



SOUTHERN IDAHO HOME INSPECTIONS, LLC

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RESIDENTIAL INSPECTION

3348 Highlawn Dr
Twin Falls, ID 83301

Jonathan Muretisch

04/14/2025



Inspector

George Krastev

CFC Certified, GSA Trained, InterNACHI Certified
Professional Inspector

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SUMMARY

- ⚠ 1.2.1 General - Potential Concerns: Microbial growths
- ⚠ 2.3.1 Grounds - Driveway: Cracks in driveway
- 🔧 2.6.1 Grounds - Stairs : Paint deteriorated on deck
- 🔧 3.2.1 Exterior & Foundation - Exterior Walls / Trim: Vegetation contact
- ⚠ 3.2.2 Exterior & Foundation - Exterior Walls / Trim: Siding deficiencies and rot
- 🔧 3.2.3 Exterior & Foundation - Exterior Walls / Trim: Failing paint on siding
- 🔧 4.1.1 Roof - General: Tree branches in contact with the roof
- ⚠ 4.2.1 Roof - Shingles / Shakes: Composition shingles on low slope surface
- ⚠ 4.3.1 Roof - Flashings: Missing step flashing
- ⚠ 4.5.1 Roof - Gutters / Downspouts / Extensions: Recommend gutter installation
- 🔧 4.6.1 Roof - Soffits and fascia: deterioration on fascia
- 🔧 5.4.1 Attic & Roof Structure - Insulation: Fiberglass Insulation fallen
- ⚠ 5.5.1 Attic & Roof Structure - Ventilation: Substandard ventilation
- ⚠ 6.2.1 Garage or Carport - Attached Garage-House Door: Door not self-closing
- ⚠ 6.3.1 Garage or Carport - Vehicle Door: Door damaged
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- 🔧 8.3.1 Electric - Panels: Missing fasteners
- ⚠ 8.6.1 Electric - Receptacles: Missing or damaged cover plates
- 🔧 8.8.1 Electric - Lighting / Fans: Globes or covers missing
- 🔧 8.8.2 Electric - Lighting / Fans: Inoperable or missing bulbs
- ⚠ 8.9.1 Electric - Smoke and CO alarms: Old Smoke alarms
- ⚠ 8.9.2 Electric - Smoke and CO alarms: Missing CO alarms
- 🔧 10.1.1 Plumbing / Fuel Systems - General: Private Septic
- 🔧 10.1.2 Plumbing / Fuel Systems - General: Private Well
- 🔧 10.3.1 Plumbing / Fuel Systems - Supply Lines: Corrosion in pipes or fittings
- 🔧 11.4.1 Water Heater - Water Shut off: Corrosion on shut-off valves
- ⚠ 12.9.1 Heating, Ventilation and Air Conditioning (HVAC) - Heat Pump or AC: AC lifespan warning
- 🔧 13.8.1 Kitchen - Range/Cooktop/Oven: No 240 Volt receptacle, gas only
- 🔧 14.5.1 Bathroom & Laundry - Sinks: Drain stopper missing
- ⚠ 14.8.1 Bathroom & Laundry - Showers: Shower enclosure substandard/leaking
- ⚠ 14.9.1 Bathroom & Laundry - Ventilation: Fan Exhausts to attic
- ⚠ 14.9.2 Bathroom & Laundry - Ventilation: Exhaust fan- Replace
- ⚠ 14.9.3 Bathroom & Laundry - Ventilation: Inadequate exhaust fans
- 🔧 15.2.1 Interior, Doors and Windows - Exterior Doors: Deadbolt inoperable
- 🔧 15.2.2 Interior, Doors and Windows - Exterior Doors: Door binds in jam
- 🔧 15.3.1 Interior, Doors and Windows - Interior Doors: Doors damaged
- ⚠ 15.4.1 Interior, Doors and Windows - Windows & Skylights: Failed window seals

- 🔻 15.4.2 Interior, Doors and Windows - Windows & Skylights: Window broken
- 🔧 15.4.3 Interior, Doors and Windows - Windows & Skylights: Window Screens damaged
- ⚠️ 15.5.1 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Elevated moisture/water damage
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- 🔻 15.6.1 Interior, Doors and Windows - Floors: Carpet Loose
- 🔻 15.6.2 Interior, Doors and Windows - Floors: Carpet needs cleaning
- 🔧 16.1.1 Thermal imaging - Thermal imaging scan: Insulation missing or low

1: GENERAL

Information

Present during inspection

Inspector

Client present at end?

