



Confidential Inspection Report

LOCATED AT:
Idaho 83254

PREPARED EXCLUSIVELY FOR:
Customer

INSPECTED ON:
Saturday, December 9, 2017



Inspector, Derek Reed
Precision Home Inspection



Saturday, December 9, 2017

Customer

Idaho 83254

Dear Customer,

We have enclosed the report for the property inspection we conducted for you on Saturday, December 9, 2017 at:

Idaho 83254

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



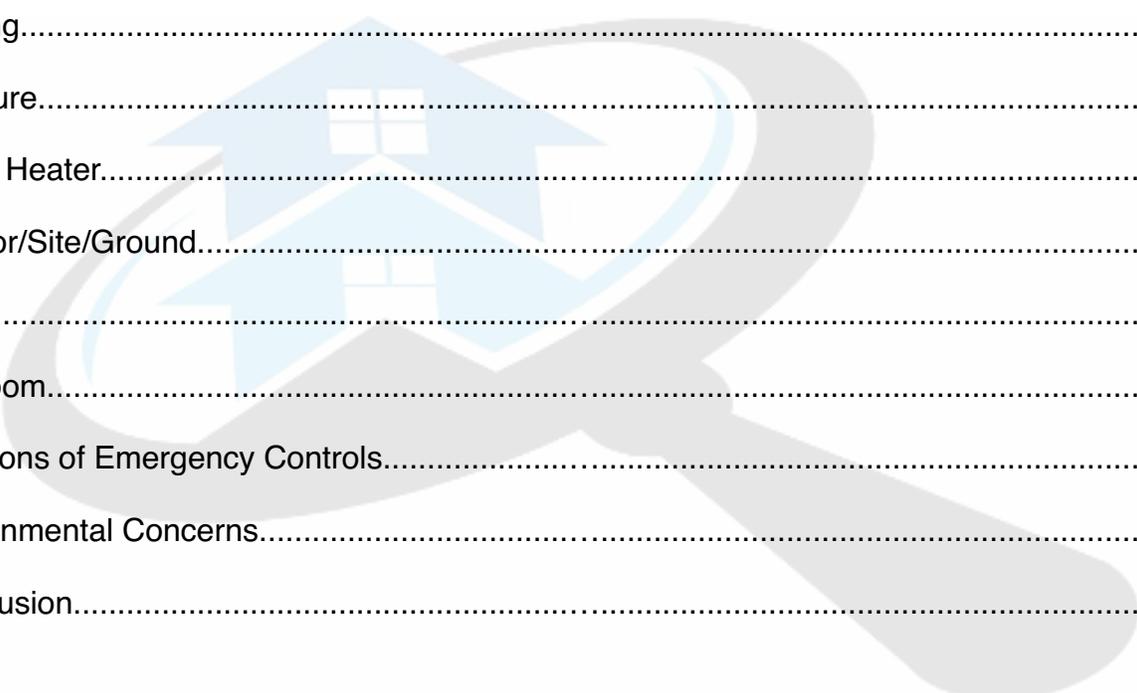
Derek
Reed

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

NOTES

The house was estimated to be built between 1915 and 1935

The weather was sunny at the time of our inspection.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

Review of the detached structure(s) is not a part of this inspection and report. With access and an opportunity for inspection, reportable conditions may be discovered.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

