Yellowstone Home Inspection, LLC - Sample Inspection Report

Client Name: Your Name Here

Phone: 208 XXX XXXX

Home Description: Ranch, on Full Basement

Approx. Age of Home: 1950

Inspection Address: Street, City, ID

October 31, 2015 Date:

Inspection #: 103015A

Date of Last Significant Moisture: 10/29/15.

Temperature: 40's

Weather Conditions:



Yellowstone Home Inspection, LLC 4950 W Foxtrail Lane, Idaho Falls, Idaho 83402 Phone: (208) 709-3476 Website: www.Yellowstonehomeinspection.com Email: eric@Yellowstonehomeinspection.com

NACHI Certification #: NACHI06091897





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# Inspection Limitations:

A	Exterior Visual Inspection Limitations:			
	None .			
В	Interior Visual Inspection Limitations:			
	Partially concealed foundation wall(s) in basement due to finished basement walls.			
	Partially concealed basement concrete slab due to flooring.			
С	Attic Area Visual Inspection Limitations:			
	None			
D	Electrical and Plumbing Related Inspection Limitations:			
	Plumbing and electrical wiring are partially concealed in walls and floors. Cannot visually inspect components that are hidden from view.			
Ε	HVAC Related Inspection Limitations:			
	None .			
F	Seasonally Related Inspection Limitations: (below freezing or hot weather)			
	None			

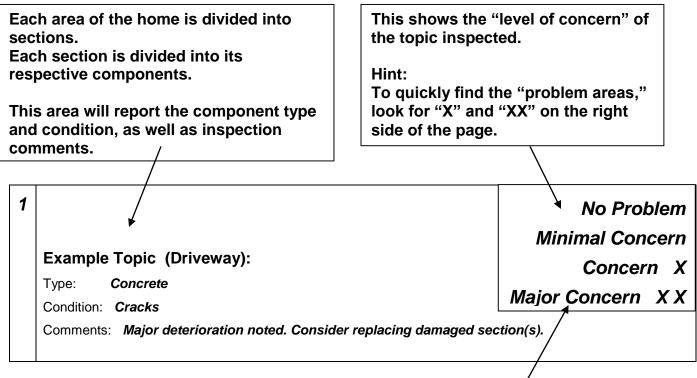




#### How to read this report:

The "Summary" (on the next 2 pages) provides a quick overview of all "Concerns" and "Major Concerns", and will direct you to pages for more information.

The main part of the report is laid out in the following manner:



#### Levels of Concern:

**No Problem:** This means that there were no significant concerns observed regarding the topic.

- *Minimal Concern:* This refers to concerns that can be described as "would be nice to fix or improvement items." These are usually not significant to the operation, liability and safety of the home. These items are usually straightforward and inexpensive to repair. *Minimal concerns are not listed in the summary,* which is on the following page.
  - **Concern X:** This refers to concerns that can be described as "items that should be reviewed, addressed and/or further investigated and repaired." Items may be significant to the operation, structure, liability, and/or safety of the home. Although these items' repair costs are usually categorized as "medium-cost" items, they can vary in cost, from less than \$10, to over \$1000.
- Major Concern XX: This refers to concerns that can be described as "items that I strongly recommend be reviewed, addressed and/or further investigated and repaired." Items are likely to be significant to the operation, structure, liability, and/or safety of the home. These items' repair costs are usually categorized as high-cost items, usually costing over \$1000.

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## Summary of Concerns:

#### Major Concerns:

1	Ductwork	
	Possible asbestos containing material - Tape used to seal the duct system.	
	Page: 36	

#### Concerns:

1	Trees			
	Dying			
	Page: 8			
2	Environmental			
	Possible underground fuel tank.			
	Page: 9			
3	Exterior			
	Grout work unfinished; Hose bibb mounting is loose;			
	Page: 12 13			
4	Roof			
	Some damaged shingles; roof above garage has sag; Chimney cap is missing; Flue appears cracked.			
	Page: 18 19 20			
5	Garage			
	Beam in garage ceiling is separating			
	Page: 22			
6	Electrical Outlets			
	GFCI upgrades; Open grounds; False grounds; GFCI protection inoperative			
	Page: 25 31 39 48 50 54 56 57			
7	Attic			
	Minor damage to skip board; Truss support member is cut; Vermiculite insulation; Loose electrical junction box that is uncovered			
	Page: 27 28 29			

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8	Furnace
	Recommend annual cleaning and maintenance
	Page: 35
9	Bathroom(s)
	Shower head pipe loose.
	Page: 45
10	Window
	Cracked
	Page: 51
11	Stairway
	One step leans forward.
	Page: 58
12	CO Detector(s)
	None installed.
	Page: 62
13	Fire extinguisher
	None installed.
	Page: 62
14	Woodstove and chimney
	Chimney has light buildup of creosote; flue appears to have cracks; Recommend have a qualified chimney sweep clean and inspect before firing.
	Page: 63

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## Lot & Landscaping:

## LEVEL OF CONCERN

1	Driveway: Minimal Concern
	Type: Concrete .
	Condition: Cracks .
	Comments: <b>Recommend monitor and consider sealing the cracks as needed to ensure longevity of driveway.</b>

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2	Sidewalk / Walkways:	Minimal Concern	
	Type: <b>Concrete</b> .		
	Condition: Settling Cracks Tree roots in the front have caused adjacent sidewalk to heave. This has created a possible trip hazard, due to raised edges. Recommend use caution, and to consider repair.		
	Comments: <b>Recommend monitor and consider sealing the cracks as needed to ensure longevity.</b>		
3	Storm Water & Runoff:	No Problem	
	Comments: None .		
4	Downspout Extenders / Splash-blocks:	No Problem	
	Type: Downspout extension(s) Splashblock(s) .		
	Condition: Good .		
	Comments: None .		
5	Foundation Grading & Slope:	No Problem	
	Condition: Good		
	Comments: None		
6	Low Spots / Standing Water:	No Problem	
	Condition: Good		
	Comments: None		
7	Overhanging Trees:	No Problem	
	Condition: No trees are overhanging, or in contact with the home.		
	Comments: None .		