No

Age Source

Municipal records or property listing

Number of residential units inspected

1

Occupied?

No

Weather

Dry (no rain)

Temperature

Warm

Type of property

Single family

What is a home inspection?

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the International Association of Home Inspectors, that are both observed and deemed material by the inspector at the exact date and time of inspection.

Any and all recommendations for repair, replacement, evaluation, as well as maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Category types

Maintenance items/information comments

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

Prioritized Observations

- A functional component that is not operating as intended or that is defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

Immediate Concern

- A specific issue with a system or component that may have significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. The immediate items are often imminent or may be very difficult or expensive to remedy.

Observations

1.2.1 Potential Concerns

 Immediate Concerns

MICROBIAL GROWTHS

Microbial growths were observed in some areas (click individual pictures for specific locations). Moisture, poor ventilation, and leaks are typically the cause. Recommend that a licensed restoration company evaluate, test, and remediate all microbial growths as necessary.



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



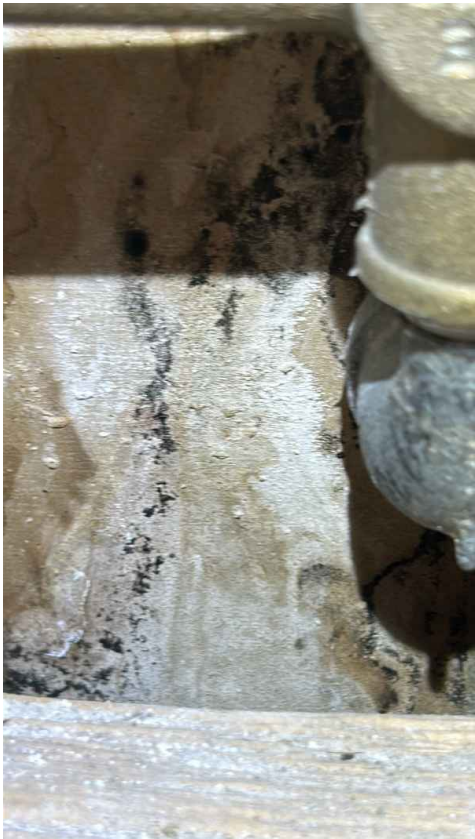
Attic



Attic



guest bathroom, plumbing access



Guest bathroom plumbing access



Guest bathroom plumbing access



Guest bathroom plumbing access



Guest bathroom plumbing access



Guest bathroom plumbing access



Garage attic



Crawlspace



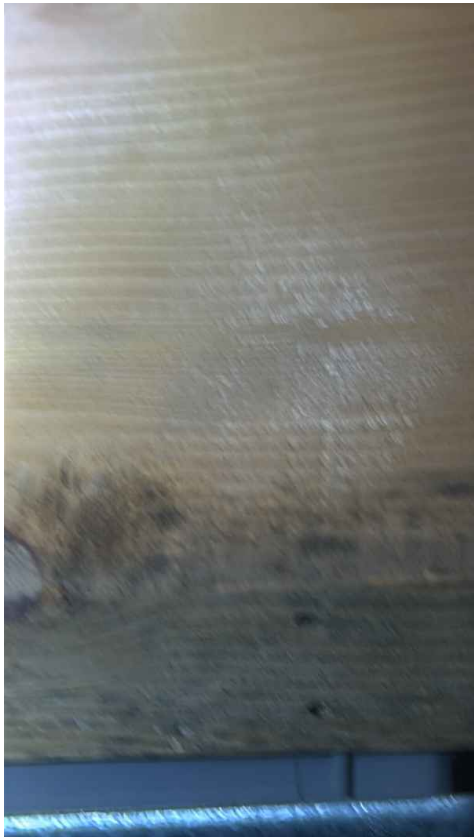
Crawlspace



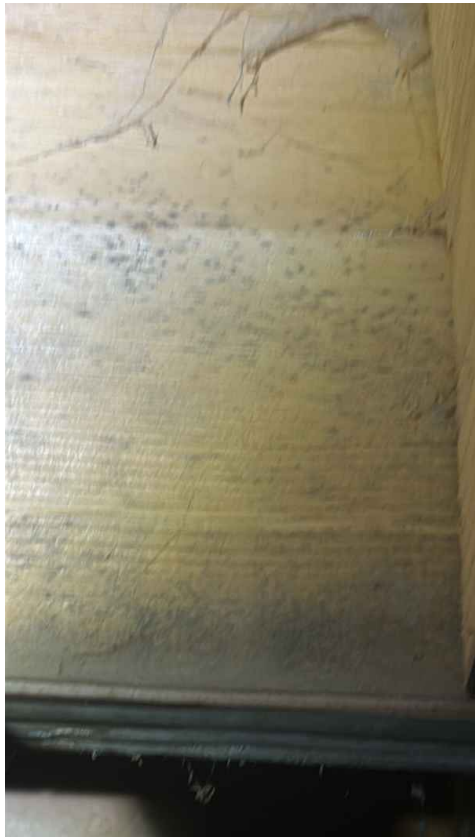
Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

2: GROUNDS

2.1	General
2.2	Soils / Drainage / Landscaping
2.3	Driveway
2.4	Sidewalks / Patios
2.5	Decks / Porches
2.6	Stairs

Information

Soils / Drainage / Landscaping: Site Profile Level	Driveway: Condition Damage observed	Driveway: Material Poured in place concrete
Sidewalks / Patios: Condition Appeared Serviceable	Sidewalks / Patios: Material Poured in place concrete	Decks / Porches: Condition Appeared serviceable
