

Home Inspection Report

1234 Samplereport Avenue - Boise, Idaho



January 1, 2005

Prepared exclusively for: Mr. & Mrs. Inspectionshopper



Accurate
HOME INSPECTIONS



Accurate

HOME INSPECTIONS

Date: January 1, 2005

Property Address: 1234 Samplereport Avenue - Boise, Idaho

Thank you for choosing Accurate Home Inspections for your recent visual inspection of the above listed property.

We performed a non-invasive inspection of all readily accessible systems and components of the home on the date shown on this report cover.

This report should provide an understanding of home's condition at the time of inspection.

On occasion, the condition of a home changes between the inspection date, and the date that the client takes possession of the home. It is highly recommended that a very thorough 'walk-through' be done of all rooms, and garage(s) of the home, to ensure that there are no significant changes to condition.

It is also very important to consider that furniture, wall pictures, and other items may conceal cosmetic or other issues from the inspector during a normal inspection. Please take special care to view carpets, walls, and flooring during a final walk-through, that may not have been visible earlier by you, your agent, or your inspector.

Because opinions and expectations vary with different circumstances and clients, you should read the entire report carefully, and determine which, if any, areas are of concern to you.

Please do not hesitate to call us if additional information is needed, or to better understand any issues that may be shown in the report.

Once again, thank you for using Accurate Home Inspections. We appreciate your business and referrals

Tom Kranz
Owner

Property:	Page 4	Distribution	page 11
Driveway / Sidewalks	Page 4	Air Filters	page 11
Grading	Page 4	Heating Notes	page 11
Fences / Gates	Page 4	Air Conditioning	page 12
Front Porch	Page 4	Electrical Service	page 12
Decks / Patio	Page 5	Main Panel	page 12
Cover – Deck,Patio,Porch	Page 5	Panel Notes	page 12
Exterior Stairs	Page 5	Sub-Panels	page 13
Trim	Page 5	Wiring Notes	page 13
Chimney	Page 5	Doors - Entry	page 13
Sprinklers	Page 6	Doors - Interior	page 13
Gutters/ Downspouts	Page 6	Doors - Exterior	page 14
Hose Faucets	Page 6	Windows	page 14
Foundation / Crawlspace / Basement	page 6	Interior Walls	page 14
Roof	page 7	Ceilings	page 14
Roof Flashings and Vents	page 7	Floors	page 14
Attic	page 8	Fireplaces	page 15
Garage / Carport	page 8	Interior Features	page 15
Walls / Ceiling / Floor / Windows	page 8	Smoke Detectors	page 15
Door to living Space	page 8	Laundry	page 15
Exterior Door	page 8	Kitchen	page 16
Vehicle Door	page 8	General	page 16
Automatic Opener	page 9	Sink / Disposal	page 16
Electrical	page 9	Range / Cooktop	page 16
Plumbing	page 9	Dishwasher	page 17
Supply Lines	page 9	Special Features	page 17
Waste Lines	page 9	Bathrooms	page 17
Gas – Fuel System	page 10	Vent / Heat	page 17
Water Heaters	page 10	Toilet	page 17
Heating	page 10	Sink	page 17
HVAC Controls	page 11	Bathtub	page 18
Venting	page 11	Shower	page 18
Burners / Combustion	page 11	Summary of Inspection	page 19

Key to Report Codes:

These numbers may appear next to items on the report.

- (1) Recommend evaluation by a structural / geo-technical engineer.
- (2) Recommend evaluation and repairs by a licensed contractor.
- (3) Refer to qualified termite report for further information.
- (4) This item is a safety hazard – correction is needed.
- (5) Upgrades are recommended for safety enhancement.

Inspection Date: January 30, 2021

Start Time: 10:00

Present During Inspection: Buyer Buyer's Agent Seller Seller's Agent

Note: If Client is not present at time of inspection, Client must read every page of report.

Weather Conditions: Temp. _____ ° F Sunny Cloudy Dry Rain / Snow Recent rain

PROPERTY INFORMATION:

Single Family Duplex Triplex Manufactured Other _____
 Occupied Vacant Partial Furnishings Other _____

Type One Story 1.5 Story 2 Story Basement _____

House Faces: N S E W

Approximate age of home 20 years, as determined by Construction Stickers _____

Additions or Alterations: None known.

DRIVEWAYS / SIDEWALKS

Concrete Asphalt Gravel Dirt
 Brick Stone Other _____

Location (s): Front / Main

Appears serviceable

Cracks: None Common Major Not functional / Unsafe / Near end of life span

Surface raised / Settled / Trip hazards / Poor drainage

Comments: _____

GRADING

Level site Slope Minor Moderate / Steep (1) / Stepped

Drainage of site / slope of soil at foundation is proper based upon visual observation.

Improper soil slope toward foundation

Earth to wood contact at Foundation vents other: Two locations: Vent-wells are recommended.

Trees / bushes / vegetation Too close to structure Hanging over house Stumps near foundation

Retaining Wall(s) - location: None

Appears serviceable Concrete Brick Block Wood _____

Comments: _____

FENCES / GATES

Wood Chain link Wire Stone Vinyl

Appears serviceable

Not functional / Unsafe / Worn / Near end of life span

Posts / Boards: Loose Missing Broken Leaning Rotted _____

Comments: Iron fences and gates.

FRONT PORCH

Concrete Brick Carpeted Wood _____

Appears serviceable

Not functional / Unsafe / Worn / Near end of life span

Railings / Poles / Columns _____

Cracks: None Common major Surface raised / Settled / Trip Hazards / Poor Drainage

Mailbox Location: Street Appears serviceable

Doorbell: Works None Not operational (2) Comments: 'Ring' doorbell system installed.