8	Trees & Shrubs:	Concern X
	Condition: <b>Dead/ dying (2 in the front)</b>	
	Comments: Consider remove / replace .	
9	Grass & Lawn:	No Problem
	Condition: Appears normal	
	Comments: None	
10	Fence:	No Problem
	Type: Wood Chain-link	
	Condition: Good .	
	Comments: None .	
11	Gate:	No Problem
	Type: Wood .	
	Condition: Good .	
	Comments: None .	

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# Concern X 12 **Environmental Concerns:** Concern: Possible underground fuel tank that is abandoned. These should be drained and backfilled with sand. Recommend check with present Comments: owner regarding status of the tank.

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## Foundation:

#### LEVEL OF CONCERN

	L	EVEL OF CONCERN
1	Foundation Material:         Type:       Concrete         Condition:       Good         Comments:       None	No Problem
2	Overall Workmanship:	No Problem
	Condition: <b>Good</b>	
	Comments: None	
3	Observable Foundation Deterioration:	Minimal Concern
	Condition: Minor crack(s) North and west side, 2 cracks	
	Comments: Recommend monitor and seal cracks as needed to ensur	e longevity of foundation
4	Foundation Walls:	No Problem
	Condition: Good	
	Comments: None	
5	Foundation Footings:	No Problem
	Condition: Concealed, cannot visually inspect.	
	Comments: None	
6	Concrete Slab(s):	No Problem
	Type/Location: Basement floor	
	Condition: Good Partially concealed, visually inspected area	s that are bare.
	Comments: None	

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7	Roof / Exterior Wa	Is: (Evidence of Displacement)	No Problem
	Displacement Type:	None Observed	
	Condition: Good		
	Comments: None		





# Exterior (1):

#### LEVEL OF CONCERN

1	Ground Contact With Wood:	No Problem
	Type: None Observed	
	Condition: Good	
	Comments: None	
2	Siding:	Concern X
	Type: Vinyl & Stonework	
	Condition: Good , but the stonework is missing grout.	
	Comments: Recommend finish the grout-work.	

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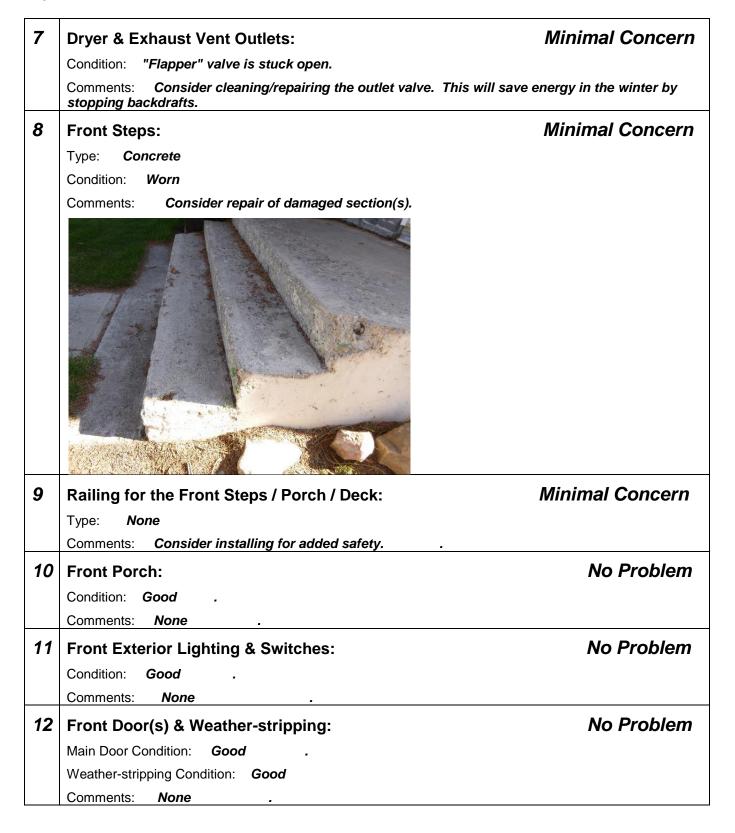


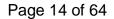
RESIDENTIAL Anyone else is just looking around.\*

Exterior Trim: Mi	inimal Concern
Type: <i>Metal &amp; Wood</i>	
Condition: Good, but east basement window frames appear unfinished, with	deteriorated paint.
Comments: Consider repair/repaint as needed to ensure longevity.	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Windows (Exterior Exposure):	No Problem
Condition: <b>Good</b>	
Comments: None	
Adequate Caulking:	No Problem
Condition: <b>Good</b>	
Comments: <b>None</b>	
Hose Bibbs:	Concern X
Qnty: 2 Anti Siphon?: Yes	
Frost Free?: <b>Yes</b> Winterized?: <b>No</b>	
Condition: <i>Mounting is loose - Unsecured to exterior wall.</i> West side	
	revent "twisting"
when turning on and off. This twisting can eventually loosen the water conne	
	Type:       Metal & Wood         Condition:       Good, but east basement window frames appear unfinished, with         Comments:       Consider repair/repaint as needed to ensure longevity.         Image: Source of the second security of the sec











	13	Front Door(s) Locks & Deadbolts:	No Problem
		Latch(s) Condition: Good	
		Deadbolt(s) Condition: Good	
L		Comments: None .	

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#### Exterior (2):

#### LEVEL OF CONCERN

1	Side / Rear Door(s) & Weather-stripping: M	inimal Concern
	Main Door Condition: Fair .	
	Weather-stripping Condition: <i>Missing</i>	
	Comments: Consider repair / replace weatherstripping for energy savings.	
2	Side / Rear Door(s) Locks & Deadbolts:	No Problem
	Latch(s) Condition: Good	
	Deadbolt(s) Condition: Good	
	Comments: None .	
3	Side / Rear Patio:	No Problem
	Condition: Good .	
	Comments: None	
4	Side / Rear Exterior Lighting:	No Problem
	Condition: Good .	
	Comments: None .	
5	Exterior Wall(s):	No Problem
	Concealed? Yes Size: 2 x 4	
	Spacing: Concealed Condition: Concealed	
	Comments: Concealed, cannot visually determine.	
6	Exterior Wall Insulation:	No Problem
	Concealed? Yes Type: Unverifiable	
	Material: Unverifiable	
	Thickness (average): <b>n/a</b> inches Approximate R-Value:	
	Condition: <b>n/a</b>	
	Comments: Concealed, cannot visually determine.	