I may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

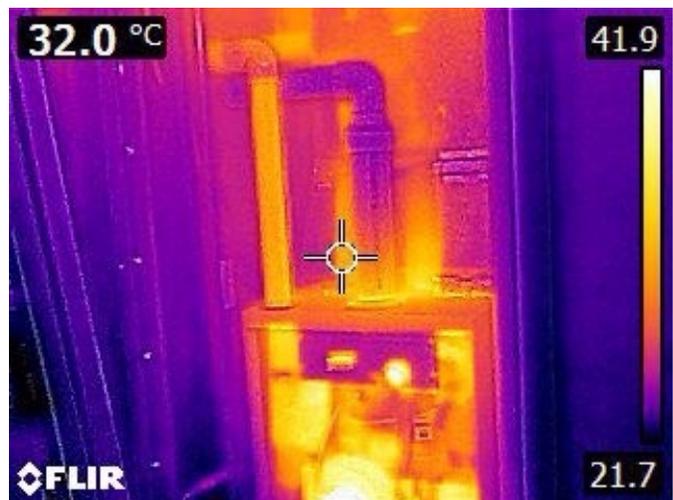
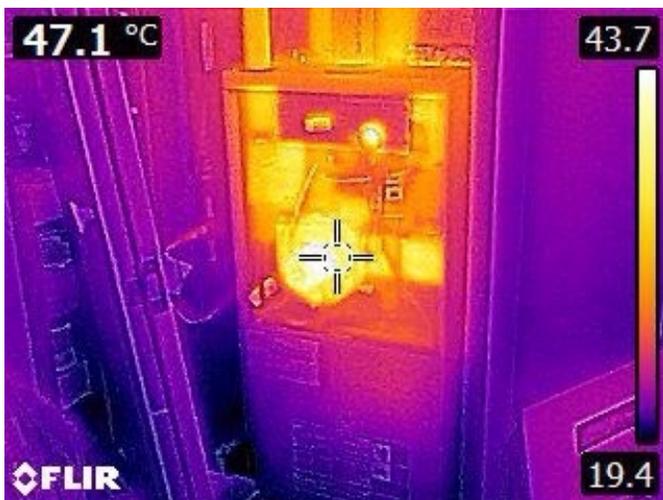
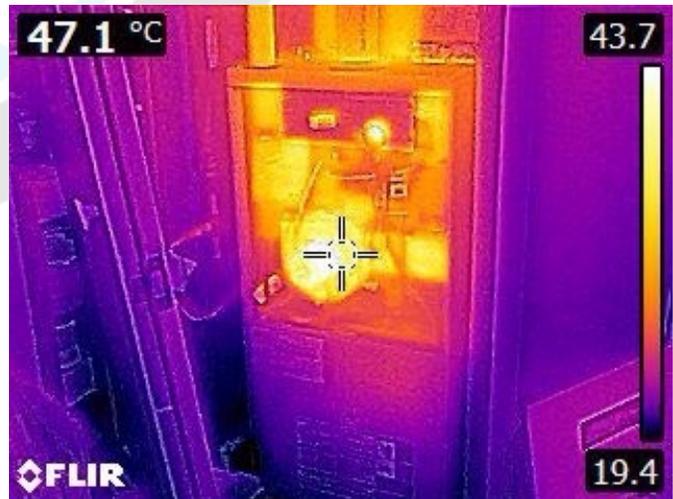
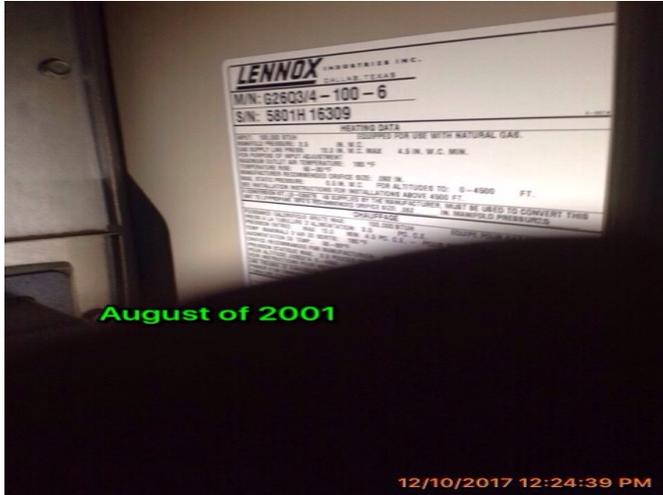
Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

Energy source: Natural gas



SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

REGULATOR & CONTROL

The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

BURNERS

The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER

The heat exchanger was visually examined and we observed no cracks, holes or other conditions that would indicate it is at the end of its service life.



VENT

The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

GENERAL COMMENT

The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

Electric Resistance

BASIC INFORMATION

Location of electric unit: bedroom upstairs



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop

METER & MAIN

The meter and main electrical service panel are outside on the left side of the building.



CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

RECEPTACLES: OVERALL

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.



GENERAL COMMENT

The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were professionally installed and found to be generally in very good condition.

WALLS & CEILINGS

The wall and ceiling surfaces appear to be properly installed and in good condition.

FLOORS: OVERALL

The floors have a good appearance and are in serviceable condition.

STAIRS

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

DOORS: OVERALL

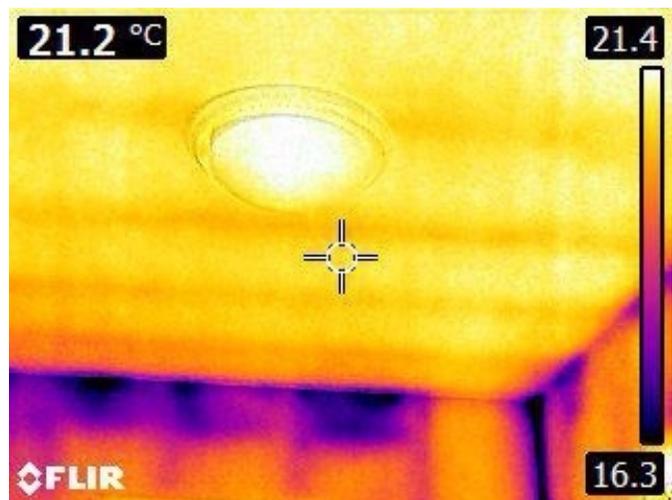
The interior doors appear to be properly installed and in good condition.

