



## Confidential Inspection Report

**John and Jane Doe**

**Property Address:**  
1234 Sunrise Drive  
Hailey ID 83333



**Sun Valley Home Inspections, LLC**

**Inspector: Michael Walsh NACHI108032004**

**PO Box 2627  
Hailey, Idaho 83333  
Cell: (208) 481-1969  
Email: [mwalsh@svinspections.com](mailto:mwalsh@svinspections.com)  
[www.sunvalleyhomeinspections.com](http://www.sunvalleyhomeinspections.com)**

# Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Exterior](#)

[2 Roof](#)

[3 Roof Structure and Attic](#)

[4 Chimney](#)

[5 Garage](#)

[6 Foundation and Floor / Wall \(structural\)](#)

[7 Fireplace, Manufactured Insert](#)

[8 Master Bath](#)

[9 Bath 2](#)

[10 Rooms](#)

[11 Kitchen Components and Appliances](#)

[12 Plumbing System](#)

[13 Hot Water Heater](#)

[14 Heating / Gas Forced Air](#)

[15 Electrical System](#)

[General Summary](#)

<b>Date:</b> 6/2/2009	<b>Time:</b> 02:00 PM	<b>Report ID:</b> Doe, John and Jane
<b>Property:</b> 1234 Sunrise Drive Hailey ID 83333	<b>Customer:</b> John and Jane Doe	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

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

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

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

### Text Color Key

**Note:** Red text throughout this report indicates items that are damaged, need repair, replacement or may present a health or safety hazard. Brown text indicates cosmetic defects that do not impair function. Green text indicates maintenance tips. Blue indicates additional information

### Additional Building Conditions / Comments

**The Home was Occupied:** Some areas could not be inspected due to the presence of furniture and stored items.

**General Condition:** The home is in very good condition. The structure appeared sound and its construction in compliance with standard residential construction performance guidelines at the time of construction. I found no material defects with any major systems. Plumbing, heating, and electrical systems operated properly. Deferred maintenance and repairs are needed to some components as noted in red in this report.

**Standards of Practice:**  
INACHI National Association of Certified Home Inspectors

**In Attendance:**  
Vacant (inspector only)

**Type of building:**  
Single family ranch

**Construction:**  
Conventionally wood framed

**Bedrooms:**  
3

**Bathrooms:**  
2

**Year Built:**  
1994

**Total sqft livable:**  
2150

**Home entry faces:**  
East

**Power supply:**  
Public utility

**Gas supply:**  
Natural gas

**Water supply:**  
Community well, Community well, Inspection of private well is not within the scope of a General Home Inspection., Inspection of private well is not within the scope of a General Home Inspection.

**Sewer:**  
Private septic system, Inspection of septic system is not within the scope of a General Home Inspection.

**Temperature:**  
Over 65 (F) = 18 (C)

**Weather:**  
Clear

# 1. Exterior

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



## Styles & Materials

**Siding Material:**  
Cement stucco

**Fascia:**  
Wood

**Soffits:**  
Wood

**Trim:**  
Wood

**Windows:**  
Metal clad wood double-pane glazing

**Exterior Entry Doors:**  
Wood

**Appurtenance:**  
Covered porch  
Patio

**Patio Floor(s):**  
Masonry Pavers

**Walkway(s):**  
Masonry Pavers

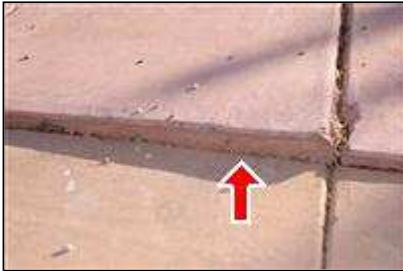
**Driveway:**  
Asphalt

		IN	NI	NP	RR
1.0	Vegetation, Grading, Drainage (With respect to their effect on the condition of the building)	•			
1.1	Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
1.2	Siding, Flashing and Trim	•			
1.3	Eaves, Soffits and Fascias				•
1.4	Doors (Exterior)				•
1.5	Connected Devices and Fixtures (lighting fixtures and switches)	•			
1.6	Windows				•
1.7	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
1.8	Fences and Gates (which may directly have an effect on the condition of the house)	•			
1.9	Landscape irrigation	•			
		IN	NI	NP	RR