DECKS / PATIO Wood Concrete Paving stones Bricks Other _____

Locations: A Rear. B Side. C -

Appears serviceable Not functional / Unsafe / Worn / Near end of life span

Cracks: None Common Major Surface raised / Settled / Trip hazards / Poor drainage (2) (3)

Deck on Grade – unable to inspect. Piers / Posts / Footings

Earth to wood contact (3) : _____

Steps: Uneven Unsecured Settled / Pulled away from house _____

Railings: Damaged Loose Too low Too wide Missing (2)(3) _____

COVER - deck, patio, or porch Location(s): Covered entry (Extended roof design.)

Covered roof: Refer to roof page. _____

Appears serviceable Not functional / Unsafe / Worn / Near end of life span

Unsecure / improper attachment to house Appears over-spanned / Sagging / Damaged (2)

Moisture / damage at: base of posts / roof / structure (2) (3)

EXTERIOR STAIRS Concrete Metal Wood Other _____

Locations: A None B _____

Appears serviceable Not functional / Unsafe / Damaged / Worn / Near end of life span

Moisture stains / Damage / Earth contact Uneven rise / run on steps / Loose steps (4)

EXTERIOR WALLS Wood Metal Vinyl Bricks Stones

Fibrous / composite siding Stucco Other _____

Appears serviceable Not functional / Unsafe / Worn / Near end of life span

Cracks: None Common Major (1) / Openings need repair (2) Minor area of crack stone mortar along front (by garages).

Moisture stains / damage _____ Nailing defects _____

Bricks Mortar / Siding / Paint / Finish / Caulking Damaged Cracked

TRIM Wood Metal Vinyl Other fibrous composite.

Eaves, Soffits, Facia, Trim Appear Serviceable Not functional / Unsafe / Near end of life span

Cracks: None Common Major (1) / Openings need repair (2) _____

Moisture stains / Damage at: Eaves Soffits Facia Corner Window

Flashings / Trim: Damaged Loose Cracks Missing _____

CHIMNEY Brick Block Concrete Wood- covered

Location(s): A Vent(s) for the gas fireplaces B -

Appears serviceable Not functional / Unsafe / settled / near end of life span

Brick / Mortar: Cracked Deteriorated Leaning (2) _____

Flashing: Improper Damaged _____

Spark Screen: Present Missing Damaged Not Visible

Ash dump door: Rusted Corroded Damaged

SPRINKLERS Not Inspected - None / Winterized / Irrigation Water Automatic timers not tested
 Appear serviceable Control box location: Garage wall.
 Sprinkler heads too close to building Adjust spray away from structures / fences
 Comments: Seasonal limitation... No inspection. Note: The backflow valve is missing the test-tag for annual inspection.

GUTTERS AND DOWNSPOUTS Full Partial None installed
 Appear serviceable Not functional / Unsafe / Near end of life span
 Gutters / Downspouts: Debris Reverse slope loose damaged disconnected rusted leak
 Improve drainage by adding: Splash blocks Gutters Downspouts
 Sub-surface drains not tested Recommend evaluation of drainage by professional contractor
 Comments: Some corrosion noted within the rain gutters.

HOSE FAUCETS Anti-siphon type Leaks (2) _____
 Appear serviceable Inoperable Loose on house Handle: Missing / Broken

FOUNDATION, CRAWL SPACE, BASEMENT

Foundation: Visible Partially Visible Not visible at: _____
 Poured concrete Block Brick Stone Other _____
 Appears serviceable Unsafe Further evaluation needed (1)
 Crawlspace / Basement N/A Accessed Master closet.
 Viewed from access opening only _____
 Cover: Serviceable Handle missing Damaged Missing Not functional _____
 Crawlspace / Foundation / Basement not inspected due to: _____
 Cracks: None visible Common Major Deterioration Bulges (1) _____
 Moisture: None visible moisture present Stains Damage excessive _____
 Debris under house _____ Usual leftover construction type _____

Note: Recommend removal of debris / construction materials to reduce possible pest, moisture, and other problems.

Slab visible / Not visible due to carpet or floor covering – No readily visible problems noted.

Slab not visible due to carpet or floor covering, recommend further evaluation after removal

due to: Cracks found Uneven flooring Unusual cracks found on interior / exterior walls (1)

Ventilation: Appears serviceable Vents / Screens: Blocked Not visible Missing (2)

Note: All slabs experience some degree of cracking due to shrinkage in the drying process. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, re-inspect, provided that the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during a routine inspection.

Floor construction: Joists Trusses Concrete Not visible

Appears serviceable Unsafe / Near end of life span Not fully visible x

Sloped / Broken / Cut / Sagging / Unsecured / Cracked / Rotting (2) _____

Moisture Stains / Damage (2) (3) See note in summary pages at end of report. Earth to wood contact (2) (3)

Joists / Beams / Posts / Columns: Over spanned / Bearing poorly / Twisting / Over-notched / Cracked / Rotted (2)

Insulation: Fiberglass Cellulose Vermiculite foam

None Not visible Loose Installed incorrectly fallen

Vapor retarder: NA Installed Not Installed Not visible Loose Installed incorrectly

Comments: Perimeter insulation along stem walls. Common for year of build.