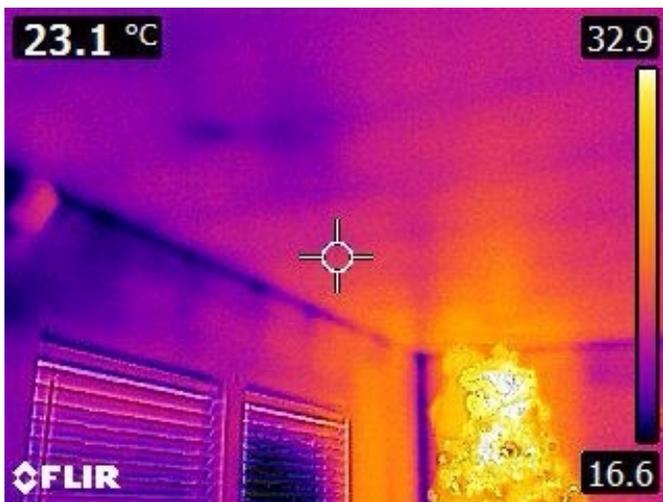
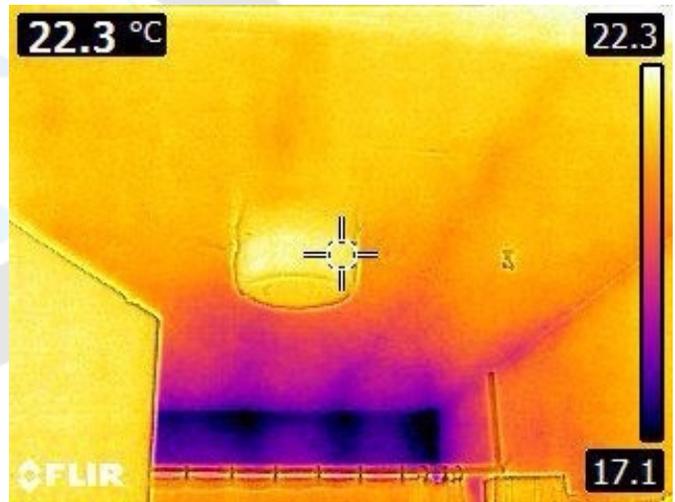
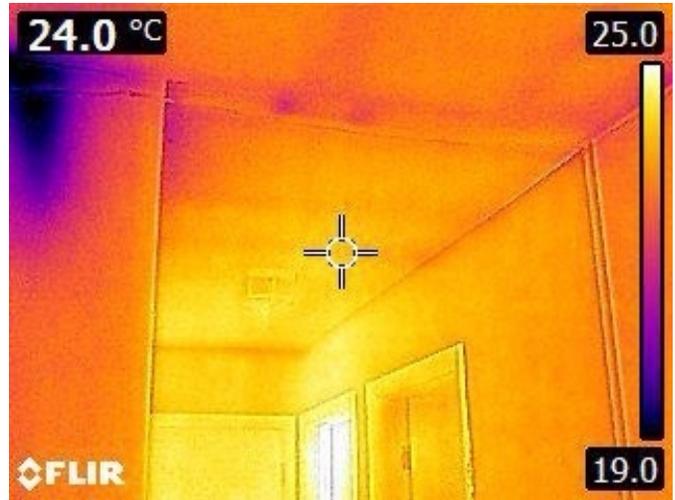
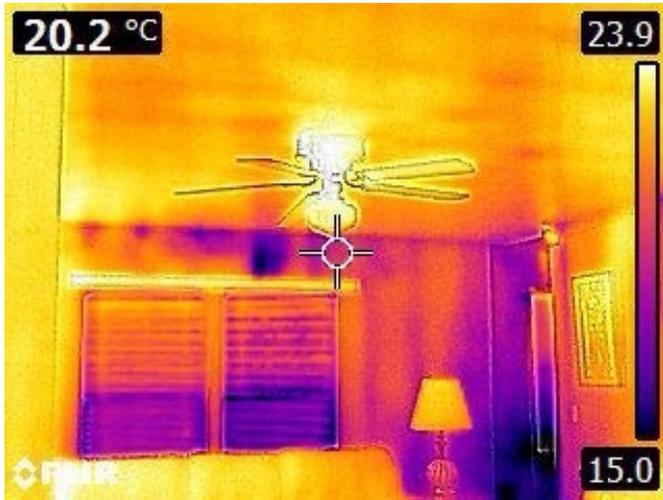
DETECTORS: OVERALL