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**Comments:**

 **1.1** Concrete sections at rear patio are cracked and heaved in some areas causing possible trip hazards.



1.1 Picture 1



1.1 Picture 2

**1.2** Hairline cracks at stucco are common shrinkage cracks and are not a structural concern.

**1.3 (1)** Soffit finish is bleached from dryer vent exhaust (east wall).



1.3 Picture 1

 **1.3 (2)** Soffit screen at NW corner was damaged. Probably due to squirrel intrusion.





1.3 Picture 2

 **1.4** Master bedroom door does not seal tightly and probably results in heat loss.

**1.6 (1)** *Inspector cannot warrant that all (if any) failed double pane window seals in the home were identified. The symptoms of some failed thermal seals may be visible under certain weather conditions but probably will not be visible under others.*

 **1.6 (2)** Two awning windows at living room did not latch due to broken hardware.

**1.9** *There appeared to be an irrigation system installed. Control panel was located at east exterior wall. Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a General Home Inspection.*

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

## 2. Roof

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



### Styles & Materials

**Viewed roof covering from:**  
Ground

**Roof Covering:**  
Architectural

**Sky Light(s):**  
One

**Roof Ventilation:**  
Continuous soffit vent  
Gable end vents

**Gutter/Downspout Material:**  
Plastic

		IN	NI	NP	RR
2.0	Roof Coverings	•			
2.1	Roofing Age/Remaining Life	•			
2.2	Flashings	•			
2.3	Roof Penetrations	•			
2.4	Roof Ventilation				•
2.5	Roof Drainage Systems (diverters, gutters and downspouts)				•
		IN	NI	NP	RR

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### Comments:

**2.0** *The inspector does not certify roofs as leak -proof as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.*

**2.4** *Soffit screen torn at north end. Appears due to vermin intrusion.*



2.4 Picture 1

**2.5** *There were two short gutter sections installed over entry doors without downspouts.*



2.5 Picture 1 Gutter without downspout at north entry

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

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### 3. Roof Structure and Attic

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**Styles & Materials**

**Attic Access/Location:**  
Master bedroom closet

**Method used to observe attic:**  
Walked

**Roof Structure:**  
Engineered wood trusses

**Attic Insulation Type:**  
Loose-fill  
Cellulose

**Attic Insulation Depth:**  
16 inches minimum

		IN	NI	NP	RR
3.0	Roof Structure and Attic (Report leak signs or condensation)	•			
3.1	Insulation in Attic	•			
3.2	Attic Access Hatch				•
		IN	NI	NP	RR

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**Comments:**

**3.2** Attic hatch is not insulated. Consider insulating hatch to prevent heat loss.

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# 4. Chimney



### Styles & Materials

**Number of Chimneys:**  
One

**Chimney Structure:**  
Wood framed

**Chimney (exterior):**  
Cement stucco

**Flue/Liner:**  
Single walled galvanized steel

**Cap:**  
Sheet metal

		IN	NI	NP	RR
4.0	Chimney Structure/Exterior Covering	•			
4.1	Flue/Liner (where visible)	•			
4.2	Chimney Cap	•			
4.3	Rain Cap/Spark Arrester	•			
4.4	Flashing	•			
4.5	Chimney Height	•			
4.6	Creosote Buildup (if possible to view from fireplace)	•			
		IN	NI	NP	RR

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### Comments:

**4.6** *The flue was clean (as viewed from fireplace).*

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

# 5. Garage



### Styles & Materials

**Garage Interior Finish:**  
Painted drywall

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Compressed board clad

**Auto-opener Manufacturer:**  
LIFT-MASTER

**Garage attic insulation depth:**  
10 inches or more

**Garage size:**  
Attached  
Two-car

**Garage Heater/Power Source:**  
None

		IN	NI	NP	RR
5.0	Garage Ceilings	•			
5.1	Garage Walls (including Firewall Separation)	•			
5.2	Garage Floor	•			
5.3	Service Door (from garage to inside of home)			•	
5.4	Conventional Door to Exterior	•			
5.5	Garage Vehicle Door(s)	•			
5.6	Door Opener(s)/Safety eyes/Auto-reverse				•
5.7	Plumbing (sink, faucet)				•
5.8	Garage heater			•	
		IN	NI	NP	RR

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### Comments:

**5.6** Automatic reverse feature did not respond to resistance testing. Opener had a missing, inoperable or badly out of adjustment automatic-reverse feature. *Usually this can be fixed with a minor adjustment at the opener motor.*

**5.7** Faucet at fiberglass wash basin was disconnected.

## 6. Foundation and Floor / Wall (structural)

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



### Styles & Materials

**Foundation Type:**  
Crawlspace

**Foundation Material:**  
Poured concrete

**Crawlspace Access:**  
Master bedroom closet

**Method Used to Observe Crawlspace:**  
Crawled

**Columns or Piers:**  
Supporting walls

**Floor Structure:**  
Engineered floor joists

**Crawlspace Insulation:**  
Cellulose at stemwalls

**Radon Mitigation System:**  
None

**Wall Structure:**  
Insulated concrete forms (ICFs)

**Ventilation:**  
Vents at stemwall

		IN	NI	NP	RR
6.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
6.1	Columns or Piers	•			
6.2	Insulation Under Floor System	•			
6.3	Vapor Barrier (in crawlspace or basement)	•			
6.4	Ventilation of Foundation Areas	•			
6.5	Radon Gas Mitigation System			•	
6.6	Floors (Structural)	•			
		IN	NI	NP	RR

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# 7. Fireplace, Manufactured Insert



### Styles & Materials

**Number of Fireplaces:**  
One

**Hearth:**  
Stone

**Mantle:**  
Stone

**Gas Ignitor Type:**  
Valve

		IN	NI	NP	RR
7.0	Firebox	•			
7.1	Flue Damper				•
7.2	Gas Ignitor	•			
7.3	Hearth	•			
7.4	Mantle	•			
7.5	Doors	•			
7.6	Screens	•			
7.7	Glass	•			
		IN	NI	NP	RR

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### Comments:

**7.1** Flue damper did not stay closed.

**7.2** **Maintenance Tip:** Gas igniter pipe should not be buried in ash or embers.



# 8. Master Bath



### Styles & Materials

**Countertop(s):**  
Linoleum

**Floor:**  
Slate

**Ventilation:**  
Ceiling fan and operable window

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Counters and Cabinets (representative number)	•			
8.4	Doors	•			
8.5	Windows	•			
8.6	Plumbing Drain, Waste and Vent Systems	•			
8.7	Plumbing Water Supply and Distribution Systems and Fixtures				•
8.8	Electrical outlets (representative number), Switches and Fixtures	•			
8.9	Ventilation	•			
8.10	Bath Hardware (towel bars and hooks, toilet paper holders))	•			
		IN	NI	NP	RR

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### Comments:

**8.7** Recessed light at master bedroom vanity was detached.

**8.8 (2)** Toe kick heater at master bedroom vanity did not work.

## 9. Bath 2



### Styles & Materials

**Countertop(s):**  
Linoleum

**Floor:**  
Slate

**Ventilation:**  
Ceiling fan and operable window

		IN	NI	NP	RR
9.0	Ceilings	•			
9.1	Walls	•			
9.2	Floors	•			
9.3	Counters and Cabinets (representative number)	•			
9.4	Doors	•			
9.5	Windows	•			
9.6	Plumbing Drain, Waste and Vent Systems	•			
9.7	Plumbing Water Supply and Distribution Systems and Fixtures	•			
9.8	Electrical outlets (representative number), Switches and Fixtures	•			
9.9	Ventilation	•			
9.10	Bath Hardware (towel bars and hooks, toilet paper holders))	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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# 10. Rooms