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Roof:

## LEVEL OF CONCERN

Inspection Method:	Walk	
Limitations: None		

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#### Roof Material:

1

#### Concern X

Style: Shingle

Material Type: Asphalt

Condition: Roof has a slight sag at the ridge above the garage. Attic inspection did not reveal any critical structural defects in this area. Recommend monitor

The majority of the roofing appears to be in good condition, however there are some shingles that are damaged, and there is a patch on the west plane where a chimney once was.

Recommendations: **Recommend minor repair of roof where needed to maintain roof integrity.** 



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2	Roof Sheathing:         Condition:       Good         Comments:       None	No Problem
4	Stack Vents, Protrusion Flashing & Seals:         Condition:       Good         Comments:       None	No Problem
5	Flashing & Bird-stops: Condition: <i>Good</i> Comments: <i>None</i>	No Problem
6	Observable Evidence of Leaks: Comments: None .	No Problem
7	Chimney:         Limitations:       None         Material Type:       Brick         Condition:       Good         Comments:       None	No Problem
8	<text><text><text><text></text></text></text></text>	Concern X

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9	Chimney Flue Liner:	Concern X
	Material Type: <b>Brick</b>	
	Condition: Cracks - Minor They appear to have been sealed at one time.	
	Comments: <b>Recommend an evaluation by a reputable chimney sweep.</b>	
10		
	Drip Edge:	No Problem
	Condition: Good	No Problem
		No Problem
11	Condition: Good Comments: None	No Problem Iinimal Concern
11	Condition: <b>Good</b> Comments: <b>None</b>	
11	Condition:       Good         Comments:       None         Gutters & Downspouts:       N	
11	Condition:       Good         Comments:       None         Gutters & Downspouts:       N         Condition:       Debris buildup.       .	
	Condition:       Good         Comments:       None         Gutters & Downspouts:       N         Condition:       Debris buildup.         Comments:       Recommend cleaning the gutter(s).	linimal Concern

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## Electrical:

#### LEVEL OF CONCERN

	Futories Consises
1	Exterior Service: No Problem
	Condition: Good
	Comments: None
2	Grounding: No Problem
	Type: <i>Rod</i>
	Location: Adjacent to exterior service.
	Condition: <b>Good</b>
	Comments: <b>None</b>
3	Main Panel: No Problem
	Manufacturer: Cutler Hammer Amperage: 100 Amps
	Amperage Service Adequate? Yes Location: Adjacent to exterior service.
	Condition: <b>Good</b>
	Labeling of Breakers and Fuses:         Are All Breakers/Fuses Labeled?         Yes
	Kitchen: 20+ amp circuit: Yes Laundry: 20+ amp circuit: Yes
	Heat/AC: 20+ amp circuit: Yes Water Heater: 30+ amp circuit: Yes
	Adequate number of circuits? Yes
	Breakers and Fuses: Condition: Good
	Space for adding breakers/circuits? Yes
	Bonding: <b>Good</b>
	Branch Circuits:
	Wire Material Type: Copper Wire Cable Sheathing Type: Non-Metallic (NM)
	Conduit Type: Non-Metallic (NM)
	Comments: <b>None</b>

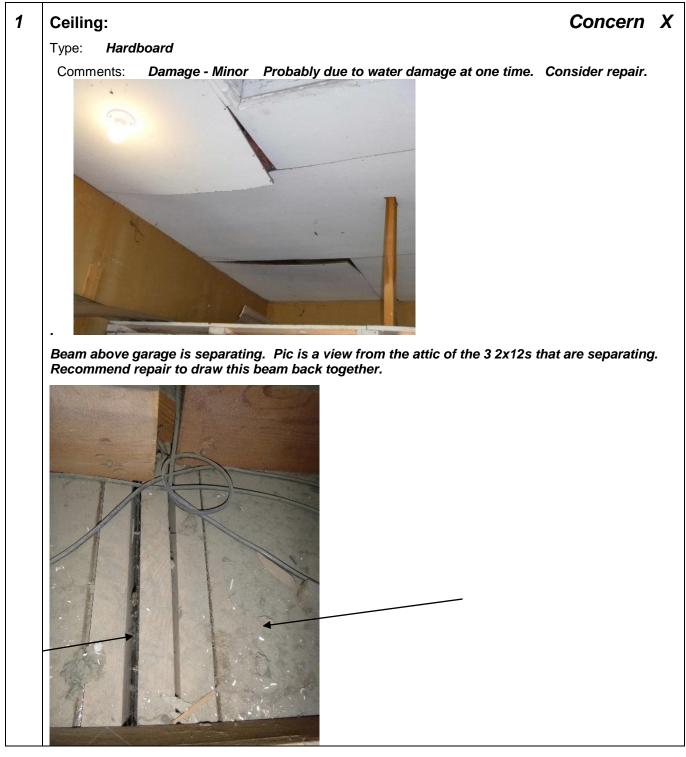
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# Garage: (Attached)

# Level of Concern



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2	Walls:	Minimal Concern
	Type: <b>Drywall</b>	
	Comments: Damage - Minor (From pet) Also noted is old wate	r staining.
3	Floor:	No Problem
•	Type Concrete	
	Condition: <b>Good</b>	
	Comments: <i>None</i>	
4	Window(s):	No Problem
	Pane: <b>Double</b>	
	Pane Condition: <b>Good</b>	
	Frame: <i>Vinyl</i>	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: <b>n/a</b>	
	Comments: None	
5	Garage / Living Space Fire-Wall:	Minimal Concern
	Type: Drywall & hardboard (ceiling)	
	Condition: <i>Hole(s) - Minor</i>	
	Comments: <b>Consider installing a drywall firewall for added safety.</b>	(Ceiling) .