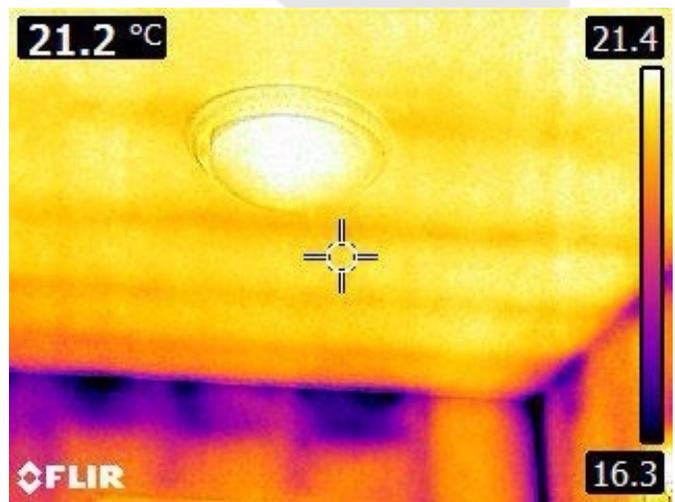
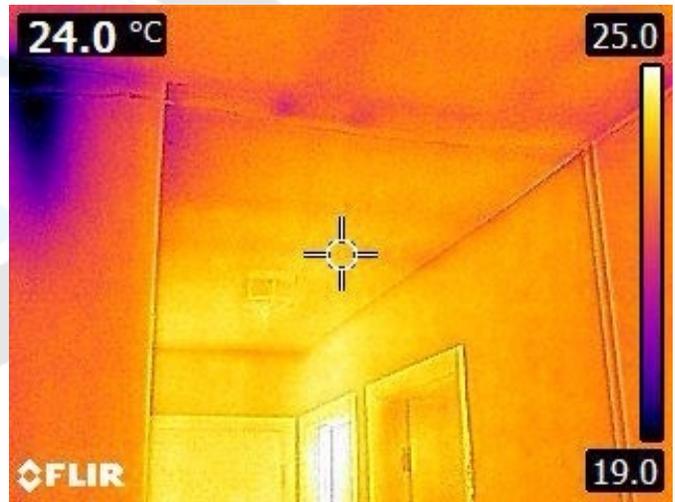
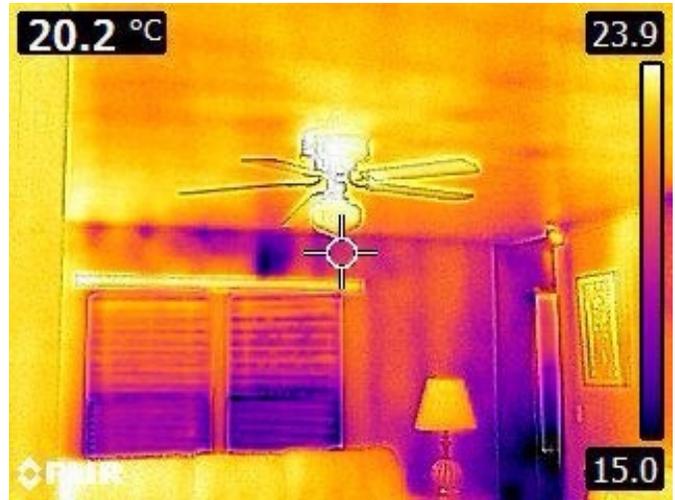
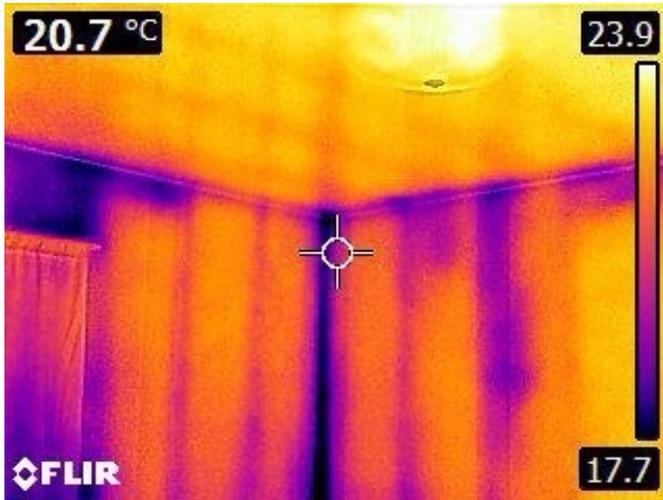
More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

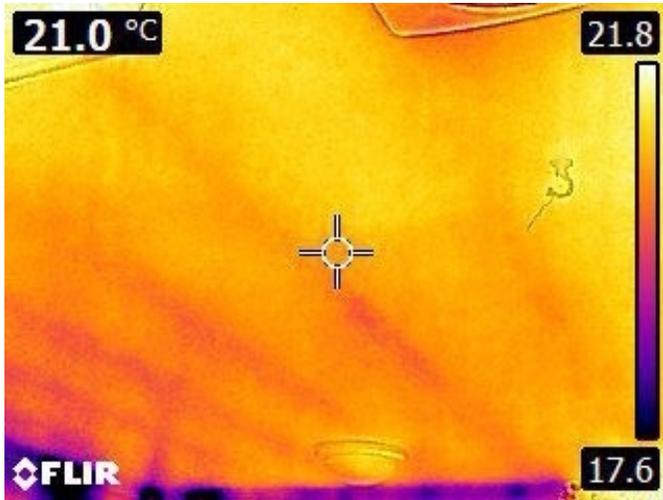
GENERAL COMMENT

The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and in serviceable condition.









Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

The attic has fiberglass batt insulation.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