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



Master bedroom



Breakfast area



## Styles & Materials

**Ceiling Material:**  
Painted drywall

**Wall Material:**  
Painted drywall

**Floor Material:**  
Linoleum  
Slate

**Interior Doors:**  
Wood

**Window Manufacturer:**  
ANDERSEN

**Cabinetry:**  
Wood

		IN	NI	NP	RR
10.0	Ceilings	•			
10.1	Walls	•			
10.2	Floors				•
10.3	Baseboard, Casing and Trim	•			
10.4	Counters and Cabinets (representative number)	•			
10.5	Doors	•			
10.6	Windows (representative number)				•
		IN	NI	NP	RR

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## Comments:

**10.2** Slate floor grout missing a living room/hallway transition.

**10.5** Doorknob latch bolt on master bedroom entry door did not align with the hole in the strike plate and did not hold the door closed. Minor repair.

**10.6** Several window trim is moisture stained. Probably due to condensation in winter. I recommend treatment to enhance appearance and to preserve wood.



10.6 Picture 1



10.6 Picture 2

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

# 11. Kitchen Components and Appliances

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



### Styles & Materials

**Range/Oven Brand/Power Source:**  
JENN AIR

**Refrigerator Brand:**  
AMANA

**Waste Disposer Brand:**  
IN SINK ERATOR

**Dishwasher Brand:**  
WHIRLPOOL

**Exhaust/Range Hood Brand:**  
JENN AIR  
Down draft

**Clothes Dryer Brand/Power Source:**  
MAYTAG  
Electric

**Clothes Washer Brand:**  
MAYTAG

**Sink material:**  
Porcelain

**Kitchen Countertop(s):**  
Linoleum

		IN	NI	NP	RR
11.0	Ceiling	•			
11.1	Walls	•			
11.2	Floor	•			
11.3	Pantry/Closet Doors				•
11.4	Windows (representative number)	•			
11.5	Counters and Cabinets (representative number)	•			
11.6	Plumbing Drain and Vent Systems	•			
11.7	Plumbing Water Supply Faucets and Fixtures	•			
11.8	Wall Switches and Fixtures	•			
11.9	Dishwasher	•			
11.10	Ranges/Ovens/Cooktops	•			
11.11	Range Hood/Cooktop Ventilation	•			
11.12	Refrigerator	•			
11.13	Food Waste Disposer	•			
11.14	Microwave Cooking Equipment	•			
11.15	Clothes Dryer/Operation	•			
11.16	Clothes Washer/Operation	•			
		IN	NI	NP	RR

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### Comments:

 **11.3** Pantry pocket door is slightly warped and scrapes jamb when operating.



**11.9** *Ran through cycle. Maintenance Tip:* The filter which is fitted near the bottom of the dishwasher needs to be cleaned regularly.

**11.10** *Ignited cook top burners and inspected flame(s) for evenness and fuel/air mix. Set oven temperature to 350 degrees and allowed time to reach it.*


**11.11** *Activated range hood fan and light.*

**11.12** *Refrigerator was cooling and freezing. Ice maker was installed. Activated water and ice dispenser.*

**11.13** **Maintenance Tip:** To clean disposal, push a full tray of ice cubes through it while running cold water. Run water during use and for at least two minutes after you finish. Hot water can melt fats and clog the mechanism and the pipes. Do not grind overly fibrous materials, bones, or coffee grounds.