6	Door(s) - Interior & Exterior Entry:	Minimal Concern
	Type: Wood - Solid	
	Condition: Good	
	Fire Rating: <b>No</b>	
	Comments: Consider upgrading to a fire rated door for added safety.	
7	Garage Door(s):	No Problem
	Type: Conventional - Metal	
	Condition: <i>Fair</i>	
	Comments: <b>None</b>	
8	Garage Door Opener(s):	Minimal Concern
	Type: Conventional - Chain drive	
	Safety Reversing Sensor System: Functions normally	
	Safety Reversing Kickback System: <b>Did not reverse when reasonable u</b> applied to the door. Consider adjusting for safety.	pward pressure was
	Emergency Release Mechanism: Functions normally	
	Condition: Good	
	Comments: None	
9	Cabinets & Shelving:	No Problem
	Condition: Good	
	Comments: None	
10	Switches & Lights:	No Problem
	Condition: Good	
	Comments: None .	

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#### **11** Electrical Outlets:

#### Concern X

Quantity: 7 GFCI Protected? Yes , on some

Test Normal? No Condition: Open ground - upper outlets, east wall

Comments: "Open grounds" are typical in older homes that have 2-conductor wiring, when the original 2-slot outlet is replaced with a modern 3-prong outlet. See info. regarding this in the back of the report.

These 2 outlets also do not have GFCI protection. regarding GFCI safety in the back of this report.

Consider a GFCI upgrade. See Information



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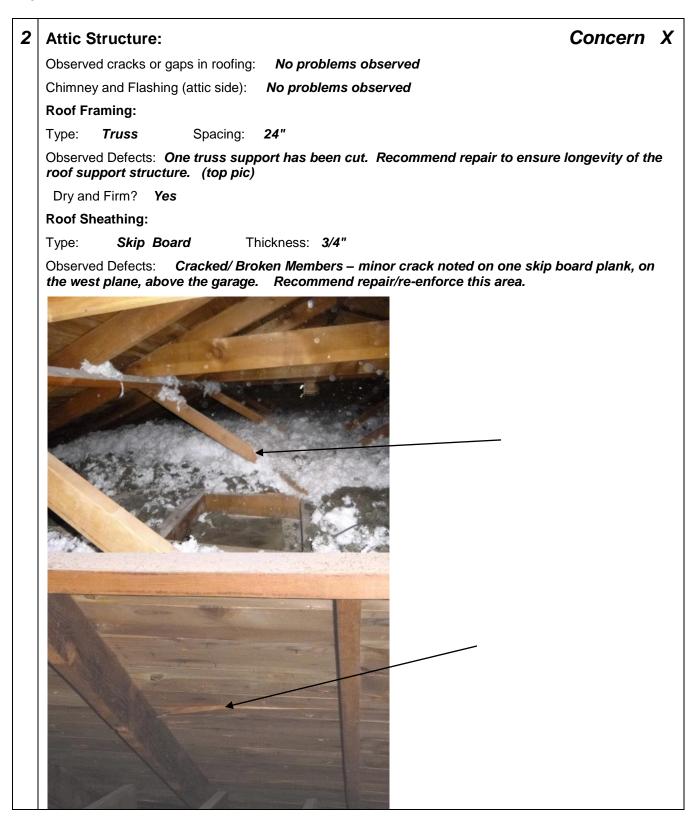
LEVEL OF CONCERN

Ins	spection Method: Walk / Climb	
1	Access:	Minimal Concern
	Access Type: Hatch .	
	Access Location: Garage & Hallway	
	Condition: <b>Good</b> Insulation of Access Cover:	Missing (In the hallway)
	Comments: <b>Recommend adding insulation to top of</b> weather, and for energy savings.	access to prevent condensation during cold

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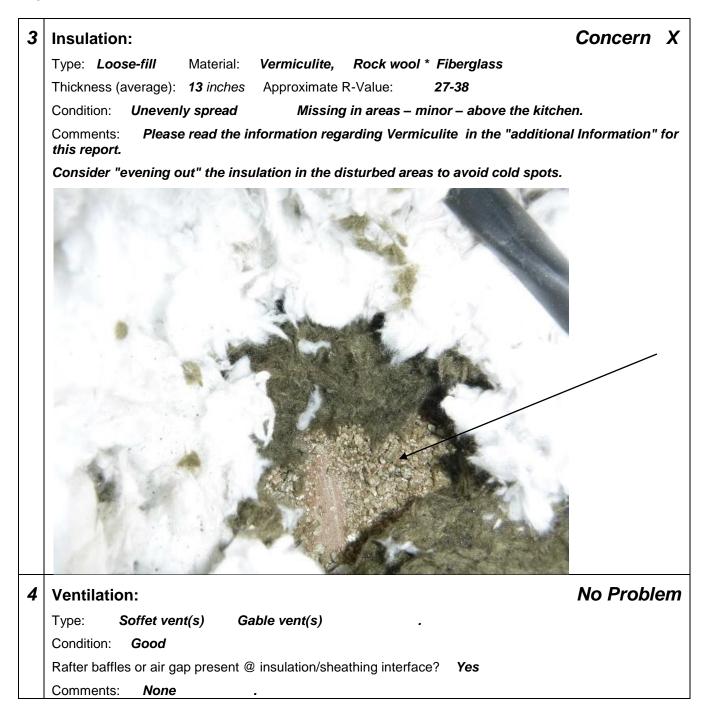
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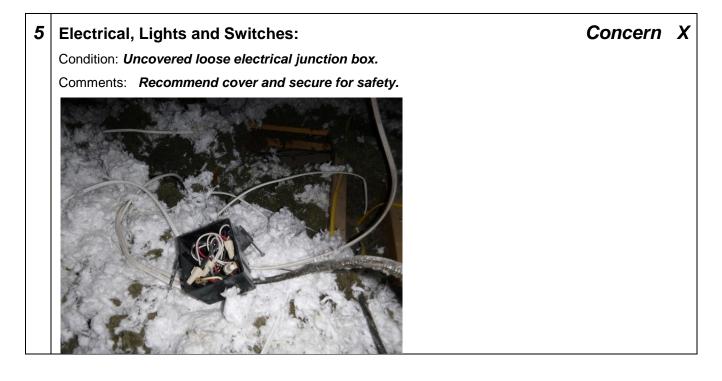
















