recommend repair by a qualified person.

6.12 SINKS INCLUDING KITCHEN, BATHROOM AND LAUNDRY


Repair or Replace

-  The drain stopper for the sink in the hall bath is not connected. Recommend repair by a qualified person.

7. Electrical System




7.1 SERVICE ENTRANCE CONDUCTORS (from utility 12' above driveway 18" from roof to conductor) 3' from windows designed to be opened, balconies, porches etc.

Repair or Replace

-  The electrical service conductors are in the trees. This is a fire hazard. Recommend contacting the utility to have the tree trimmed.


7.2 MAIN BREAKER OR OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-  (1) The main panel does not have proper labeling identifying all the breakers. Recommend labeling by a qualified person.
-  (2) The fused sub panel in the garage is double tapped and not properly labeled. There is an unidentified disconnect next to the panel. Recommend repair by a qualified electrician.
-  (3) Dead front for the main panel is secured by a sheet metal screw. Sheet metal screws are pointed at the end and can penetrate conductor insulation. Recommend changing screw to the proper style.

7.7 OPERATION OF INTERIOR LIGHT FIXTURES, CEILING FANS

Repair or Replace




-  The light fixture in the kitchen did not operate when tested. Possibly a burned out bulb. Recommend further evaluation and repair as necessary.

The ceiling light fixture in the kitchen has no globe. This is a safety hazard and increases the risk for fire. Recommend all light fixtures be covered with a proper fitting globe, prior to the close of escrow.

The ceiling light fixture in the south bedroom closet has no globe. This is a safety hazard and increases the risk for fire. Recommend all light fixtures be covered with a proper fitting globe, prior to the close of escrow.

7.9 OUTLETS INTERIOR AND EXTERIOR

Repair or Replace

-  (1) The GFCI outlet at the coffee pot in the kitchen has an open ground and will not trip. Recommend repair by a qualified electrician.
-  (2) There is no outlet in either bath. Recommend repair by a qualified electrician.
-  (3) Most of the outlets have an open ground. Recommend air by a qualified electrician.

8. Heating / Central Air Conditioning

8.5 FILTERS

Repair or Replace

-  The return air filter is dirty and needs to be replaced. Recommend replacing filters every 30 to 60 days.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

9. Insulation and Ventilation

Repair or Replace



The insulation is at about 6 inches in depth and where visible, was in good condition during today's inspection. Inspection was limited.

9.5 DRYER VENT

Repair or Replace



The dryer vent is missing a cover. Recommend repair by a qualified person.

10. Built-In Kitchen Appliances

10.0 RANGES/OVENS/COOKTOPS

Repair or Replace



The right rear burner on the range did not operate when tested. Recommend repair by a qualified person.

10.1 GARBAGE DISPOSAL

Repair or Replace



There is no available outlet to plug in the disposal.

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

Inspection Services LLC
2145 North Starhaven Ave
Star, Idaho
208-914-4537
inspectingscott@gmail.com
Inspected By: Gary T. Heller

Inspection Date: 3/27/2018
Report ID:

Customer Info:	Inspection Property:
John Smith	1500 Fair Street Boise ID 83665
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Up to 1400 sq ft	300.00	1	300.00
Over 50 Years Old	25.00	1	25.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check
Payment Status: Paid
Note:



Inspection Services LLC

Gary T. Heller
2145 North Starhaven Ave
Star, Idaho
208-914-4537

inspectingprescott@gmail.com