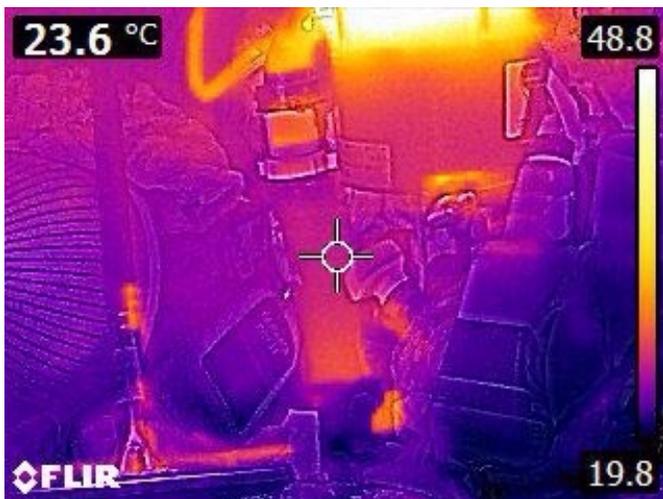
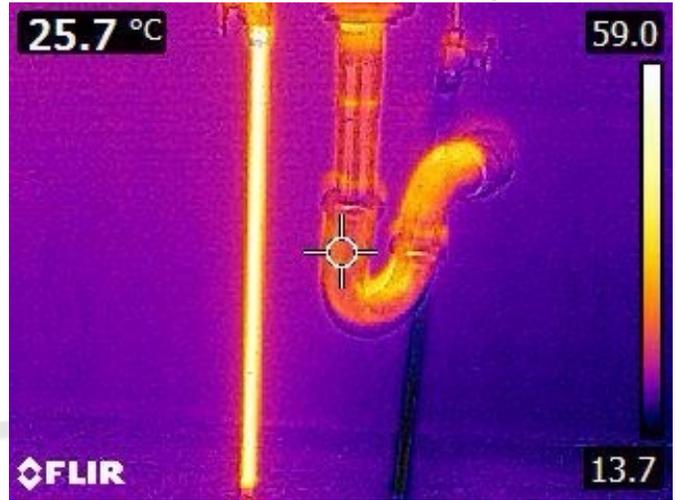
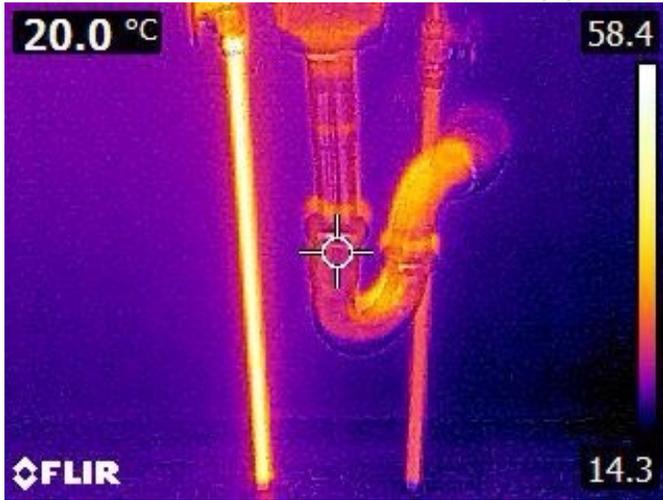
BASIC INFORMATION

Landscape water source: Public supply

Water pressure: Mid-range of normal water pressure

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.



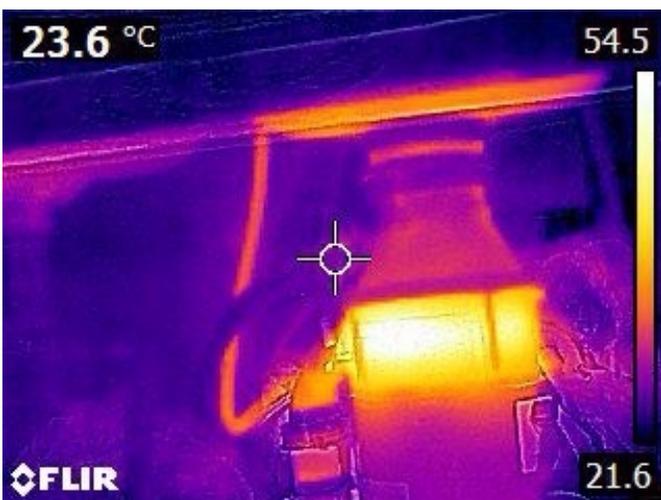
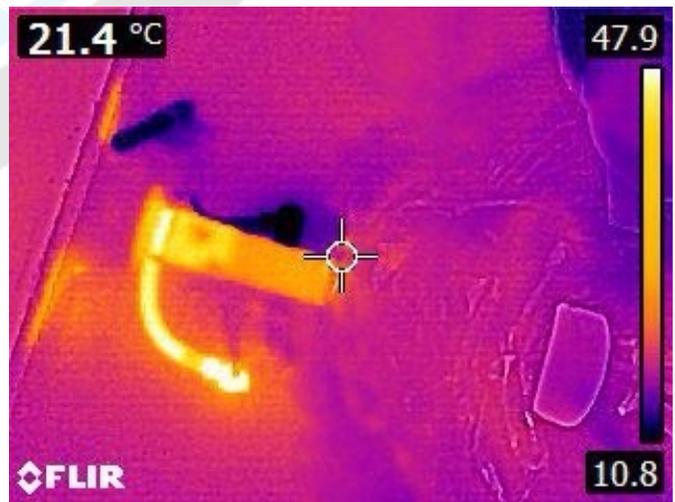


WATER PRESSURE

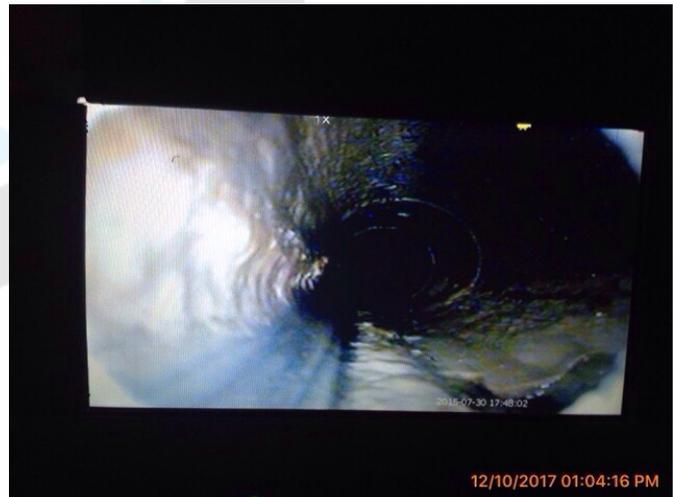
The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.