## Basement:

## LEVEL OF CONCERN

Ins	spection Method: Walk	
1	Structure:	No Problem
	Main Beam:     Concealed?     Yes	
	Type: <b>Unverifiable</b> Size: <b>Unverifiable</b> .	
	Condition: <i>n/a</i> Dry and Firm? <b>Yes</b>	
	Floor Framing: Concealed? Mostly	
	Type: Wood Size: 2 x 8 Spacing: 16"	
	Condition: <b>Good</b> Dry and Firm? <b>Yes</b>	
	Sub-flooring: Concealed? Mostly	
	Type: <b>Planking</b> Thickness: <b>3/4</b> "	
	Condition: <b>Good</b> Dry and Firm? <b>Yes</b>	
	Basement Wall Framing: Concealed? Yes	
	Type: <b>n/a</b> Size: <b>n/a</b> Spacing: <b>n/a</b>	
	Condition: <i>n/a</i> Dry and Firm? <b>Yes</b>	
	Comments: None	
2	Ventilation and Moisture:	No Problem
	Ventilation: <b>Good</b>	
	Vapor Barrier: Installed? <b>Concealed</b> Condition: <b>Unverifiable</b>	
	Moisture & Odor Problems: None detected	
	Comments: None .	
3	Insulation:	No Problem
	Location: Basement Walls .	
	Type: <b>Unverifiable</b> Material: <b>Unverifiable</b>	
	Condition: <b>n/a</b>	
	Thickness (average): <b>n/a</b> inches Approximate R-Value	
	Comments: <b>None</b> .	
	Note that R-Values are an approximate, and will vary due to density, settling, ins manufacturing, and many other factors.	tallation,

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4	Floor Drain:	No Problem
	Location: By the Water Heater	
	Condition: Good	
	Comments: None	
5	Switches & Lights: (Utility room)	No Problem
	Condition: <b>Good</b>	
	Comments: None .	
6	Electrical Outlets: (Utility room)	Concern X
	Quantity: 2 GFCI Protected? Yes, one	
	Test Normal? No Condition: Open ground - utility room east wall	
	Comments: "Open grounds" are typical in older homes that have 2-conductor original 2-slot outlet is replaced with a modern 3-prong outlet. See info. regardin of the report.	

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# **Plumbing**:

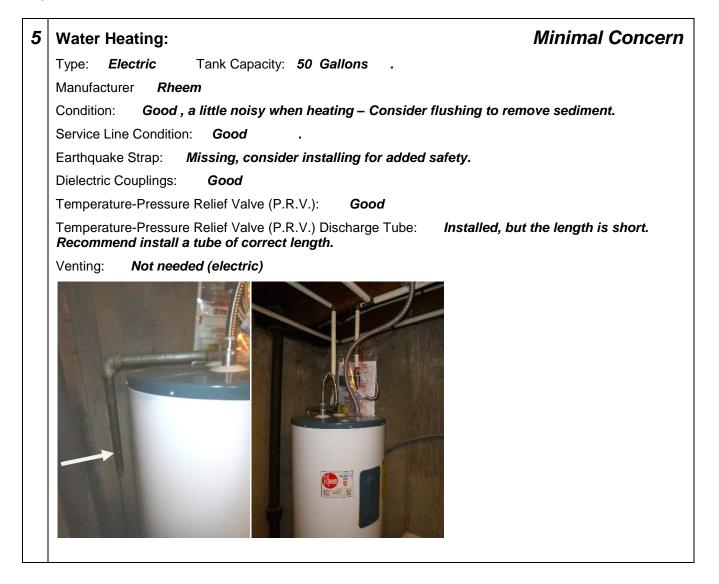
#### LEVEL OF CONCERN

1	Water Supply & Shut-off Valve:	No Problem
	Supply Type: Municipal Water Supply	
	Shut-off Valve Location: Basement - South east bedroom closet East	wall
	Condition: Good	
	Comments: None .	
2	Water Supply Piping:	No Problem
	Material Type: PEX (Cross-linked polyethylene)	
	Concealed? Mostly	
	Condition: <b>Good</b>	
	Comments: None .	
3	Waste Water / Sewer System:	No Problem
	Type: Municipal Sewer System	
	Concealed? Yes	
	Drain Flow Adequate? Yes	
	Evidence of a Sewer Backup Problem? No	
	Condition: Good	
	Comments: None	
4	Drain Piping:	No Problem
	Material Type: ABS & Iron	
	Concealed? Mostly	
	Drain Venting Adequate? Yes	
	Condition: Good	
	Comments: None	

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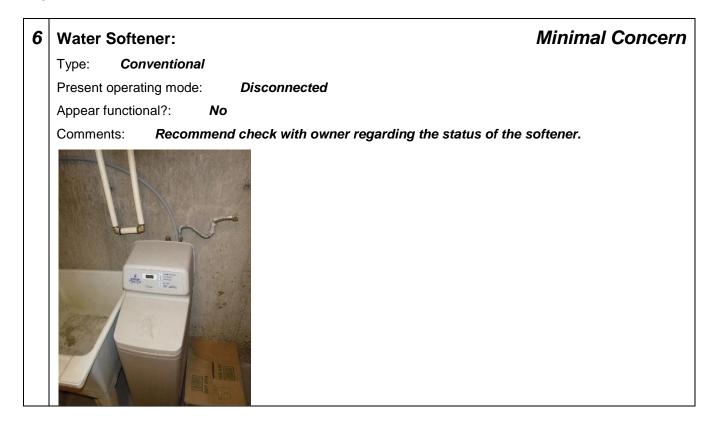


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# Heating, Ventilation, & Air Conditioning:

## LEVEL OF CONCERN

-	stem Type: Central Forced Air .
Ma	anufacturer: Heil
	Fuel Type: Natural Gas
1	Furnace / Heating: Concern X
	Location: Basement .
	Combustion Air Availability: Appears normal
	Fresh Air Intake: Appears secure and properly installed.
	Venting: Good .
	Service Line Condition: Good .
	Condensate Drains and Pump: Good .
	Air Filter Type: Disposable Condition: Moderately Dirty Size: 20 X 25 X 1"
	Overall Furnace/Heaters Condition: Moderately Dirty Fan is a little noisy
	Furnace/Heating operation: Appears to function normally Since the furnace has some years usage, consider having the "Annual cleaning and maintenance" performed before taking possession.