**11.14** *Maintenance tip: Microwaves should never be turned on when empty, since this may result in damage to the magnetron.*

**11.15 (1)** *Although the Inspector operated the dryer briefly, the dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.*

 **11.15 (2)** *Clothes dryer vent pipe at dryer rear was torn and needs replacing.*



11.15 Picture 1

The kitchen and laundry appliances in the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 12. Plumbing System

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

### Styles & Materials

<b>Water Source:</b> Well	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS	<b>Gas Meter/Shutoff Location:</b> West exterior
<b>Main Water Shut-off Device Location:</b> Mechanical room	<b>Sewer/ Cleanout Location:</b> East exterior	

		IN	NI	NP	RR
12.0	Plumbing Drain, Waste and Vent Systems	•			
12.1	Plumbing Water Supply, Distribution System and Fixtures	•			
12.2	Non Combustible Exhaust Vents (kitchen, baths)	•			
12.3	Exterior faucets	•			
12.4	Main Water Shut-off Device	•			
12.5	Main Fuel Shut-off	•			
12.6	Clothes Dryer Vent Piping	•			
		IN	NI	NP	RR

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### Comments:

**12.0** *For the most part, venting systems are not visible. Inspected drainage at plumbing fixtures and inspected roof vents.*

**12.1** Good pressure and flow. *Several fixtures were operated simultaneously.*

**12.4** *Activating the main water shut-off device is outside the scope of a General Home Inspection. Performed visual inspection only.*



12.4 Picture 1

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

# 13. Hot Water Heater

The home inspector shall observe: Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents.



### Styles & Materials

**Water Heater Brand:**  
BRADFORD-WHITE

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
50 Gallon

**Water Heater Location:**  
Mechanical room

		IN	NI	NP	RR
13.0	Manufactured Date	•			
13.1	Tank	•			
13.2	Tank Pan			•	
13.3	Drain	•			
13.4	Flues and Vents	•			
13.5	Controls	•			
13.6	Circulation Pump			•	
13.7	TPR Valve/Discharge Pipe	•			
		IN	NI	NP	RR

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

### Comments:

**13.0** Manufactured Date: February, 1994. *According to NAIB 1997 and Freddie Mac 2002, the average life span for an electric water heater is 10-15 years a gas water heater is 15-18 years.*

**13.1 Maintenance Tip:** Drain the tank at least once a year to remove sediment. Replace the anode rod in the tank every 5-10 years. Cleaning the tank annually prolongs the life of the anode rod. If your electric water heater has not been cleaned for years and seems inefficient, check the heating element. Keep the water temperature at 120F to 130F.

**13.7** *Testing the temperature release valve (TPR) is not part of a General Home Inspection. Performed visual inspection only.* **Maintenance Tip:** Check the temperature/pressure relief valve (T&P) annually.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The sacrificial anode rod inside the tank, for example, cannot be viewed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 14. Heating / Gas Forced Air

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



### Styles & Materials

**Heat System Brand:**  
BRYANT

**Energy Source:**  
Natural gas

**Manufactured Date:**  
January, 1994

**Location:**  
Mechanical rooms

**BTUs (if labelled):**  
80,000/74,000

**Flue Piping:**  
Galvanized steel

**Ductwork:**  
Insulated

**Filter Type:**  
Disposable

**Filter Size:**  
16x16

		IN	NI	NP	RR
14.0	Heating Equipment	•			
14.1	Furnace Case	•			
14.2	Normal Operating Controls	•			
14.3	Automatic Safety Controls	•			
14.4	Gas Burner	•			
14.5	Filter				•
14.6	Heat Exchanger	•			
14.7	Combustion Air	•			
14.8	Flues and Vents	•			
14.9	Distribution Systems (including fans, ducts and piping, with supports, insulation, registers)				•
14.10	Presence of Installed Heat Source in Each Room	•			
		IN	NI	NP	RR

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

**Comments:**

**14.5 (1) Maintenance tip:** Proper maintenance of the air filter is important for the efficiency of the furnace. Filters should be checked every three months and replaced as necessary. A dirty or clogged air filter restricts the air flow through the system and can cause an excessive rise in the temperature. This temperature rise may cause damage to the heat exchanger, or lower operating efficiency.