ROOF Style: Gable Hip Flat / Low pitch Mansard / Shed
 How inspected: Walked Viewed from ladder Ground / With binoculars Not fully visible
 Satellite dish Antenna Debris

Comments: **Steeper pitched roofs are not 'walked' by inspector (for safety).**

Location: Main Asphalt / Composite shingle Wood shake Wood shingle
 Number of layers: 1 **Appears serviceable** / within useful life
 Not functional / Unsafe / Worn / Near end of useful life Not fully visible
 Typical maintenance recommended. Usually consists of repair / replacement of damaged ridge or shingles.
 General condition serviceable with signs of weathering & aging; regular maintenance and inspection advised.
 Few / Many damaged or missing shakes / shingles needing repair / replacement (2)
 Moisture damaged / Moss covered (2) Weathering / Aging "Burnt" through (2)
 Evidence of prior patching / Repairs (2) Exposed / Lifted / Missing fasteners (2)

Comments:

Location: - Clay / Concrete / Fibrous Tile Slate / Metal Fiberglass panel
 Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of useful life span (2)
 Cracked / Broken / Separated / Holes(2) Exposed / Missing Fasteners Field
 Dented / Rusted / Deteriorated paint (2) / Moss present Loose / Displaced / Damaged / missing Ridge Edge (2)
 Roof material appears to be improperly installed (2) Prior repairs evident (2) Insufficient pitch

Note: Roofs of this material are not walked to avoid causing damage. Not all tiles / slates / panels are checked for attachment. Inspection is limited.

Location: - Built-up roof: Rock / Cap sheet Roll composition
 Single ply / Modified bitumen / Foam
 Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of useful life span (2)
 Typical maintenance recommended. Usually consists of covering exposed / bare area with additional coating / aggregate material, repair of open seams, cracks in flashings, deteriorated roof coverings, etc.
 Excessive damage / Deterioration (2) Roof material appears to be improperly installed (2)
 Blistering / Cracking / Alligatoring Deteriorated surface (2) Open Seams (2) Exposed fasteners (2)
 Moss covered Evidence of ponding / poor drainage (2) Evidence of poor patching / Repairs (2)

Comments:

Notice: This report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the forgoing disclaimer. If roof is part of Home Owners' Association, it is not included within the scope of this inspection.

ROOF FLASHING AND VENTS

Flashings appear serviceable Not functional / Near end of life span (2)
 Separation(s) / Improper flashing at: Roof Wall Edge Skylight Chimney Vent pipes
 Vent caps appear serviceable Needs repair / Missing caps / Rust (2)
 Skylights appear serviceable Cracked / Damaged / Defects (2) / Non professional (2)

Note: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.
 Roofs, Skylights, and Flashings are not tested for leaks.

ATTIC Full Partial Access location: Garage and interior locations.

Ceiling frame: Truss Joist framing

How inspected: Entered Access blocked / small / none inspection limited to view from access

Appears serviceable Not functional / unsafe / worn / near end of life span

Vent / pipe disconnected / terminates in attic (2)

Minor / Moderate / Major Stains / Damage (2) Unable to determine if leakage is active

Framing / Truss(es) / Sheathing: Sagging / Broken / Altered / Cut / Damaged / Appears undersized (1) (2)

Vents provided Ventilation: None visible / Poor / Blocked / Minimal / Disconnected

Screens on vents: Damaged / Missing / Blocked / Loose

Power ventilator operational N/A Not tested Not operational

Attic insulation: Fiberglass Cellulose _____

Approximate Depth: 8-16 inches No insulation Poor coverage Compressed Wrong side up

Insulation covers "knob and tube" wiring / lights / vents (2)

Comments: **Items are currently stored in attic area.**

Note: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

GARAGE / CARPORT Attached Detached Carport Not inspected None

Number of stalls: 1 / 2 (3) / 4 +

Occupants belongings block the view of garage, unable to fully inspect: (some) entire area(s) within garage.

Comments:

GARAGE WALLS / CEILING / FLOOR / WINDOWS:

Walls: **Appear serviceable** Stains Damage

Ceiling **Appears serviceable** Stains Damage Ladder does not appear to be fire rated (4)

Floor: Damage Deteriorated Stains Poor drainage

Windows / Screens: Damaged Inoperative Blocked None

GARAGE DOOR TO LIVING SPACE: Solid **Rated** Hollow-core (non fire restrictive) (4)

Appears serviceable Damaged / Deteriorated Glass / Pet door installed in fire door (2) (4)

Self Closer on door: Operational Non Operational Missing Needs adjustment

Door / Threshold / Weather-strip: Damaged Deteriorated Does not latch / Enters bedroom (4)

EXTERIOR GARAGE DOOR: **Appears serviceable** None Lock inoperative

Door / Jamb / Threshold / Trim: Damaged / Deteriorated / Blocked / Locked / Rubs

VEHICLE DOOR: Roll-up Tilt-up Sliding Swinging Two roll-up doors.

Vehicle door(s) are locked-could not test: _____

Appears serviceable Damage / Deterioration / Defects Door / Jambs: Stained / Damaged

Door: Warped Cracks Dents Door needs adjustment / balancing

Locks: Operated None Needs adjustment Non-functional _____

Springs / Safety wire / Rollers / Tracks / Hinges: _____

Comments:

AUTOMATIC OPENER Appears serviceable - # of units 2 Non-operational Not tested

Automatic reverse: Operated Needs adjustment Non-functional (2) (4) (5)

Electronic eye-sensor: Serviceable None Not functional (2)(4)(5)

Keypad opener not tested – Contact owner for operation and code numbers.

Comments:

GARAGE ELECTRICAL Appears serviceable Damage / Defects Not fully visible

Improper / Exposed wiring / Splices (2) (4) _____

Cover plate / Junction boxes: Missing Damaged (2) (4) _____

"GFCP" recommended (5) / Defective (2) (4) Extension Cords used as permanent wiring (2) (4)

PLUMBING – MAIN Copper Plastic Galvanized Other _____ Cannot determine

Appears serviceable and valve not tested Not functional / Near end of life span Not fully inspected

Main valve location: At water softener location. Not located

Valve / Handle: Broken / Missing / Leaks Excessive corrosion on valve (2)

Copper not protected from concrete / Earth _____

Water softener: Installed (water condition and quality not tested) None Plumbed / No unit installed

Comments: **Non-standard connection of water heater discharge line to the water heater 'T&P' pipe.**

Recommend correction for safety.