The visible drain piping appears to be generally properly installed and in serviceable condition. We a full camera review was conducted



SEWER CLEANOUT

The sewer cleanout is located in the basement.

GENERAL COMMENT

The plumbing system appears to be in good condition.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Wood

BASIC INFORMATION

Location: Covers whole building

SURFACE (SHAKE)

The moss on the ends of shakes tends to retain moisture and accelerate deterioration over a long period of time. However, the cost of cleaning and treating the shakes should be weighed against the potential gain of a few years in roof life.



There are presently multiple layers of roofing materials applied over this structure. When the roof is replaced, at least the top layer will have to be removed. Requirements vary between jurisdictions as to the maximum number of layers permitted.



Removal of all the layers is usually the best procedure. Resheathing and reflashng will help reduce the weight on the framing, the possibility of cracking or other symptoms of overloading, as well as prolong the useful life of the new roof.

Composition Shingle

BASIC INFORMATION

Location: Covers whole building

Roof slope: Steep pitch

INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

The shingle surface appears to have been properly installed and is in good condition.







For further evaluation of roofing conditions, cost estimates and/or corrective repair, we recommend that a professional roofing contractor be retained.

The moss on the ends of the underlying wood shingles tends to retain moisture and accelerate deterioration

over a long period of time. Cleaning and treating the lower edge of the roof will minimize damage to the sheathing and rafter tails.

GENERAL COMMENT

This roof is near the end of its expected service life. Although it is presently watertight, the need for replacement should be expected within the next few years.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

GENERAL COMMENT

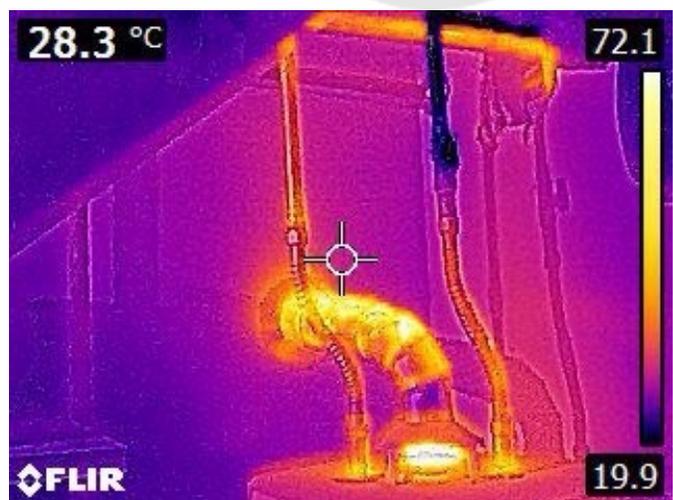
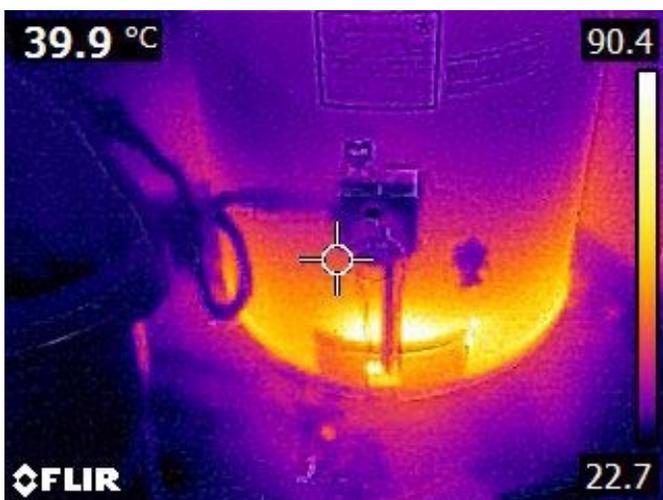
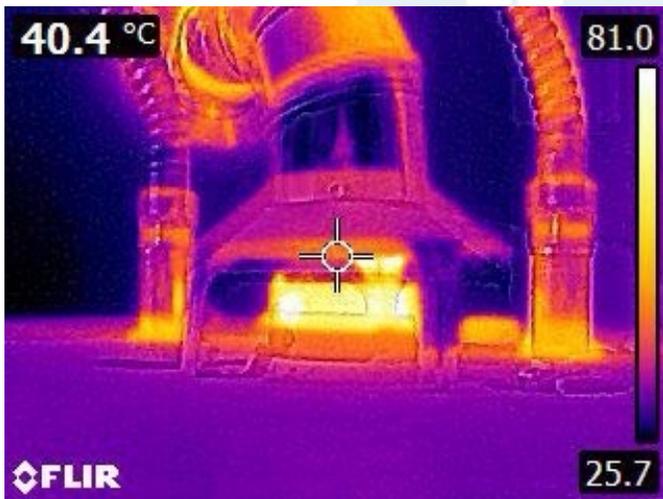
All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the utility room



T/P RELEASE VALVE

The water heater is not equipped with a temperature and pressure relief valve. This is an important safety device. We recommend a relief valve be installed as soon as possible.