**14.5 (2) Filter is dirty and needs replacing.**

**14.6** Cracks or holes in heat exchangers can be tricky to find and often require partial dismantling which is beyond General Home Inspection standards. Inspector performed visual inspection of visible exchanger only and found no damage. Inspector always recommends installation of carbon monoxide detector at furnace location.

**14.9** One duct in crawlspace was detached. Minor repair

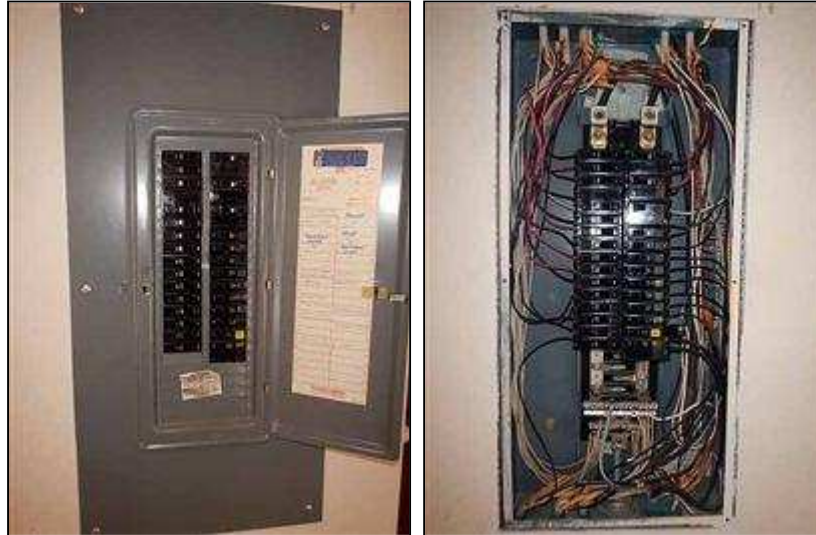


14.9 Picture 1

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

# 15. Electrical System

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



### Styles & Materials

**Service Entrance Cable/Conduit/Location:**  
Under ground  
East exterior

**Service Panel Type:**  
Circuit breakers

**Service Panel Capacity:**  
200 AMP

**Main Breaker/Disconnect Location:**  
Main panel

**Service Entrance Conductors:**  
Aluminum

**Branch Panel Manufacturer:**  
SQUARE D

**Branch Panel Capacity:**  
200 AMP

**Branch Panel Location:**  
Mechanical room  
Shop

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
Romex

**Smoke Detectors:**  
Interconnected

		IN	NI	NP	RR
15.0	Location of Main and Distribution Panels	•			
15.1	Service Entrance Conductors	•			
15.2	Service and Grounding Equipment, Main Overcurrent Device, Main Panel				•
15.3	Branch Panel(s), Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
15.4	Connected Devices and Fixtures (ceiling fans, lighting fixtures, switches and representative number of interior receptacles.	•			
15.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
15.6	Operation of GFCI (Ground Fault Circuit Interrupters)				•
15.7	Smoke Detectors	•			
		IN	NI	NP	RR

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

## Comments:

**15.2** Some knock-outs in the dead front (cover of the main panel) were missing. This is not a proper repair and is considered a safety hazard as live components of the electrical system are potentially exposed. *While this is not a difficult repair, I recommend that the work be done by a qualified electrician to prevent injury/electrical shock.*



15.2 Picture 1

**15.4** One recessed light fixture at living room ceiling.



15.4 Picture 1

**15.6** GFCI outlet at main electrical panel had a detached cover. Minor repair



15.6 Picture 1

**15.7 Maintenance Tip:** Clean smoke detectors at least once a year. Open the cover and vacuum all the dust and debris that may hinder detection of smoke. Replace batteries every six months. Put tape on the side of the detector and write the date on it as reference.