Note: Inspector will not operate or move any shut-off valves due to potentially causing leaks or drips.

SUPPLY LINES Plastic Copper Galvanized Cannot determine

Appears serviceable Not functional / Near end of life span

Not fully visible _____ Rust / Corrosion: Minor / Moderate / Major (2)

Leaks (2) _____ Evidence of prior repairs _____

Moderate / Major loss or water flow when using multiple fixtures (2) _____

Pipes: Noise (2) Lack Support (2) Cross-Connection present (2) _____

Comments:

Note: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact manufacturer, or an expert for further information and evaluations.

WASTE LINES Plastic Cast iron Galvanized Copper Cannot determine

Appears serviceable Not functional / unsafe / near end of life span

Not fully visible _____ Minor / Moderate / Major rust / corrosion (2)

Pipes: Lack proper support (2) Leaks Insufficient fall (2) _____

Plumbing vents / traps appear serviceable (however, all vents and traps are not fully visible.)

Vent missing / Terminates improperly (2)

Comments:

Note: City sewer service, septic systems, and all underground pipes, pumps, tanks, and wells, are not part of this inspection. Future drainage performance is also not determined. Be advised that some ABS plastic piping systems have experienced documented problems. Contact manufacturer, or plumbing expert for further information and evaluations.

GAS – FUEL SYSTEM Shut off valve location: **At the gas meter.**

- Fuel system not on for inspection; suggest utility company evaluate.
 Appears serviceable Not functional / unsafe / near end of life span
 Pipe: Lack proper support (2) Corroded Under strain (2) Leak Improper (2) (4)
 Copper / Plastic pipe (2) _____ Pipe is not at least 6" above ground (2)
 No shut-off valve: at (2) _____ Unions / Bushings at (2): _____
 Comments:

Underground piping cannot be judged. Pipes inside walls, or pipes concealed from view cannot be judged. The inspector does not perform tests for gas leaks or pipe sizing.

WATER HEATERS

- Unit A: **Main** _____ **50** Gallons Gas Electric Propane Est. age **20 years (aging)**
 Unit B: - _____ Gallons Gas Electric Propane Est. age _____
 Appears serviceable Not functional / unsafe / near end of life span
 Pilot / System off; could not inspect Rust flakes in burner chamber
 Heater leaks: Water / Gas (2)(4) _____
 Water shut-off valve installed (no test) Valve missing / broken / leaks
 Rust / Corrosion on pipes / Valve / Tank No TPR valve installed (2) PR valve on piping system only
 TPR Pipe: Improper type / Reduced / Missing / Short / Threaded / Capped / Unsafe termination (2)
 Combustion air is available _____ N/A
 Vent flue piping is serviceable _____ N/A
 Vent: Loose Missing Leaks / Gaps / Back-drafting / Rise improper
 Elbows of 90 degrees / Multiple 60 degrees (2) Insufficient clearance to combustible material (2)
 Gas heater flame in garage is not at least 18 inches above the floor (4) (5) Susceptible to damage (cars, etc.)
 Thermal blanket: serviceable None Damaged / Loose
 Catch pan at base: serviceable None Drain line routed to exterior
 Comments:

Note: Estimate of remaining life or water heater(s) is not part of the inspection. Solar systems and hot water re-circulating pumps / systems are not part of this inspection.

HEATING

- | | | |
|------------------------------------|----------------------|----------------------|
| Location A Main - Dual Zone | Location B - _____ | Location C - _____ |
| Approx. BTU'S: _____ | Approx. BTU'S: _____ | Approx. BTU'S: _____ |
| Mfr. _____ | Mfr. _____ | Mfr. _____ |
- | | | |
|---|--|--|
| Heating type: | Heating type | Heating type |
| <input checked="" type="checkbox"/> Forced air | <input type="checkbox"/> Forced air | <input type="checkbox"/> Forced air |
| <input type="checkbox"/> Floor / Wall | <input type="checkbox"/> Floor / Wall | <input type="checkbox"/> Floor / Wall |
| <input type="checkbox"/> Radiant | <input type="checkbox"/> Radiant | <input type="checkbox"/> Radiant |
| <input type="checkbox"/> Heat pump | <input type="checkbox"/> Heat pump | <input type="checkbox"/> Heat pump |
| Fuel type: | Fuel type | Fuel type |
| <input checked="" type="checkbox"/> Natural gas | <input type="checkbox"/> Natural gas | <input type="checkbox"/> Natural gas |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Electric | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Propane | <input type="checkbox"/> Propane | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Oil / Coal / Wood | <input type="checkbox"/> Oil / Coal / Wood | <input type="checkbox"/> Oil / Coal / Wood |

Heating (continued)

- Appears serviceable:** Unit (A)B C Did not respond to normal controls (2): Unit A B C
 Not functional / Unsafe / near end of life span / damage / deterioration / defects (2): Unit A B C

Comments:

Note: Inspector does not light pilots. If pilot is off on a unit, an inspection of the unit is not possible. It is suggested that Heating systems be activated and inspected PRIOR TO CLOSE of transaction. If a fuel burning heater / furnace is located in a bedroom, we recommend an evaluation by a qualified contractor for safety and air flow requirements.