Decks / Porches: Material Plastic fiber	Stairs : Condition Maintenance recommended	Stairs : Exterior stair material Plastic fiber

General: Grounds Pictures





Limitations

General

LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Observations

2.3.1 Driveway

CRACKS IN DRIVEWAY

 Prioritized Observations

Cracks, settlement, and/or deterioration were observed in the driveway. However, no trip hazards were observed. Recommend repair or replacement by a qualified contractor.

2.6.1 Stairs

PAINT DETERIORATED ON DECK

 Maintenance items/information comments

Failing paint was observed at exterior stairs/deck areas. Recommend maintenance as necessary by a qualified professional.



Rear patio stairs



Rear patio stairs

3: EXTERIOR & FOUNDATION

3.1	General
3.2	Exterior Walls / Trim
3.3	Foundation

Information

Exterior Walls / Trim: Wall Cover Wood, Stone or faux stone veneer	Exterior Walls / Trim: Wall cover condition Required repairs or replacement	Exterior Walls / Trim: Wall structure Wood frame
Foundation: Condition Appeared serviceable	Foundation: Material Poured in place concrete	Foundation: Type Crawl space, Some basement

General: Exterior













Limitations

General
LIMITATIONS

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Observations

3.2.1 Exterior Walls / Trim

VEGETATION CONTACT



Maintenance items/information comments

Vegetation was in contact with the home's exterior. Vegetation can retain moisture against the exterior after it rains. Recommend pruning or moving vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



3.2.2 Exterior Walls / Trim

SIDING DEFICIENCIES AND ROT



Immediate Concerns

The home's exterior exhibited damaged and/or substandard siding, with areas of rot noted. Evaluation and repair or replacement by a licensed siding contractor are recommended.



East



East



East



East



East



East



East



East



East



Gas fireplace plenum



Gas firplace plenum



Gas fireplace plenum



South



South garage wall over west patio cover

3.2.3 Exterior Walls / Trim

FAILING PAINT ON SIDING

Failing paint was observed at the home's exterior which can lead to moisture damage. Recommend maintaining siding/trim where needed.



