

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

Date: October 31, 2015

Inspection #: 103015A

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

Temperature: 40's

Weather Conditions: Clear



Inspection Limitations:

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

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:

Each area of the home is divided into sections.
 Each section is divided into its respective components.
 This area will report the component type and condition, as well as inspection comments.

This shows the “level of concern” of the topic inspected.
 Hint:
 To quickly find the “problem areas,” look for “X” and “XX” on the right side of the page.

1	<p>Example Topic (Driveway): Type: Concrete Condition: Cracks Comments: Major deterioration noted. Consider replacing damaged section(s).</p>	<p>No Problem Minimal Concern Concern X Major Concern X X</p>
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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.

Summary of Concerns:

Major Concerns:

1	Ductwork <i>Possible asbestos containing material - Tape used to seal the duct system.</i> <i>Page: 36</i>
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Concerns:

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


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


Lot & Landscaping:

LEVEL OF CONCERN

1	<p>Driveway:</p> <p>Type: Concrete .</p> <p>Condition: Cracks .</p> <p>Comments: Recommend monitor and consider sealing the cracks as needed to ensure longevity of driveway. .</p> 	Minimal Concern
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<p>2</p>	<p>Sidewalk / Walkways:</p> <p>Type: Concrete</p> <p>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.</p> <p>Comments: Recommend monitor and consider sealing the cracks as needed to ensure longevity.</p>	<p>Minimal Concern</p>
		
<p>3</p>	<p>Storm Water & Runoff:</p> <p>Comments: None</p>	<p>No Problem</p>
<p>4</p>	<p>Downspout Extenders / Splash-blocks:</p> <p>Type: Downspout extension(s) Splashblock(s)</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>
<p>5</p>	<p>Foundation Grading & Slope:</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>
<p>6</p>	<p>Low Spots / Standing Water:</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>
<p>7</p>	<p>Overhanging Trees:</p> <p>Condition: No trees are overhanging, or in contact with the home.</p> <p>Comments: None</p>	<p>No Problem</p>

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

12 Environmental Concerns:

Concern X

Concern: ***Possible underground fuel tank that is abandoned.***

Comments: ***These should be drained and backfilled with sand. Recommend check with present owner regarding status of the tank.***



Foundation:

LEVEL OF CONCERN

<p>1</p>	<p>Foundation Material: Type: Concrete Condition: Good Comments: None</p>	<p>No Problem</p>
<p>2</p>	<p>Overall Workmanship: Condition: Good Comments: None</p>	<p>No Problem</p>
<p>3</p>	<p>Observable Foundation Deterioration: Condition: Minor crack(s) North and west side, 2 cracks Comments: Recommend monitor and seal cracks as needed to ensure longevity of foundation</p> <div data-bbox="207 793 977 1306"> </div>	<p>Minimal Concern</p>
<p>4</p>	<p>Foundation Walls: Condition: Good Comments: None</p>	<p>No Problem</p>
<p>5</p>	<p>Foundation Footings: Condition: Concealed, cannot visually inspect. Comments: None</p>	<p>No Problem</p>
<p>6</p>	<p>Concrete Slab(s): Type/Location: Basement floor Condition: Good Partially concealed, visually inspected areas that are bare. Comments: None</p>	<p>No Problem</p>


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




Exterior (1):

LEVEL OF CONCERN

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

<p>3</p>	<p>Exterior Trim:</p> <p>Type: <i>Metal & Wood</i></p> <p>Condition: <i>Good, but east basement window frames appear unfinished, with deteriorated paint.</i></p> <p>Comments: <i>Consider repair/repaint as needed to ensure longevity.</i></p> 	<p>Minimal Concern</p>
<p>4</p>	<p>Windows (Exterior Exposure):</p> <p>Condition: <i>Good</i></p> <p>Comments: <i>None</i></p>	<p>No Problem</p>
<p>5</p>	<p>Adequate Caulking:</p> <p>Condition: <i>Good</i></p> <p>Comments: <i>None</i></p>	<p>No Problem</p>
<p>6</p>	<p>Hose Bibbs:</p> <p>Qty: <i>2</i> Anti Siphon?: <i>Yes</i></p> <p>Frost Free?: <i>Yes</i> Winterized?: <i>No</i></p> <p>Condition: <i>Mounting is loose - Unsecured to exterior wall. West side</i></p> <p>Comments: <i>Recommend securing hose bibb to the exterior wall. This will prevent "twisting" when turning on and off. This twisting can eventually loosen the water connection to the hose bibb, causing water damage.</i></p>	<p>Concern X</p>