HVAC CONTROLS Thermostat location: Downstairs and upstairs hallways (dual zone system)

- Appears serviceable** Unable to inspect / Utilities off Damaged Loose Defective

Comments: Digital thermostats.

Note: Thermostats are not tested for calibration or timed functions, Adequacy, efficiency or distribution through the house is not part of this inspection.

VENTING (FLUE) **Appears serviceable** : Unit (A)B C

- Backventing (2) Damage / Deterioration / Defects _____ : Unit A B C
 Vent lacks clearance from combustibles (2) (4) : Unit A B C Improper vent rise / Elbow angle (2): Unit A B C
 Improper materials used for vent pipe (2) (4): Unit A B C Vent terminates near window: (2) (4):Unit A B C

Comments:

BURNERS / COMBUSTION

- Burner flame appears typical** : Unit (A)B C Rust flakes / oil stains in burner chamber (2): Unit A B C
 Closed system: unable to inspect Unusual flame pattern (2) (4): Unit A B C
 Air supply blocked / inadequate _____ : Unit A B C
 Combustion & return air sources too close or mixing (2) (4) Unit A B C
 Recommend sealing platform at heater base / holes in platform Unit A B C

Note: Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by Dismantling the unit or other technical procedures. Safety devices are not tested during this inspection.

DISTRIBUTION

- (Ducts) / Electric / Baseboard Damaged Disconnected Leaks Dust & Debris
 Registers: Missing Damaged _____ Asbestos-like materials
 Insulation: Missing Damaged _____

Comments:

Asbestos-like materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing, and is beyond the scope of this inspection. It is suggested that all homes using fuel burning heating systems have a carbon Monoxide detector installed for added safety.

AIR FILTERS **Appear serviceable**

- Replace: not serviceable Missing Wrong size Covers / Hold-downs: Missing / Damaged
 Heating Notes: Recommend cleaning & servicing blower / motor / pilot / vent system / burners (2)
 Air leaks: Furnace / Ductwork

AIR CONDITIONING Locations: Unit A: Main - Dual Zone Unit B: -

Appears serviceable: Unit (A)B Unable to inspect / test: Unit (A)B Low outside temperature.

Air Temp. below 65deg. F: Unable to test system(s) (operation could cause damage) Unit A B

Not functional / unsafe / worn / near end of life span Recommend servicing of: Unit A B

Base: (exterior) None Not level Dirt / Vegetation Debris : Unit A B

Power: 240V 120V Electrical disconnect present No disconnect present (2)

Box / Conduit: Loose / Unsecured (2) Damaged (2) Inside cover missing _____

Condensate line: Installed Not fully visible Leaks Disconnected Not found

Refrigerant line: Installed Damaged Insulation on line: Damaged Missing

Manufacturer: _____ Max. Circuit Breaker: _____

Comments:

Note: Window or portable air conditioners are not inspected.

ELECTRICAL SERVICE

Underground Overhead Number of conductors: 3 120V 240V / 120V

Appears serviceable Defects / Deterioration / Unsafe / No drip loop (2)

Ground system: Present Not visible Loose Disconnected (2) (4) _____

Main disconnect inspected at: Load center. More than 6 breakers with no Main disconnect

Wires: Frayed / Improper splices / Tap on main wires (2) _____

Conductors too close to: Ground / Drive / Roof / Pool (2) _____

Wires touch trees – Contact Utility Company. (4) _____

Comments:

Note: Six or fewer breakers in the main panel usually does not require a main breaker, however, this may indicate minimal electrical capacity. If the service amperage is less than 100 amps, upgrade may be needed to operate larger appliances.

MAIN PANEL Location: Garage wall. Panel rating: 200 amps. Not verified

Power is off at main: no inspection performed – Recommend further evaluation

Appears serviceable Defects / Deterioration / Unsafe / Near end of life span

Not accessible _____

Service wire: Copper Aluminum Copper-Clad Aluminum Cannot Determine

Branch wire: Copper Aluminum Copper-Clad Aluminum Cannot Determine

Wiring method: Non-Metallic Cable Knob & Tube Metal / Plastic conduit

Comments:

PANEL NOTES Over-current protection devices inspected Breakers Fuses _____

Appears serviceable Defects / Deterioration / Unsafe / Near end of life span

Improper wiring at panel _____ (2) (4)

Breaker off at panel _____ : have reason verified.

Two wires on one non-rated breaker at panel _____ (2) (4)

Scorching / Melting / Rust / Corrosion at panel _____ (2)(4)

Over-fusing (fuse or breaker is too big for wire) _____ (2)(4)

Direct Tap; wires not protected by a fuse / breaker at panel _____ (2)(4)

Panel Notes (continued)

- Panel bond not provided for safety at panel _____ (2)(4)
 - Aluminum wiring noted on general 120v circuits _____ (2)(4)
- Note: A licensed electrician should check aluminum connections.
- Anti-Oxidant not visible on aluminum wire connections
 - Unprotected opening(s) in Panel / Cover _____ (2)(4)
 - Breakers / Fuses – Damaged / inoperable / not labeled at panel _____ (2)(4)
 - Cover / Door: Won't close / damaged / Screws Missing _____ (2)(4)
 - Fused neutral wire(s) at panel _____ (2)(4)
 - Electrical panel appears to be outdated by current standards _____ (2)(4)

Comments:

SUB-PANELS Location: B _____ C _____

- Panel# _____ is locked / inaccessible and could not inspect, further evaluation is needed.