Maintenance items/information comments



West



East



South



South



South



Gas fireplace plenum

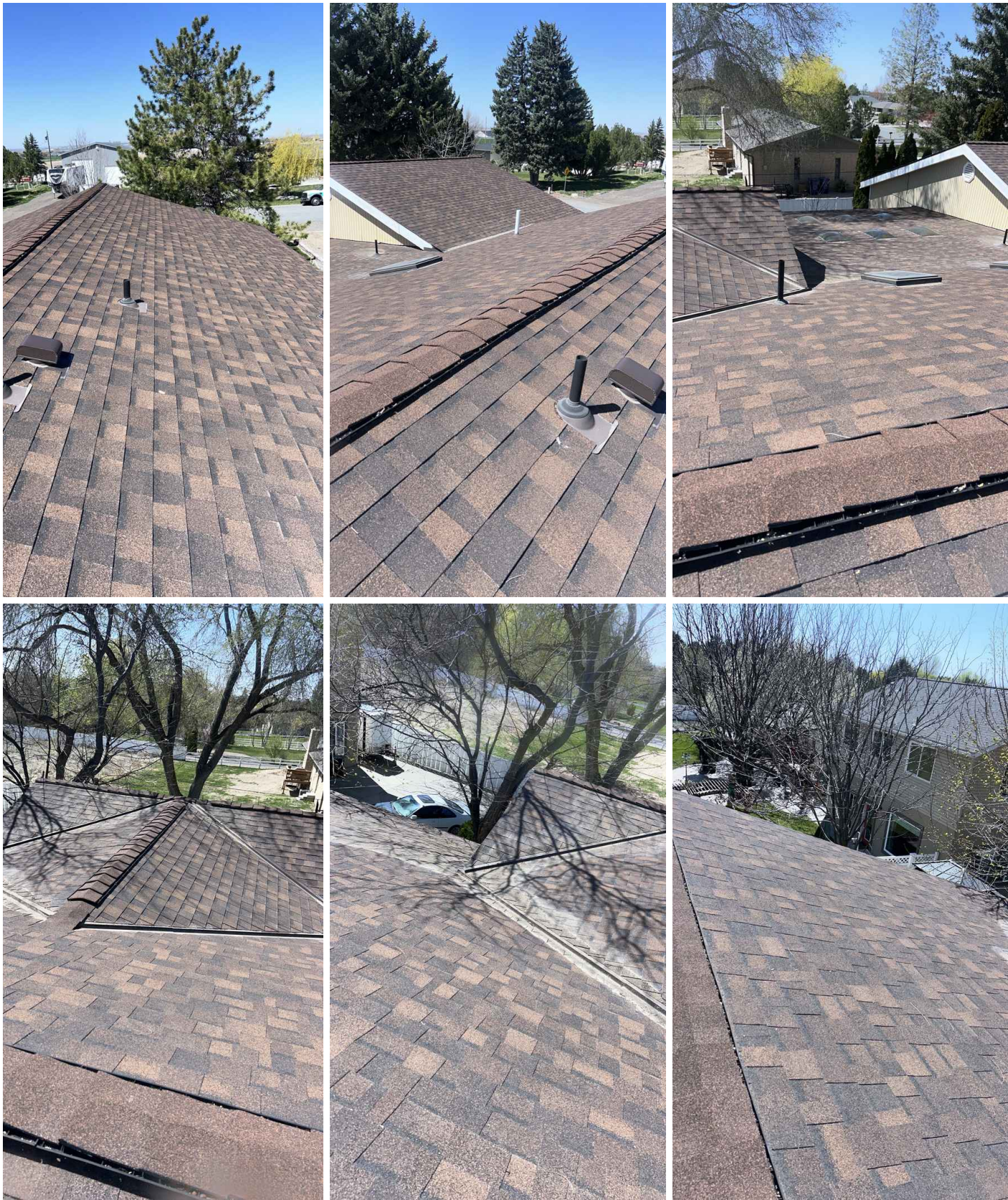
4: ROOF

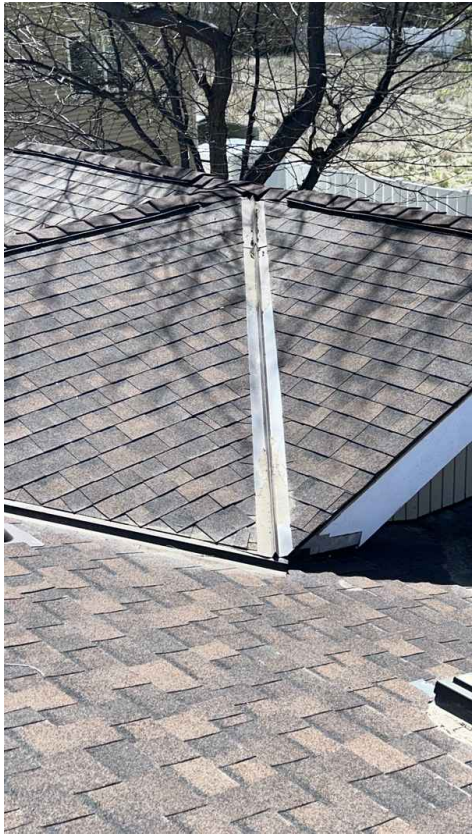
4.1	General
4.2	Shingles / Shakes
4.3	Flashings
4.4	Skylights
4.5	Gutters / Downspouts / Extensions
4.6	Soffits and fascia
4.7	Chimney & Flues