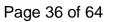
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2	Thermostat(s): No Problem
	Type: <i>Electronic</i>
	Condition & Operation: Thermostat(s) appear to be in good condition.
3	Ducts: Major Concern X X
	Concealed? <i>Mostly</i> Type: <i>Metal</i> Insulated? <i>n/a</i>
	Condition: <b>Good</b>
	Clean? Visibly slightly dirty at the register(s)
	Comments: <b>The type of tape used to seal the duct system most likely contains asbestos(ACM).</b> The only way to be 100% sure that it does or does not contain asbestos is to have it tested by a
	qualified EPA and State certified testing company.
	As the new owner you need to be aware that if this material needs to be removed, it may need to
	be done by a professional abatement contractor. More information regarding asbestos in the home is available at: http://www.cpsc.gov/cpscpub/pubs/453.htm
	nome is available at. http://www.cpsc.gov/cpscpub/pubs/45s.htm
	a set a s





# Kitchen: Main Level

LEVEL OF CONCERN

1	Ceiling:	No Problem
	Comments: Appears to be in good condition.	
2	Walls:	No Problem
	Molding & Trim: Good	
	Comments: Appear to be in good condition.	
3	Window(s):	Minimal Concern
	Pane: <b>Double</b>	
	Pane Condition: <b>Good</b>	
	Frame: <i>Vinyl</i>	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: Missing on one window	
	Comments: None	
4	Flooring:	No Problem
	Type: <b>Tile</b> .	
	Condition: Good .	
	Comments: None .	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
5	Countertop & Splash-back:	No Problem
	Type: Laminate .	
	Condition: Good	
	Comments: None	
6	Cabinets & Shelving:	No Problem
	Condition: <b>Good</b>	
	Comments: None	

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7	Sink & Faucet:	No Problem
	Condition: Good	
	Comments: None	
8	Water Supply & Drain Rate:	No Problem
	Pressure & Flow Rate: Normal	
	Hot Water Temperature: <b>125° F</b> (Approximate reading)	
	Drain Rate: Normal	
	Comments: None	
9	Shut-Off Valves & Drain Traps:	No Problem
	Shut-off Valve(s): Good	
	Drains & Trap(s): Good	
	Comments: None	
10	Garbage Disposal:	No Problem
	Condition: Good	
	Comments: None	
11	Range & Oven:	No Problem
	Type: Electric - Smooth-top	
	Manufacturer: Whirlpool	
	Oven temp at 350: 355 ° F (Approximate reading)	
	Condition: Good	
	Comments: Functions & appears to be in good condition.	
12	Range Hood / Vent:	No Problem
	Type: <b>Recirculating</b>	
	Condition: Good	
	Comments: None	
13	Microwave Oven:	No Problem
	Type: Over-the-Range	
	Manufacturer: Frigidaire	
	Microwave Radiation Leakage. None Detected	
	Condition: Good	
	Comments: None	





14	Refrigerator: No Problem
	Manufacturer: Maytag
	Refrigerator Temp: 34° F (Approximate reading)
	Freezer Temp: 0° F (Approximate reading)
	Condition: Good
	Comments: None
15	Dishwasher: No Problem
	Manufacturer: Frigidaire
	Condition: Good .
	Comments: None
16	Switches / Lights / Ceiling Fans: No Problem
	Condition: Good .
	Ceiling fan(s): <i>n/a</i>
	Comments: None .
17	Electrical Outlets: Concern X
	Quantity: 9
	GFCI Protected? Yes
	Test Normal? No Condition: False ground (3 counter outlets on the north and west)
	Comments: <b>"False Ground" is when the "ground" has been connected to the "neutral" in or</b> near the outlet itself. Recommend electrician evaluate and repair as needed.

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# Bathroom: Main Level

LEVEL OF CONCERN

1	Door(s):	No Problem
	Door Condition: Good	
	Latch(s) Condition: Good	
	Comments: None .	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	
3	Walls:	No Problem
	Molding & Trim: <b>Good</b>	
	Comments: Appear to be in good condition.	
4	Window(s):	No Problem
	Pane: <b>Double</b>	
	Pane Condition: <b>Good</b>	
	Frame: <b>Vinyl</b>	
	Frame Condition: <b>Good</b>	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type: <i>Tile .</i>	
	Condition: Good .	
	Comments: None .	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Countertop & Splash-back:	No Problem
	Type: Laminate .	
	Condition: Good	
	Comments: None	

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7	Cabinets & Shelving:	No Problem
	Condition: Good	
	Comments: None	
8	Sink & Faucet:	No Problem
	Condition: Good	
	Comments: None	
9	Tub / Shower:	Minimal Concern
	Condition: Shower head connection(s) are leaking	
	Comments: Consider repair.	
10	Water Supply & Drain Rate:	No Problem
	Pressure & Flow Rate: Normal	
	Drain Rate: Normal	
	Comments: None	





	Shut-Off Valves & Drain Traps:	Minimal Concern		
	Shut-off Valve(s): Good			
	Drains & Trap(s): Leak traces noted, but not presently le	eaking.		
	Comments: Evidence of leakage noted, but not presen consider repair to ensure reliability.			
12	Toilet:	No Problem		
12	Toilet:   Condition:	No Problem		
12		No Problem		
12	Condition: Good . Comments: None	No Problem No Problem		
	Condition: Good . Comments: None			
	Condition: Good . Comments: None Ventilation:			
	Condition: Good . Comments: None Ventilation: Type: Window			
13	Condition: Good . Comments: None Ventilation: Type: Window Condition: Good			
13	Condition: Good . Comments: None Ventilation: Type: Window Condition: Good Comments: None	No Problem		

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15	Electrical Outlets:	No Problem
	Quantity: 2	
	GFCI Protected? Yes	
	Test Normal? Yes Condition: Good	
	Comments: None .	