Comments:

WIRING NOTES

- Sample of fixtures, switches & outlets tested – appear serviceable
- Furnishings prevent testing of all outlets and switches
- Polarity & grounding of outlets within 6 feet of plumbing fixtures in garage and on exterior appear serviceable
- 3-prong outlets did not test as properly grounded at: _____ (2)(4)
- Reverse polarity at: _____ (2)(4)
- Evidence of overheating or arcing at: _____ (2)(4)
- Light bulbs Missing / Blown at: _____ (2)(4)
- Light / Fan / Outlet: non-operational at: _____ (2)(4)
- Loose / Damaged / Mis-wired: Outlets / Switches at: _____ (2)(4)
- Cover plates: Missing / Damaged at: _____ (2)(4)
- Not exterior rated wire at: _____ (2)(4)
- Extension cord used as wiring at: _____ (2)(4)
- Exposed wiring needs protection at: _____ (2)(4) Open neutral at: _____ (2)(4)
- Improper wiring at: Garage / Attic / Kitchen / Exterior / Crawlspace / Basement _____
- Exposed splices at: Garage / Attic / Kitchen / Exterior / Crawlspace / Basement _____
- Box missing cover at: Garage / Attic / Kitchen / Exterior / Crawlspace / Basement _____
- GFCI(s) responded to test **all locations.** GFCI not operational at: _____ (2)(4)
- GFCI recommended at: _____ (5) Exterior / Garage / Bathrooms / Kitchen / Basement / Wet bar _____
- Fixture is unsafe / Corroded / Missing / Damaged at: _____ (2)(4)

Comments:

DOOR – ENTRY

- Appears serviceable
- Weather stripping is serviceable

Hardware is operational Comments: _____

DOORS – INTERIOR

- Appear serviceable
- Hardware is operational

Comments:

Doors – (continued)

- Frames are not square – may indicate movement (1) _____
- Doors(s) Rub / Stick / Won't latch / Damaged Jamb _____
- Hinges – Pins / Screws / Missing / Damaged _____
- Door stops – Missing / Damaged _____

Comments:

DOORS – EXTERIOR

- Sliding glass French Personnel Other : _____
- Exterior Doors appear serviceable
- Tempered glass Not Tempered glass (4)(5) Not able to determine if glass is Tempered
- Latching Hardware: Operational Not operational / Loose / Damaged
- Tracks: serviceable Deteriorated Screen doors: **Rear.**

Comments:

WINDOWS

- (Vinyl) Metal Wood
- Double Hung Single Hung Sliding Casement
- Sample tested appear serviceable
- Non-operational Damaged Locks missing / Damaged Caulking / Glazing deteriorated
- Stains (exterior) / Condensation between panes _____
- Glass: Loose Cracked Broken _____
- Screens: Damaged / Bent Missing Installed incorrectly / backward **Screens are present.**
- Awnings / Security bars: Damaged Missing

Comments: **Two Great Room windows have distorted plastic frames, which are not closing correctly / completely.**

Note: Determining condition of all thermopane windows not possible due to temperature, weather and lighting variations. Check with owner for further details.

INTERIOR WALLS

- Drywall Plaster Paneling Wallpaper
- General condition appears serviceable
- Moisture: Stains Damage Deteriorated _____
- Cracks: (None found) Common / Major _____
- Paint: Appears recently painted Bare wood at: _____
- Nail Pops Holes / Openings / Exposed frame _____

Furnishings prevent full inspection. Recommend a careful check on final walk-through.

Comments:

CEILINGS

- Drywall Plaster Ceiling tile Wood / Beam
- General condition appears serviceable
- Cracks: None found Common Major
- Moisture stains: None found Damage Nail pops Holes

Comments:

Note: The condition of walls behind wallpaper, paneling, and furnishings cannot be judged.

FLOORS

- Carpet Vinyl Wood Tile Other: **Engineered wood.**
- General condition appears serviceable Damage / Deterioration _____

Floors- (continued)

- Uneven area in floor _____ Cracked tiles at: _____
 Wood / Vinyl / Tile / Carpet: Damaged at: _____
 Furnishings prevent full inspection. Recommend a careful check on final walk-through.
 Loose carpet / Floor squeaks: _____

Comments: **Some of the tile grout appears to have been recently layered / redone.**

Note: Determining source of odors or stains is not included. Floor covering damage or stains may be hidden by furnishings. The condition of wood flooring below carpeting is not within the scope of this inspection.

INTERIOR FEATURES

House stairs: **Appear serviceable** **Handrail appears serviceable**

- Uneven rise / run on steps Railing: Loose / Improper / Missing Stairway: Narrow / Steep (2)(4)
 Openings in railing too wide Loose steps

Basement stairs: **Appear serviceable** **Handrail appears serviceable**

- Uneven rise / run on steps Railing: Loose / Improper / Missing Stairway: Narrow / Steep (2)(4)
 Openings in railing too wide Loose steps Ceiling is low / Hazard

Ceiling fans: **Operational** Not operational vibrates / wobbles Improperly supported (2)

Central Vacuum: **Operational** Not operational **Plumbed for future installation**

Wet bar: **Appears serviceable** Faucet not operational (2) / Leaks / Cold water only

- Intercom installed – not part of inspection Security system installed – not part of inspection

Comments:

FIREPLACES Location(s): A **Great Room - Gas log** B **Master Suite - Gas Log**

- Masonry Free standing Gas Wood stove insert
 Appears serviceable Non –functional / Unsafe / Worn / Near end of life span
 Deteriorated mortar Cracked / Loose bricks (2)

Gas: **Operational** Inoperable / Turned off – no test Gas valve in firebox

Damper: **Operational** Missing / Non-operational

Fans / Blower **Operational** Non operational / No Fan or blower

Note: Recommend installing safety spacer on damper when Gas logs are present. Wood and ashes are not removed for access to fireboxes for inspection. If it is likely that moving the damper position will cause undue mess, inspection of that item may be limited to a visual inspection only.