Information

General: Roof surface material Asphalt or fiberglass composition shingles	Shingles / Shakes: Layers One	Flashings: Condition of exposed flashings Substandard
Gutters / Downspouts / Extensions: Condition Recommend gutter install	Chimney & Flues: Condition Damage observed	

General: Roof











Limitations

General

LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Observations

4.1.1 General



Maintenance items/information comments

TREE BRANCHES IN CONTACT WITH THE ROOF

Tree branches were in contact with the roof which can damage the roof surface. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 5 feet above the roof surface.



4.2.1 Shingles / Shakes

COMPOSITION SHINGLES ON LOW SLOPE SURFACE

OVER WEST PATIO



Immediate Concerns

The composition shingles were installed on a roof with a slope below the manufacturer's minimum of 3/12. This improper installation leads to slow water runoff, making it highly susceptible to leaks, which have already occurred (as shown in the pictures). Furthermore, this can contribute to roof deck sagging and a decreased ability to handle snow loads. Manufacturer warranties are typically void on such installations. We recommend a qualified contractor repair or replace this roofing area using materials designed for low-slope applications.



West patio cover



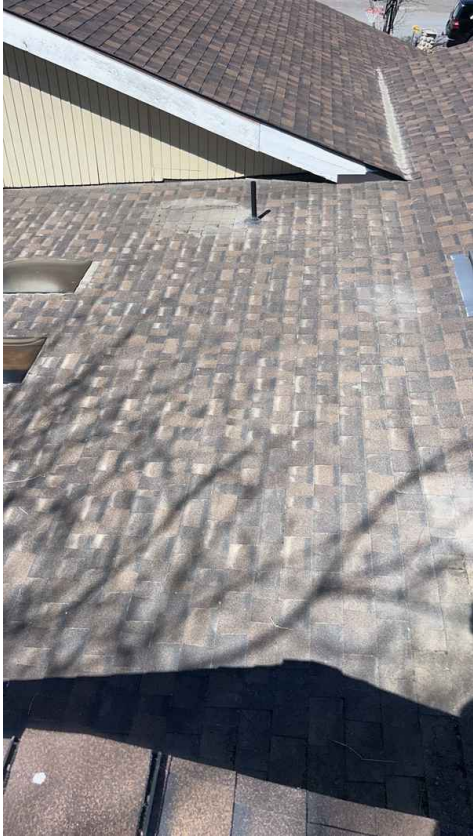
West patio cover



West patio cover



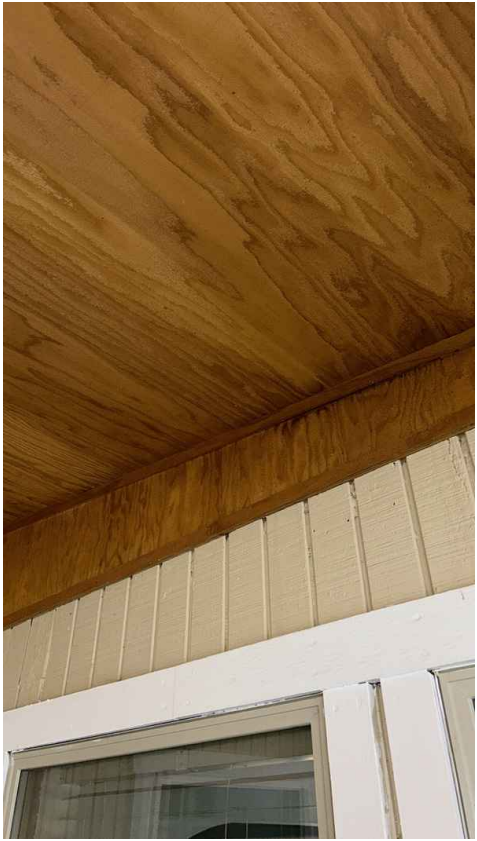
West patio cover



West patio cover



West patio cover





4.3.1 Flashings

MISSING STEP FLASHING



Prioritized Observations

Step flashing was missing where second story siding meets the roof. Water damage has occurred as a result. Recommend installation of proper flashing by a qualified contractor.