<p>7</p>	<p>Dryer & Exhaust Vent Outlets: Condition: <i>"Flapper" valve is stuck open.</i> Comments: <i>Consider cleaning/repairing the outlet valve. This will save energy in the winter by stopping backdrafts.</i></p>	<p>Minimal Concern</p>
<p>8</p>	<p>Front Steps: Type: Concrete Condition: Worn Comments: Consider repair of damaged section(s).</p> 	<p>Minimal Concern</p>
<p>9</p>	<p>Railing for the Front Steps / Porch / Deck: Type: None Comments: Consider installing for added safety.</p>	<p>Minimal Concern</p>
<p>10</p>	<p>Front Porch: Condition: Good Comments: None</p>	<p>No Problem</p>
<p>11</p>	<p>Front Exterior Lighting & Switches: Condition: Good Comments: None</p>	<p>No Problem</p>
<p>12</p>	<p>Front Door(s) & Weather-stripping: Main Door Condition: Good Weather-stripping Condition: Good Comments: None</p>	<p>No Problem</p>

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13	Front Door(s) Locks & Deadbolts: Latch(s) Condition: Good Deadbolt(s) Condition: Good Comments: None .	No Problem
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Exterior (2):

LEVEL OF CONCERN

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

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Roof:

LEVEL OF CONCERN

Inspection Method: <i>Walk</i> .
Limitations: <i>None</i> .



1

Roof Material:

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.**



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

<p>9</p>	<p>Chimney Flue Liner: Material Type: Brick Condition: Cracks - Minor <i>They appear to have been sealed at one time.</i> Comments: Recommend an evaluation by a reputable chimney sweep.</p> 	<p>Concern X</p>
<p>10</p>	<p>Drip Edge: Condition: Good Comments: None</p>	<p>No Problem</p>
<p>11</p>	<p>Gutters & Downspouts: Condition: Debris buildup. Comments: Recommend cleaning the gutter(s).</p>	<p>Minimal Concern</p>
<p>12</p>	<p>Roof Trim – Soffits, Fascia: Condition: Good Comments: None</p>	<p>No Problem</p>

Garage: (Attached)

Level of Concern

1

Ceiling:

Concern X


Type: **Hardboard**

Comments: **Damage - Minor Probably due to water damage at one time. Consider repair.**



Beam above garage is separating. Pic is a view from the attic of the 3 2x12s that are separating. Recommend repair to draw this beam back together.



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

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

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. Consider a GFCI upgrade. See Information regarding GFCI safety in the back of this report.



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Attic:

LEVEL OF CONCERN

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



2 Attic Structure:

Concern X

Observed cracks or gaps in roofing: **No problems observed**

Chimney and Flashing (attic side): **No problems observed**

Roof Framing:

Type: **Truss** Spacing: **24"**

Observed Defects: **One truss support has been cut. Recommend repair to ensure longevity of the roof support structure. (top pic)**


Dry and Firm? **Yes**

Roof Sheathing:

Type: **Skip Board** Thickness: **3/4"**

Observed Defects: **Cracked/ Broken Members – minor crack noted on one skip board plank, on the west plane, above the garage. Recommend repair/re-enforce this area.**



3	Insulation: Type: Loose-fill Material: Vermiculite, Rock wool * Fiberglass Thickness (average): 13 inches Approximate R-Value: 27-38 Condition: Unevenly spread Missing in areas – minor – above the kitchen. Comments: Please read the information regarding Vermiculite in the "additional Information" for this report. Consider "evening out" the insulation in the disturbed areas to avoid cold spots.	Concern X
		
4	Ventilation: Type: Soffet vent(s) Gable vent(s) Condition: Good Rafter baffles or air gap present @ insulation/sheathing interface? Yes Comments: None	No Problem

5 Electrical, Lights and Switches:

Concern X

Condition: **Uncovered loose electrical junction box.**

Comments: **Recommend cover and secure for safety.**



Basement:

LEVEL OF CONCERN

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

4	Floor Drain: Location: By the Water Heater Condition: Good Comments: None	No Problem
5	Switches & Lights: (Utility room) Condition: Good Comments: None	No Problem
6	Electrical Outlets: (Utility room) 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 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.	Concern X



Plumbing:

LEVEL OF CONCERN

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

5 Water Heating:

Minimal Concern

Type: **Electric** Tank Capacity: **50 Gallons** .

Manufacturer **Rheem**

Condition: **Good , a little noisy when heating – Consider flushing to remove sediment.**

Service Line Condition: **Good** .

Earthquake Strap: **Missing, consider installing for added safety.**

Dielectric Couplings: **Good**

Temperature-Pressure Relief Valve (P.R.V.): **Good**

Temperature-Pressure Relief Valve (P.R.V.) Discharge Tube: **Installed, but the length is short. Recommend install a tube of correct length.**

Venting: **Not needed (electric)**



6 Water Softener:

Minimal Concern

Type: **Conventional**

Present operating mode: **Disconnected**


Appear functional?: **No**

Comments: **Recommend check with owner regarding the status of the softener.**



Heating, Ventilation, & Air Conditioning:

LEVEL OF CONCERN

System Type: Central Forced Air .	
Manufacturer: 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.	
	