SMOKE DETECTORS **Indicator light on** No smoke detector(s) found Not tested

- Test feature (button) **Responds** No Response Could not test No test button
 Suggest additional detectors in appropriate location (5) (2)

Comments:

Disclaimer: The existing smoke detectors were only tested to determine if an audible alarm is present. We do not verify that the alarm will detect smoke or heat. Smoke detectors may work today, but not work when you need them to work. It is important that all smoke detectors are tested on a regular basis... suggest at least once a month.

LAUNDRY Location: Garage Basement Utility room: **Laundry room.**

- Piping: (water & waste) serviceable** Unable to view / not tested Damage / Deterioration / Defects

Laundry – (continued)

- Electrical outlet grounded (120 volt) Unable to test Ungrounded Not operational
 240 volt outlet operational Inoperative No 240v outlet Unable to test
 Gas piping appears serviceable N/A Unable to view Improper gas valve / line (2)
 Dryer venting: Provided Not provided Vents into attic / crawspace _____
 Laundry sink: Serviceable Damage Deterioration Sink is loose Slow draining
 Plumbing below sink: Serviceable Corrosion / Deterioration Leaks Improper piping
 Faucet: Operational Leaks Corrosion / Deterioration Hot / Cold reversed (4)
 Comments:

Note: Washers and Dryers are not tested or moved during this inspection. Condition behind walls and flooring under Washers and Dryers cannot be judged. Inspector does not test Washer drain lines or supply valves. Disturbing older valves may cause Leaking.

KITCHEN – GENERAL Counters, Cabinets, Floor & Lights appear to be in serviceable condition

- Doors / Drawers / Counters: Minor / Moderate / Heavy wear / Cracks / Damage
 Missing grout / Caulking / Handles Floor Wood or wood product.

Comments:

Note: Inspection is visual and functional. Calibrations to cooking systems are not evaluated. Life expectancies are not Provided.

KITCHEN SINK AND DISPOSAL

- Appears serviceable Minor wear Heavy wear / Chipped Slow draining
 Recommend sealing sink to counter connection No hot water Spray wand defective / Leaks
 Faucet serviceable Non-Operational / Defective Leaks / Drips / Corroded
 Plumbing under sink serviceable Pipes rusted / Corroded / Leaking / improper (2) _____
 Moisture stains / Damage below sink Restricted view below sink Hot and Cold reversed (2)
 Disposal: Appears serviceable Not functional Power off-no test Unable to access
 Not-functional / Worn Interior corroded Blades appear to be frozen / Missing Unusual noise
 Splash guard: Damaged / Missing Improper wiring (2) (4) Loose / Missing wire clamp at disposal
 Switch is in a hazardous location (2) (4) Exposed wire splices Missing elec. box cover(s)

Comments:

RANGE / COOKTOP Gas Electric Combination None

- Appears serviceable Not functional / Worn / Near end of life span No inspection – power / gas off
 Upper / Lower / Front / Rear / Right / Left: Element / Burner not functional Heavy corrosion / Wear
 Oven door(s) appear(s) serviceable Damage noted Door does not close properly _____
 Cracked Glass (2) Clock appears non-functional
 Door gaskets appear serviceable N/A Damaged door gasket _____
 Gas shut-off valve installed Gas valve is not visible / Valve is not provided (2) (4)
 Hood Filter missing / Blocked / Dirty
 “Tip-Proof” bracket under stove: Installed / Missing (2) (4) / Damaged (2) (4)

Comments:

Note: Self and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances are not moved.

DISHWASHER

- Appears serviceable** Not functional / Unsafe / Near end of life span No test (power / gas off)
- Liner, Rack, Soap dish, Washer arm: Appear serviceable** _____
- Unit is not secured to cabinets Door: Won't close / Open / Latch properly Deteriorated / Damaged / Leaking
- Drain line installation: Hi-Hoop method Air-gap device Drain line improperly installed

Comments:

Note: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection. Due to complexity of systems, dishwashers can malfunction or fail at any time.

SPECIAL FEATURES

Special features not inspected

- Trash Compactor: **Appears serviceable** Non-Operational (2) Trash compactor not tested / no key
- Microwave oven: **Appears serviceable** Non-Operational (2) Microwave not inspected
- Other features / appliances present / not inspected – include: _____

Comments:

Note: Refrigerators, Freezers, and Built-in ice makers are not part of this inspection.

BATHROOMS

Bath A **Downstairs Bathroom**

Bath B **Master Bathroom**

Bath C **Upstairs Common Bathroom.**

Bath D -

VENT / HEAT:

(A)(B)(C) D

(A)(B)(C) D

- Appears serviceable:**
- Exhaust fan did not operate:
- Window is Broken / Non-Operational:

- No / Inadequate ventilation / Heat:
- Exhaust fan makes unusual noise:
- Recommend installing exhaust fan:

TOILETS:

(A)(B)(C) D

(A)(B)(C) D

- Appear serviceable:**
- Toilet loose on floor:
- Recommend new wax seal / Caulking:
- Water runs continually in tank:
- Does not flush properly:

- Corrosion / Leaking supply line:
- Loose / Leaking toilet tank:
- Cracked tank, Cover, Bowl, Base:
- Rust, Foreign Material in toilet / tank:
- Moisture / Stains around toilet: (2)

SINKS:

(A)(B)(C) D

(A)(B)(C) D

- Appear serviceable:**
- Sink cracked / Damaged:
- Faucet appears serviceable:**
- Sink faucet supply line leaks:
- Drain appears serviceable:**
- Slow draining:
- Leaking / Rust / Corroded drain line:
- Counter and Cabinets serviceable:**
- Damage/Deterioration: Counter/Cab.