Stock image of proper step flashing



4.5.1 Gutters / Downspouts / Extensions

RECOMMEND GUTTER INSTALLATION



Prioritized Observations

No gutter system was present on this home. Gutters help prevent siding damage as well as preventing water from pooling around the foundation or in crawl spaces/basements. Recommend that a full gutter system be installed on this home.

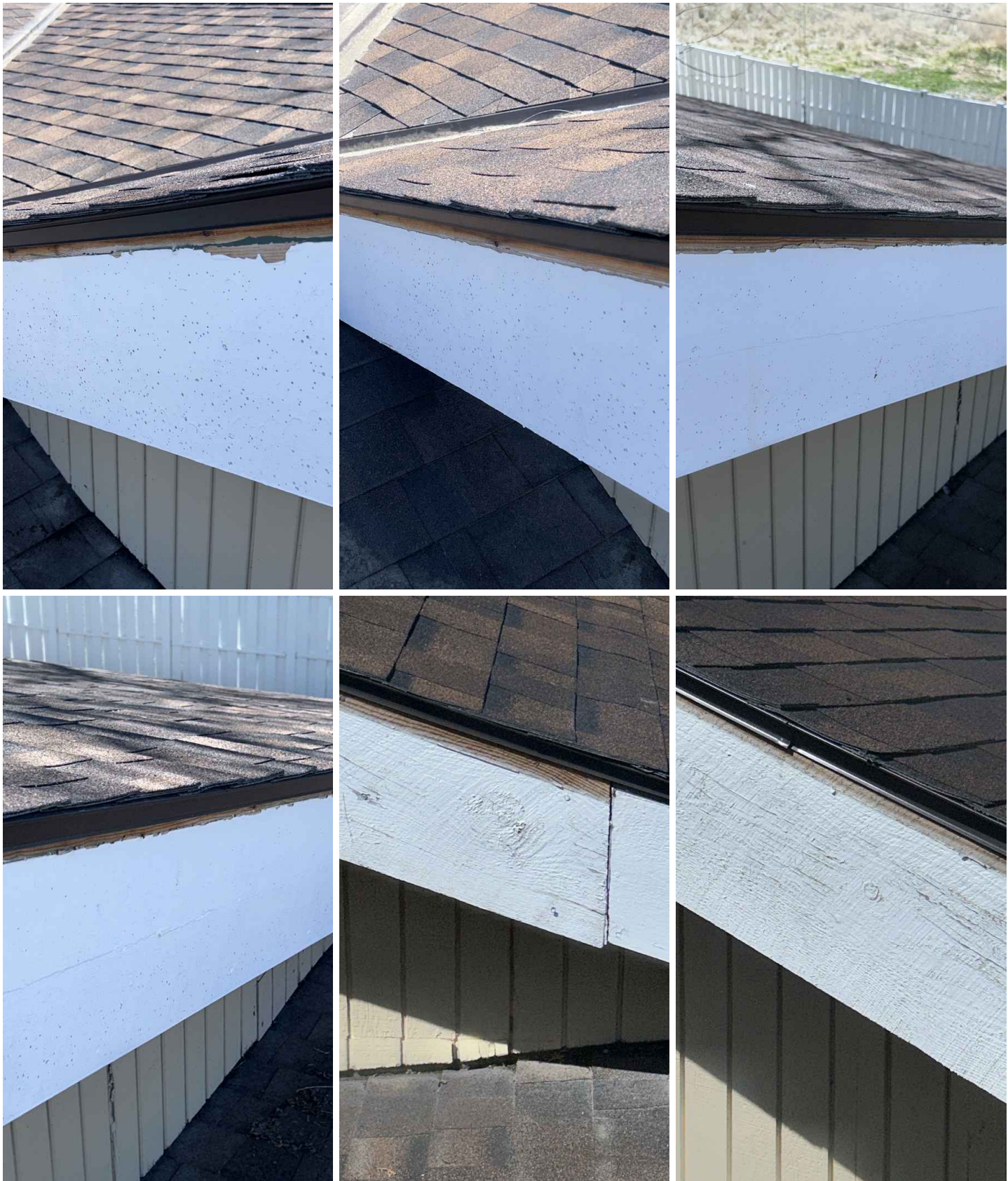
4.6.1 Soffits and fascia

DETERIORATION ON FASCIA



Maintenance items/information comments

The fascia boards are deteriorated in one or more areas. Recommend evaluation and maintenance as necessary by a qualified person.





5: ATTIC & ROOF STRUCTURE

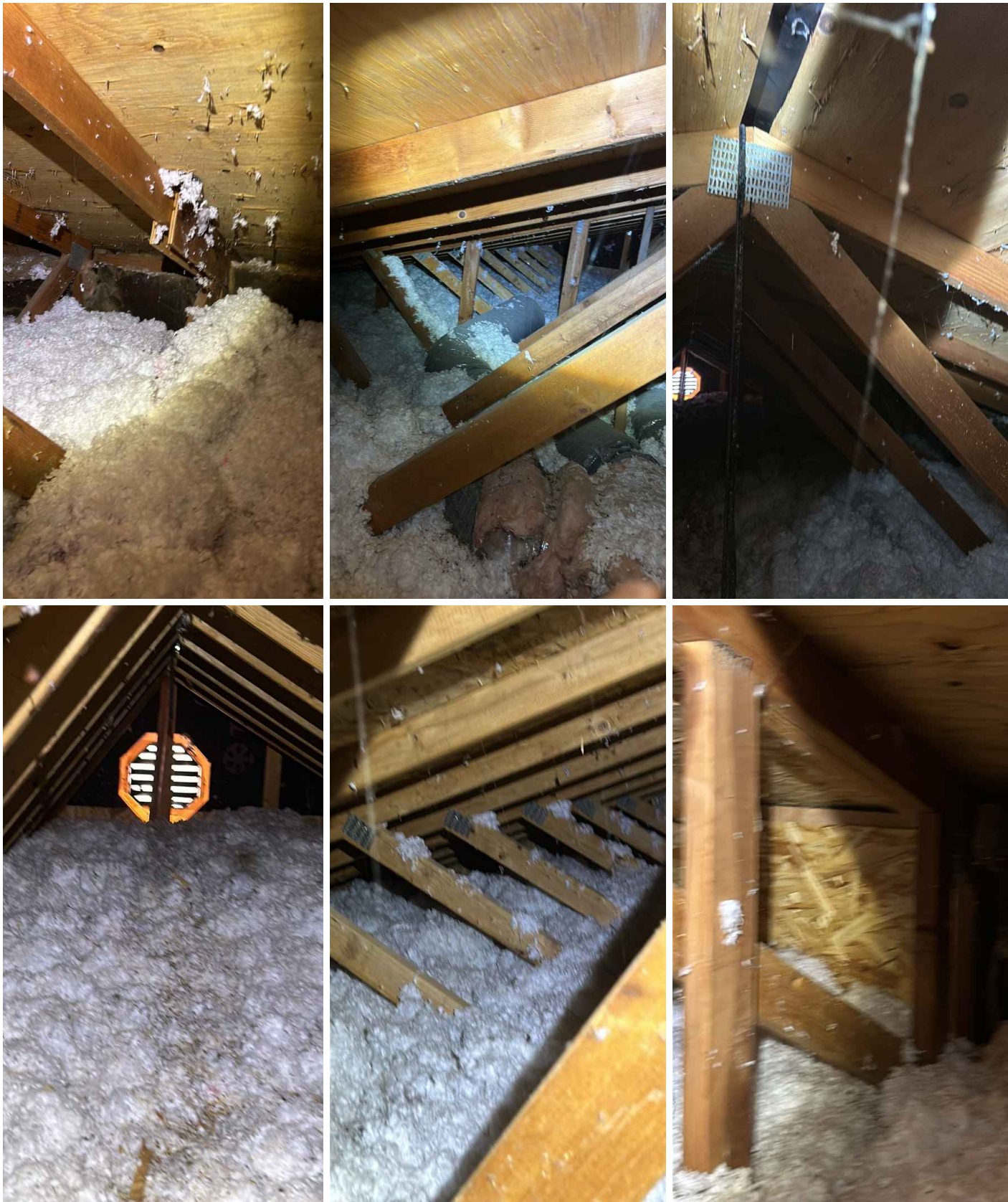
5.1	General
5.2	Access
5.3	Roof Structure
5.4	Insulation
5.5	Ventilation