GAS SUPPLY

The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

The combustion air supply is adequate.

BURNERS

The burner is generally clean and appears to be in serviceable condition.

GENERAL COMMENT

This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

Exterior/Site/Ground

BASIC INFORMATION

General lot topography: Flat lot

FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

SERVICE DROP

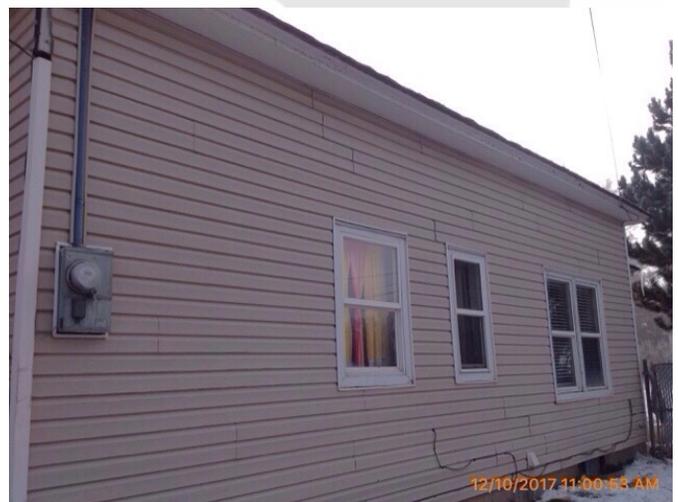
The service drop appears to be properly installed and in good condition.



VINYL SIDING

The vinyl siding appears to be properly installed and in good condition.







For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed specialty contractor.



WINDOWS

The windows appear to be properly installed and generally in serviceable condition. Some or all of the windows appear to be non-original. Review permits.



EAVES/SOFFITS

Sections of the eaves at the front are damaged. We recommend repair or replacement.