- Hot and Cold reversed: (4)
- Corrosion / Damage on underside:
- Corrosion / Damage: Faucet or Fixtures:
- Low water volume:
- Stopper: Non-functional / Missing:
- Improper drain trap: (2)
- Non-applicable to this bathroom:
- Moisture stains below sink:

Comments:

BATHTUB

	Bathrooms:	Bathrooms:	
	(A)(B)(C) D	(A)(B)(C) D	
Appears serviceable:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Moisture damaged wall / floor: (2) (3)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Damage / Deterioration to tub:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cold & Hot water reversed: (4)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Faucet appears serviceable:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Constant drip / low water volume: (2)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Faucet / Fixture: leaks / Corroded / Damage: (2)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Stopper not operational / Missing:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Drain appears serviceable:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Slow draining at tub:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Grout / Caulking : Cracked / Missing / deteriorated:	_____		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Whirlpool: Not Functional (2) / Not Tested:	_____		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Comments:			

SHOWER

	(A)(B)(C) D	(A)(B)(C) D	
Appears serviceable:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
Damage / Deterioration to shower walls:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cracked / Missing / Loose tiles:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Grout / Caulking needed at shower walls:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Caulking needed at floor:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Moisture damage to wall / floor (2) (3)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Shower floor needs grout / caulking:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Slow draining shower:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Low water volume at shower:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Water valve(s) / Shower head: Leaks / Drips: (2)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Shower diverter not functional:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Hot & Cold water reversed: (4)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Corroded / Damaged fixtures:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Caulking needed at doors / Enclosure:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Corroded / Damaged enclosure:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Enclosure appears serviceable:	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
Comments:			

Note: Determining whether shower pans are watertight is beyond the scope of this inspection.
 Saunas, Steam baths, and Instant water heating devices are not tested.

GENERAL NOTES

Please see the summary section for selected notes & images.

This is a confidential report based on observations of the property listed, and prepared exclusively for our client and use
 By any other person is prohibited.

CLIENT SHOULD READ ALL PAGES OF THIS REPORT. IF CLIENT DOES NOT UNDERSTAND ITEMS ON REPORT, OR CANNOT READ WRITING, PLEASE CALL INSPECTOR IMMEDIATELY. WE STRONGLY URGE YOU TO QUESTION THE CURRENT / PREVIOUS OWNER / OCCUPANT OF ALL REMODELS, WATER ISSUES , REPAIRS,AND ANY OTHER MAINTENANCE CONCERNS CLIENT MAY HAVE NOW OR IN THE FUTURE.

DATE: January 30, 2021

Tom Kranz, Inspector
 208 - 350 - 8095

Accurate Home Inspections

Selected Summary Notes & Related Images: 1234 Samplereport Avenue - Boise, Idaho

The following summary notes and images are provided in order to highlight the most significant corrections that are recommended.

NOT ALL ISSUES AND RECOMMENDATIONS ARE INCLUDED IN THIS SECTION OF THE REPORT ... For your benefit, and for the best understanding of the inspection results, PLEASE READ ALL PAGES OF THIS REPORT, CAREFULLY.

Please call with any questions: (208)350 8095.



Image 1

One of the two Master Shower heads is a bit loose at the piping from the shower wall (No leakage was detected, however.)



Image 2

The wooden front entry door is due for refinishing of the exterior side.



Image 3

The two 'single-hung' windows along the rear of the Great Room have some distortion of the plastic frame(s). This is causing the windows to not close freely, and for a small gap to be present at the lower corners of both of the windows.

Recommend further evaluation by a window company for possible replacement of the affected sections.

Selected Summary Notes & Related Images: 1234 Samplereport Avenue - Boise, Idaho



Image 4

A non-standard 'tie-in' to the PVC discharge pipe for the T&P valve of the water heater was noted. The tie-in is for the water softener.

This can be easily corrected by adding a dedicated PVC pipe instead, and routing it parallel to the existing one.



Image 5

Although the attic 'pull-down' ladder appears to be one of the best available, it is not known if it is 'fire-rated' for installation in the garage ceiling, which is a 'fire-barrier'.

Recommend asking the seller if they have any manufacturer document that relates to the it being rated for such.

Note: This is a Fire Safety item.



Image 6

Continued from above... there is missing trim, and a small gap along the garage ceiling, at the juncture to the pull-down ladder.

For fire safety, correction is needed.



Image 7

A few locations of insulation are missing or pulled-away along the stem-wall of the home, as viewed from the crawl space (below home).

Selected Summary Notes & Related Images: 1234 Samplereport Avenue - Boise, Idaho



Image 8

Moisture staining and possible fungal growth was noted along the subfloor - located below the Master Bathroom sinks / cabinet area. This staining is near a drain pipe section, but it does not appear to be piping from the Master Bathroom, instead, it is likely a pipe from the upstairs bathroom. The leakage MAY not be related to the pipe, however. It is possibly moisture from the exterior, along the sill plate, at top of the concrete stem-wall. Further evaluation will be needed by a plumber or general contractor to isolate the source of moisture. Also, it is recommended that the area of staining be treated for possible fungus.



Image 9

The door latch to the upstairs 1st bedroom is in need of adjustment.



Image 10

I noticed that there is no 'test-tag' present on the irrigation Backflow Preventer Valve (Annual test is required by State.)

Recommend asking the seller if the test has been completed, and if not, it can be done easily in Spring, when the system is running for irrigation / sprinklers.

End of report. Please call with any questions: 208-350-8095

Thank you for using Accurate Home Inspections.

Your referrals are appreciated!