## Bathroom: Basement

LEVEL OF CONCERN

1	Door(s): No Problem
	Door Condition: Good
	Latch(s) Condition: Good
	Comments: None .
2	Ceiling: No Problem
	Comments: Appears to be in good condition
3	Walls: No Problem
	Molding & Trim: Good
	Comments: Appear to be in good condition.
4	Window(s): Minimal Concern
	Pane: <b>Double</b>
	Pane Condition: Good
	Frame: Vinyl
	Frame Condition: <b>Good</b>
	Window Operation: Stiff Operation - Consider cleaning tracks and mechanisms.
	Screen Condition: Missing
	Treatments / Shades: Missing
	Comments: None
5	Flooring: No Problem
	Type: Tile .
	Condition: Good
	Comments: None
6	Countertop & Splash-back: No Problem
	Type: Stone .
	Condition: Good
	Comments: None
7	Cabinets & Shelving: No Problem
	Condition: Good
	Comments: None

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8	Sink & Faucet:	No Problem	
	Condition: Good		
	Comments: None		
9	Shower:	Concern X	
	Condition: Shower head pipe is loose. Recommend secure.		
10	Water Supply & Drain Rate:	No Problem	
	Pressure & Flow Rate: Normal		
	Drain Rate: Normal		
	Comments: None		
11	Shut-Off Valves & Drain Traps:	No Problem	
	Shut-off Valve(s): Good		
	Drains & Trap(s): Good		
	Comments: None		
12	Toilet:	No Problem	
	Condition: <b>Good</b>		
	Comments: None		
13	Ventilation:	No Problem	
	Type: <i>Window</i>		
	Condition: <b>Good</b>		
	Comments: None		





14	Switches / Lights / Ceiling Fans:	No Problem
	Condition: Good	
	Comments: None .	
15	Electrical Outlets:	No Problem
	Quantity: 2	
	GFCI Protected? Yes	
	Test Normal? Yes Condition: Good	
	Comments: None .	





# Bedroom: Main Level - South East

		LEVEL OF CONCERN
1	Door(s):	No Problem
	Door Condition: <b>Good</b>	
	Latch(s) Condition: Good	
	Comments: None .	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	-
3	Walls:	No Problem
	Molding & Trim: Good	
	Comments: Appear to be in good condition.	
4	Window(s):	No Problem
	Pane: <b>Double</b>	
	Pane Condition: Good	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type: Carpet .	
	Condition: Good .	
	Comments: None .	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Closet(s):	No Problem
	Condition: Good	
	Comments: None	

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7	Switches / Lights	Switches / Lights / Ceiling Fans:			
	Condition: Good	Condition: Good .			
	Ceiling fan(s): Good	1			
	Comments: None				
8	Electrical Outlets:			Concern X	
	Quantity: <b>3</b>	AFCI Prot	ected? n/a		
	Test Normal? No	Condition:	Open ground		
		0	ypical in older homes that have a modern 3-prong outlet. See	2-conductor wiring, when the info. regarding this in the back of	

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## Bedroom: Main Level - North East

LEVEL OF CONCERN

1	Door(s):	No Problem
	Door Condition: Good	
	Latch(s) Condition: Good	
	Comments: None .	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	-
3	Walls:	No Problem
	Molding & Trim: <b>Good</b>	
	Comments: Appear to be in good condition.	
4	Window(s):	No Problem
	Pane: <b>Double</b>	
	Pane Condition: Good	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type: <i>Carpet .</i>	
	Condition: Good .	
	Comments: None .	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Closet(s):	No Problem
	Condition: Good	
	Comments: None	

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7	Switches / Lights / Ceiling Fans:	No Problem
	Condition: Good .	
	Ceiling fan(s): Good	
	Comments: None .	
8	Electrical Outlets:	Concern X
	Quantity:3GFCI Protected?The east wall outlet is a GFCI type outletdefective. (Will not trip.)Could not determine if the other outlets are protected by	•
	Test Normal? No Condition: GFCI does not trip & Open grounds	
	Comments: Recommend repair of outlet(s) and/or wiring by a qualified electricia	n.
	"Open grounds" are typical in older homes that have 2-conductor wiring, when the outlet is replaced with a modern 3-prong outlet. See info. regarding this in the bac	

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#### Bedroom: Basement - South East

	LEVEL O	F CONCERN
1	Door(s):	No Problem
	Door Condition: Good	
	Latch(s) Condition: Good	
	Comments: None .	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	
3	Walls:	No Problem
	Molding & Trim: <b>Good</b>	
	Comments: Appear to be in good condition.	
4	Window(s):	Concern X
	Pane: <b>Double</b>	
	Pane Condition: Crack(s) - Minor East window	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: Stiff Operation - Consider cleaning tracks and mechanisms.	East window
	Screen Condition: Missing East window	
	Treatments / Shades: Missing	
	Comments: Consider repair.	

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5	Flooring:	No Problem
	Type: Carpet .	
	Condition: Good .	
	Comments: None	
6	Closet(s):	No Problem
	Condition: <b>Good</b>	
	Comments: <b>None</b>	
7	Switches / Lights / Ceiling Fans:	No Problem
	Condition: <b>Good</b>	
	Comments: None .	
8	Electrical Outlets:	No Problem
	Quantity: 5 AFCI Protected? n/a	
	Test Normal? Yes Condition: Good	
	Comments: None .	







#### Bedroom: Basement - North East

		LEVEL OF CONCERN
1	Door(s):	No Problem
	Door Condition: Good	
	Latch(s) Condition: <b>Good</b>	
	Comments: <b>None</b>	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	
3	Walls:	No Problem
	Molding & Trim: Good	
	Comments: Appear to be in good condition.	
4	Window(s):	Minimal Concern
	Pane: <b>Double</b>	
	Pane Condition: Good	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Hole(s) - Small	
	Treatments / Shades: Fair	
	Comments: None	
5	Flooring:	No Problem
	Type: <i>Carpet .</i>	
	Condition: Good .	
	Comments: None	
6	Closet(s):	No Problem
	Condition: Good	
	Comments: None	
7	Switches / Lights / Ceiling Fans:	No Problem
	Condition: Good	
	Comments: None .	