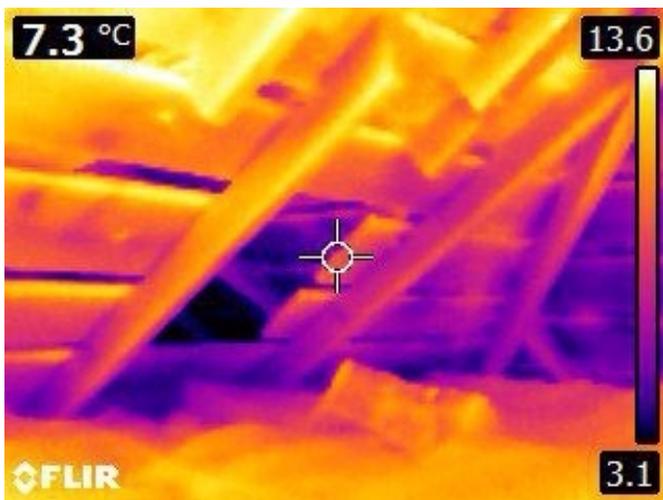
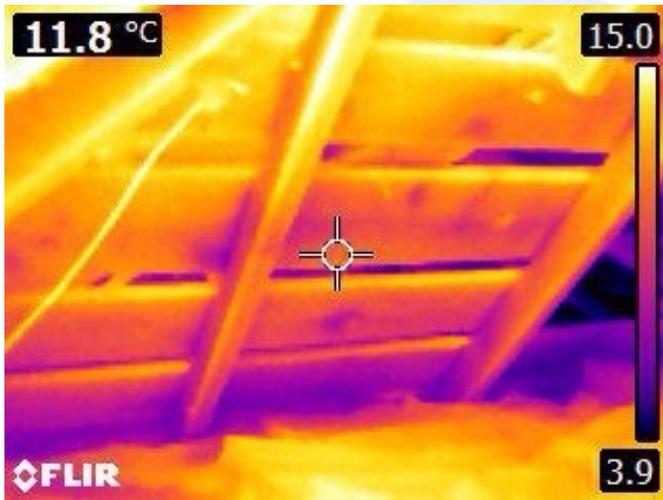
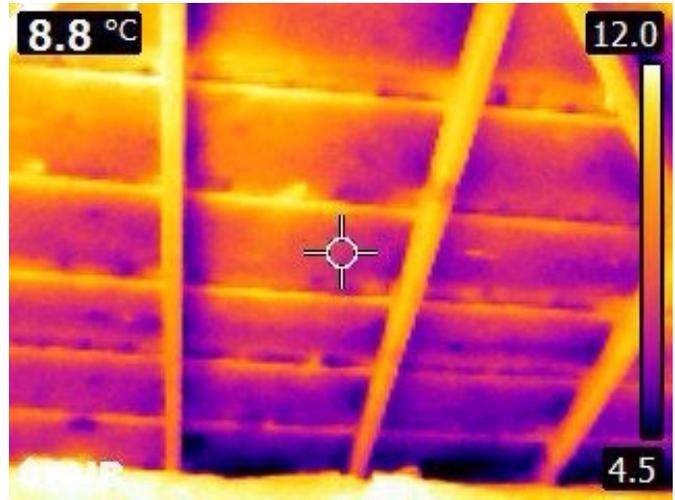
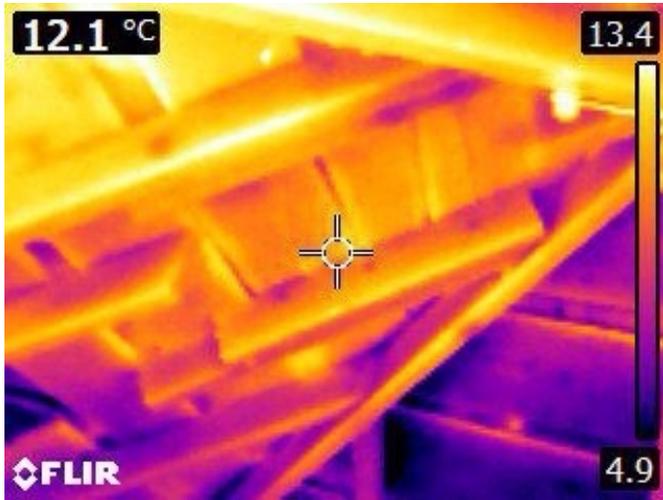
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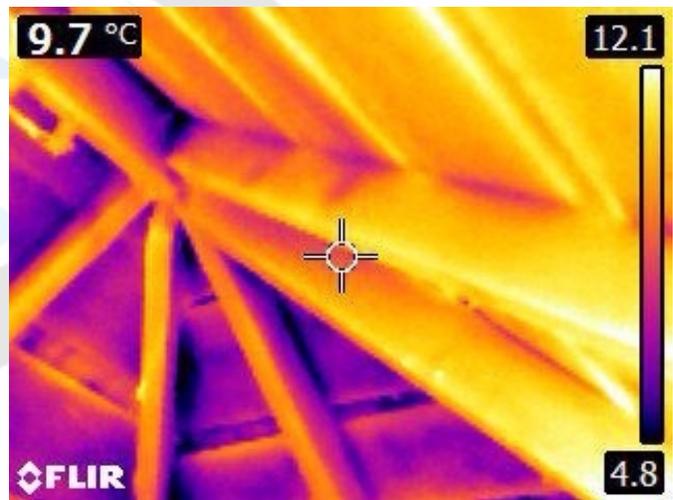
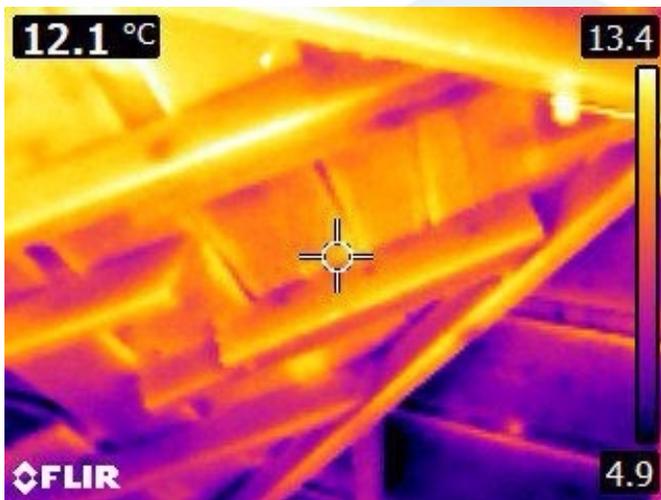
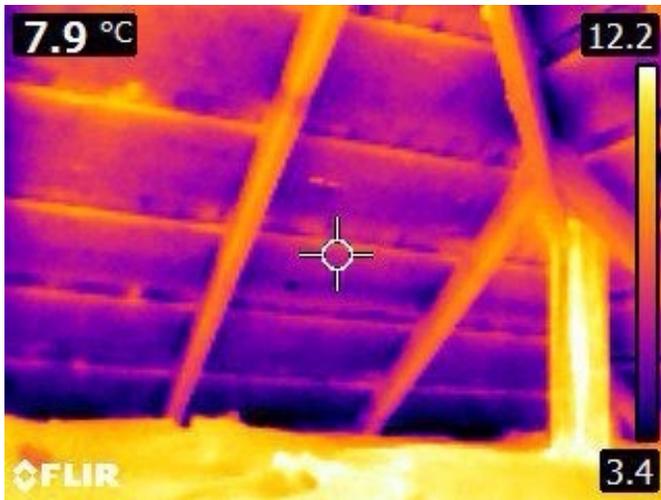
The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

The attic access is located in the bathroom .







PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. No sign of active infestations

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

TOILET

For attention to the condition(s) noted above, we recommend the advice and services of a licensed plumbing contractor.

WATER BASIN

The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

The meter and main electrical service panel are outside on the left side of the building.



SEWER CLEANOUT

PLUMBING

The sewer cleanout is located in the basement.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of of a overview by a licensed Roofing contractor.

Many homes built prior to 1996 lack modern safety and energy efficient items.