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

# General Summary



## Sun Valley Home Inspections, LLC

PO Box 2627  
Hailey, Idaho 83333  
Cell: (208) 481-1969  
Email: [mwalsh@svinspections.com](mailto:mwalsh@svinspections.com)  
[www.sunvalleyhomeinspections.com](http://www.sunvalleyhomeinspections.com)

### Customer

John and Jane Doe

### Address

1234 Sunrise Drive  
Hailey ID 83333

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

## 1. Exterior

### 1.1 Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

 Concrete sections at rear patio are cracked and heaved in some areas causing possible trip hazards.

### 1.3 Eaves, Soffits and Fascias

Repair or Replace

 (2) Soffit screen at NW corner was damaged. Probably due to squirrel intrusion.

### 1.4 Doors (Exterior)

Repair or Replace

 Master bedroom door does not seal tightly and probably results in heat loss.

### 1.6 Windows

Repair or Replace

 (2) Two awning windows at living room did not latch due to broken hardware.

## 2. Roof

### 2.4 Roof Ventilation



## 2. Roof

### Repair or Replace

-  Soffit screen torn at north end. Appears due to vermin intrusion.

## 3. Roof Structure and Attic

### 3.2 Attic Access Hatch


#### Repair or Replace

-  Attic hatch is not insulated. *Consider insulating hatch to prevent heat loss.*

## 5. Garage

### 5.6 Door Opener(s)/Safety eyes/Auto-reverse

#### Repair or Replace

-  Automatic reverse feature did not respond to resistance testing. Opener had a missing, inoperable or badly out of adjustment automatic-reverse feature. *Usually this can be fixed with a minor adjustment at the opener motor.*

### 5.7 Plumbing (sink, faucet)


#### Repair or Replace

-  Faucet at fiberglass wash basin was disconnected.

## 7. Fireplace, Manufactured Insert

### 7.1 Flue Damper

#### Repair or Replace

-  Flue damper did not stay closed.

## 8. Master Bath

### 8.7 Plumbing Water Supply and Distribution Systems and Fixtures

#### Repair or Replace

-  Recessed light at master bedroom vanity was detached.

### 8.8 Electrical outlets (representative number), Switches and Fixtures

#### Inspected

-  (2) Toe kick heater at master bedroom vanity did not work.

## 10. Rooms

### 10.2 Floors

#### Repair or Replace

-  Slate floor grout missing a living room/hallway transition.

### 10.5 Doors

#### Inspected

-  Doorknob latch bolt on master bedroom entry door did not align with the hole in the strike plate and did not hold the door closed. Minor repair.

### 10.6 Windows (representative number)

#### Repair or Replace

-  Several window trim is moisture stained. Probably due to condensation in winter. I recommend treatment to enhance appearance and to preserve wood.

## 11. Kitchen Components and Appliances

### 11.3 Pantry/Closet Doors

Repair or Replace

 Pantry pocket door is slightly warped and scrapes jamb when operating.

### 11.15 Clothes Dryer/Operation

Inspected

 (2) Clothes dryer vent pipe at dryer rear was torn and needs replacing.

## 14. Heating / Gas Forced Air

### 14.9 Distribution Systems (including fans, ducts and piping, with supports, insulation, registers)


Repair or Replace

 One duct in crawlspace was detached. Minor repair

## 15. Electrical System

### 15.2 Service and Grounding Equipment, Main Overcurrent Device, Main Panel

Repair or Replace

 Some knock-outs in the dead front (cover of the main panel) were missing. This is not a proper repair and is considered a safety hazard as live components of the electrical system are potentially exposed. *While this is not a difficult repair, I recommend that the work be done by a qualified electrician to prevent injury/electrical shock.*

### 15.4 Connected Devices and Fixtures (ceiling fans, lighting fixtures, switches and representative number of interior receptacles.

Inspected

 One recessed light fixture at living room ceiling.

### 15.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

 GFCI outlet at main electrical panel had a detached cover. Minor repair

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

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