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Electrical Outlets	: Concern X
Quantity: <b>2</b>	AFCI Protected? n/a
Test Normal? No	Condition: Open ground
	grounds" are typical in older homes that have 2-conductor wiring, when the is replaced with a modern 3-prong outlet. See info. regarding this in the back of
_	Quantity: <b>2</b> Test Normal? <b>No</b> Comments: <b>"Open</b> original 2-slot outlet





# Living room: Main Level - South West

		LEVEL OF CONCERN
1	Door(s):	No Problem
	Door Condition: Good	
	Latch(s) Condition: Good	
	Comments: None .	
2	Ceiling:	No Problem
	Comments: Appears to be in good condition.	
3	Walls:	No Problem
	Molding & Trim: Good	
	Comments: Appear to be in good condition.	
4	Window(s):	No Problem
	Pane: <b>Double</b>	
	Pane Condition: Good	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: <b>Operates normally</b>	
	Screen Condition: Good	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type: Hardwood - Laminate .	
	Condition: Good .	
	Comments: None .	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Closet(s):	No Problem
	Condition: Good	
	Comments: None	

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7	Switches / Lights / Ceiling Fans:	No Problem
	Condition: Good .	
	Ceiling fan(s): Good	
	Comments: None .	
8	Electrical Outlets:	Concern X
	Quantity: <b>5</b> AFCI Protected? <b>n/a</b>	
	Test Normal? No Condition: Open ground	
	Comments: "Open grounds" are typical in older homes that have 2-condu original 2-slot outlet is replaced with a modern 3-prong outlet. See info. reg of the report.	







#### Living room: Basement - South West

LEVEL OF CONCERN 1 No Problem Door(s): Door Condition: Good Latch(s) Condition: Good Comments: None No Problem 2 Ceiling: Comments: Appears to be in good condition. . 3 No Problem Walls: Molding & Trim: Good Comments: Appear to be in good condition. 4 Flooring: No Problem Type: Carpet Condition: Good Comments: None No Problem 5 Closet(s): Condition: Good Comments: None No Problem **6** Switches / Lights / Ceiling Fans: Condition: Good Comments: None 7 Electrical Outlets: Concern X Quantity: 5 AFCI Protected? n/a Test Normal? No Condition: False ground West wall, right side "False Ground" is when the "ground" has been connected to the "neutral" in or near Comments: the outlet itself. Recommend electrician evaluate and repair as needed.

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## Stairway: Basement

# LEVEL OF CONCERN 1 **Ceiling:** No Problem Comments: Appears to be in good condition. 2 No Problem Walls: Molding & Trim: Good Comments: Appear to be in good condition. Concern X 3 Flooring: Type: Carpet Condition: Good Comments: None Sub-Flooring: Condition: Good, but the 7<sup>th</sup> step from the bottom is leaning forward. Comments: Recommend repair for safety. Pic shows gap under stair.

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4	Hand Railing, Balusters, & Pickets	No Problem
	Hand Railing Height:37"Gap between pickets:n/a"	
	Condition: Good	
	Comments: None	
5	Switches / Lights / Ceiling Fans:	No Problem
	Condition: Good	
	Comments: None .	



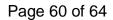


# Laundry:

#### LEVEL OF CONCERN

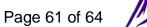
1	Sink & Faucet:	Minimal Concern
	Condition: Not connected up.	
	Comments: Consider repair.	
2	Washer Hookup, Shut-Off Valves & Drain Traps:	No Problem
	Shut-off Valve(s): Good	
	Drains & Trap(s): Good	
	Washer Hose Type: n/a	
	Comments: None	
3	Dryer and Venting:	No Problem
	Type: <b>None</b> Manufacturer: <b>n/a</b>	
	Condition: <i>n/a</i>	
	Venting & Ductwork: Good .	
	Comments: None	
4	Switches / Lights / Exhaust Fans:	No Problem
	Condition: Good .	
	Exhaust fan(s): <b>n/a</b>	
	Comments: None .	

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5	Electrical Outlets:		No Problem
	Quantity: <b>1</b>	GFCI Protected? Yes	
	Test Normal? Yes	Condition: Good	
	Comments: None		







# Safety:

#### LEVEL OF CONCERN

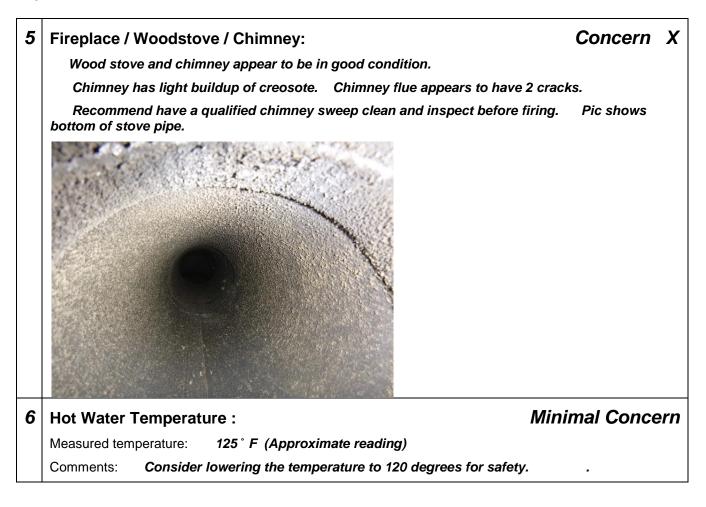
1	Bedroom Fire Escapes: Minimal Concern
	Comments: Consider an escape plan for the basement bedroom(s).
2	Smoke Detectors: Minimal Concern
	Detectors are checked using "Smoke Check" aerosol spray. 6 of 6 smoke tested OK.
	Installed on each floor? Yes
	Near or In each bedroom? Yes
	Battery Back-up? Yes
	Interconnected? No - Note that the "stand-alone" detectors" will not signal the other(s) if they go off.
3	CO Detectors: Concern X
	Detectors are checked using the "built in" test button. 0 of 0 tested normal.
	Installed on each floor? No
	Near or In each bedroom? No
	Battery Back-up? <b>No</b>
	Interconnected? n/a
	Comments: Recommend installing CO detector(s) on all levels in or near the bedrooms due
	to gas appliances.
4	Fire Extinguisher(s): Concern X
	QTY: <b>0</b>
	Charged? n/a
	Location(s): <i>n/a</i>
	Comments: Recommend installing a fire extinguisher for safety.

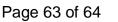
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#### 7 Basement Egress / Window Wells: Minimal Concern

Sill Ht: 32"

Well Depth: *n/a"* Egress window well has not been installed at this time.

Comments: Consider installing cover(s)/guard(s)s for safety.

Consider installing ladder(s) for safety.

Please review information regarding window wells in the additional information supplied with this report



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