2	Thermostat(s): Type: <i>Electronic</i> Condition & Operation: <i>Thermostat(s) appear to be in good condition.</i>	No Problem
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3	Ducts: Concealed? <i>Mostly</i> Type: <i>Metal</i> Insulated? <i>n/a</i> Condition: <i>Good</i> Clean? <i>Visibly slightly dirty at the register(s)</i> Comments: <i>The type of tape used to seal the duct system most likely contains asbestos(ACM). 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.</i> <i>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/cpsc/pub/pubs/453.htm</i>	Major Concern X X
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Kitchen: Main Level

LEVEL OF CONCERN

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


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


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

Bathroom: Main Level

LEVEL OF CONCERN

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

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

<p>11</p>	<p>Shut-Off Valves & Drain Traps:</p> <p>Shut-off Valve(s): Good</p> <p>Drains & Trap(s): Leak traces noted, but not presently leaking.</p> <p>Comments: Evidence of leakage noted, but not presently leaking, recommend monitor, consider repair to ensure reliability.</p> 	<p>Minimal Concern</p>
<p>12</p>	<p>Toilet:</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>
<p>13</p>	<p>Ventilation:</p> <p>Type: Window</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>
<p>14</p>	<p>Switches / Lights / Ceiling Fans:</p> <p>Condition: Good</p> <p>Comments: None</p>	<p>No Problem</p>

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

LEVEL OF CONCERN

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

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

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

Bedroom: Main Level - South East

LEVEL OF CONCERN

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

7	Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): Good Comments: None	No Problem
8	Electrical Outlets: Quantity: 3 AFCI Protected? n/a Test Normal? No Condition: Open ground 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.	Concern X



Bedroom: Main Level - North East

LEVEL OF CONCERN

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

7	Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): Good Comments: None	No Problem
8	Electrical Outlets: Quantity: 3 GFCI Protected? The east wall outlet is a GFCI type outlet, which is defective. (Will not trip.) Could not determine if the other outlets are protected by this GFCI or not. Test Normal? No Condition: GFCI does not trip & Open grounds Comments: Recommend repair of outlet(s) and/or wiring by a qualified electrician. "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.	Concern X



Bedroom: Basement - South East

LEVEL OF CONCERN

<p>1</p>	<p>Door(s): Door Condition: Good Latch(s) Condition: Good Comments: None</p>	<p>No Problem</p>
<p>2</p>	<p>Ceiling: Comments: Appears to be in good condition.</p>	<p>No Problem</p>
<p>3</p>	<p>Walls: Molding & Trim: Good Comments: Appear to be in good condition.</p>	<p>No Problem</p>
<p>4</p>	<p>Window(s): Pane: Double 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.</p>	<p>Concern X</p>



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



Bedroom: Basement - North East

LEVEL OF CONCERN

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

8	Electrical Outlets: Quantity: 2 AFCI Protected? n/a Test Normal? No Condition: Open ground 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.	Concern X
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Living room: Main Level - South West

LEVEL OF CONCERN

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

7	Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): Good Comments: None	No Problem
8	Electrical Outlets: Quantity: 5 AFCI Protected? n/a Test Normal? No Condition: Open ground 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.	Concern X

Living room: Basement - South West

LEVEL OF CONCERN

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

Stairway: Basement

LEVEL OF CONCERN

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




Inspection Address: Street, City, ID
Inspection #: 103115A

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



Laundry:

LEVEL OF CONCERN

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

Inspection Address: Street, City, ID
Inspection #: 103115A

5	Electrical Outlets:	No Problem
	Quantity: 1	GFCI Protected? Yes
	Test Normal? Yes	Condition: Good
	Comments: None	.



Safety:

LEVEL OF CONCERN

1	Bedroom Fire Escapes: Comments: <i>Consider an escape plan for the basement bedroom(s).</i>	Minimal Concern
2	Smoke Detectors: 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.	Minimal Concern
3	CO Detectors: 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? No Interconnected? n/a Comments: <i>Recommend installing CO detector(s) on all levels in or near the bedrooms due to gas appliances.</i>	Concern X
4	Fire Extinguisher(s): QTY: 0 Charged? n/a Location(s): n/a Comments: <i>Recommend installing a fire extinguisher for safety.</i>	Concern X

5	Fireplace / Woodstove / Chimney: <i>Wood stove and chimney appear to be in good condition.</i> <i>Chimney has light buildup of creosote. Chimney flue appears to have 2 cracks.</i> <i>Recommend have a qualified chimney sweep clean and inspect before firing. Pic shows bottom of stove pipe.</i>	Concern X
6	Hot Water Temperature : Measured temperature: 125° F (Approximate reading) Comments: Consider lowering the temperature to 120 degrees for safety.	Minimal Concern



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) for safety.

Consider installing ladder(s) for safety.

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