Information

Roof Structure: Roof structure type Trusses	Roof Structure: Condition Appeared serviceable	Roof Structure: Ceiling structure Trusses
Insulation: Insulation condition Defects observed	Insulation: Rating R-38	Insulation: Type Fiberglass loose fill, Fiberglass roll or batt
Ventilation: Condition Substandard ventilation	Ventilation: Types Ridge vent(s)	

General: Attic











Access: Attic access



Master closet



Garage

Limitations

General

LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Observations

5.4.1 Insulation



Maintenance items/information comments

FIBERGLASS INSULATION FALLEN

Some fiberglass rollback insulation had fallen back. Recommend reinstalling by licensed and qualified professional.



5.5.1 Ventilation

SUBSTANDARD VENTILATION



Immediate Concerns

The roof structure appears to have inadequate ventilation. This deficiency can result in excessive attic and roof surface temperatures, premature deterioration of roofing materials, increased energy consumption for cooling, and moisture accumulation, which can promote mold growth. Standard building practices require balanced ventilation, typically achieved through a combination of soffit and ridge vents, and often mechanical ventilation, to maintain attic temperatures within 10-20 degrees of ambient. Recommend a qualified contractor evaluate and rectify the ventilation system to comply with current building standards.



3:19

LTE

Twin Falls

67°

Sunny

H:68° L:30°

Sunny conditions will continue for the rest of the day. Wind gusts are up to 12 mph.

Now

4PM

5PM

6PM

7PM

8PM

67°

67°

68°

68°

66°

62°

10-DAY FORECAST

Today

30°

68°

Tue

36°

75°

Wed

43°

70°

Thu

38°

53°



6: GARAGE OR CARPORT

6.1	General
6.2	Attached Garage-House Door
6.3	Vehicle Door
6.4	Automatic Opener
6.5	Floor
6.6	Interior/Walls/Ceilings

Information

General: Type

Attached garage

Attached Garage-House Door: Condition

Minor repair

Attached Garage-House Door: Type

Metal

Vehicle Door: Condition

Damage observed

Vehicle Door: Type

Sectional

Vehicle Door: # of Doors

2

Automatic Opener: Condition

Appeared serviceable

Automatic Opener: Mechanical auto-reverse operable

Yes

Floor: Condition

Appeared serviceable

Interior/Walls/Ceilings: Condition

Cosmetic damage

Interior/Walls/Ceilings: Ventilation

Window, Door

General: Garage





Limitations

General

LIMITATIONS

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Observations

6.2.1 Attached Garage-House Door

DOOR NOT SELF-CLOSING



Immediate Concerns

As a safety upgrade, we recommend installing adjustable spring door hinges on the door separating the house and the garage to help prevent the spread of flames should a fire occur inside the garage.



6.3.1 Vehicle Door

DOOR DAMAGED

The garage vehicle door was damaged. The damage did not appear to affect the functionality of the door; however, client may want to repair for cosmetic purposes.

 Prioritized Observations



Door on the right hand side

6.3.2 Vehicle Door

WEATHERSTRIPPING DAMAGED

 Maintenance items/information comments

Weatherstripping on garage doors was damaged. Recommend replacement by a qualified professional.



Door on the right hand side



Door on the right hand side



Door on the left-hand side

7: CRAWL SPACE

7.1	General
7.2	Access
7.3	Floor Substructure
7.4	Floor Insulation
7.5	Ventilation
7.6	Vapor Barrier

Information

Access: Access locations



Basement

Floor Substructure: Condition
Appeared serviceable

Ventilation: Condition
Appeared serviceable

Floor Substructure: Pier or Post Material
Wood, Bearing wall

Floor Substructure: Floor structure
Solid wood joists

Ventilation: Type
Unconditioned space, with vents

Floor Substructure: Beam Material
Solid wood

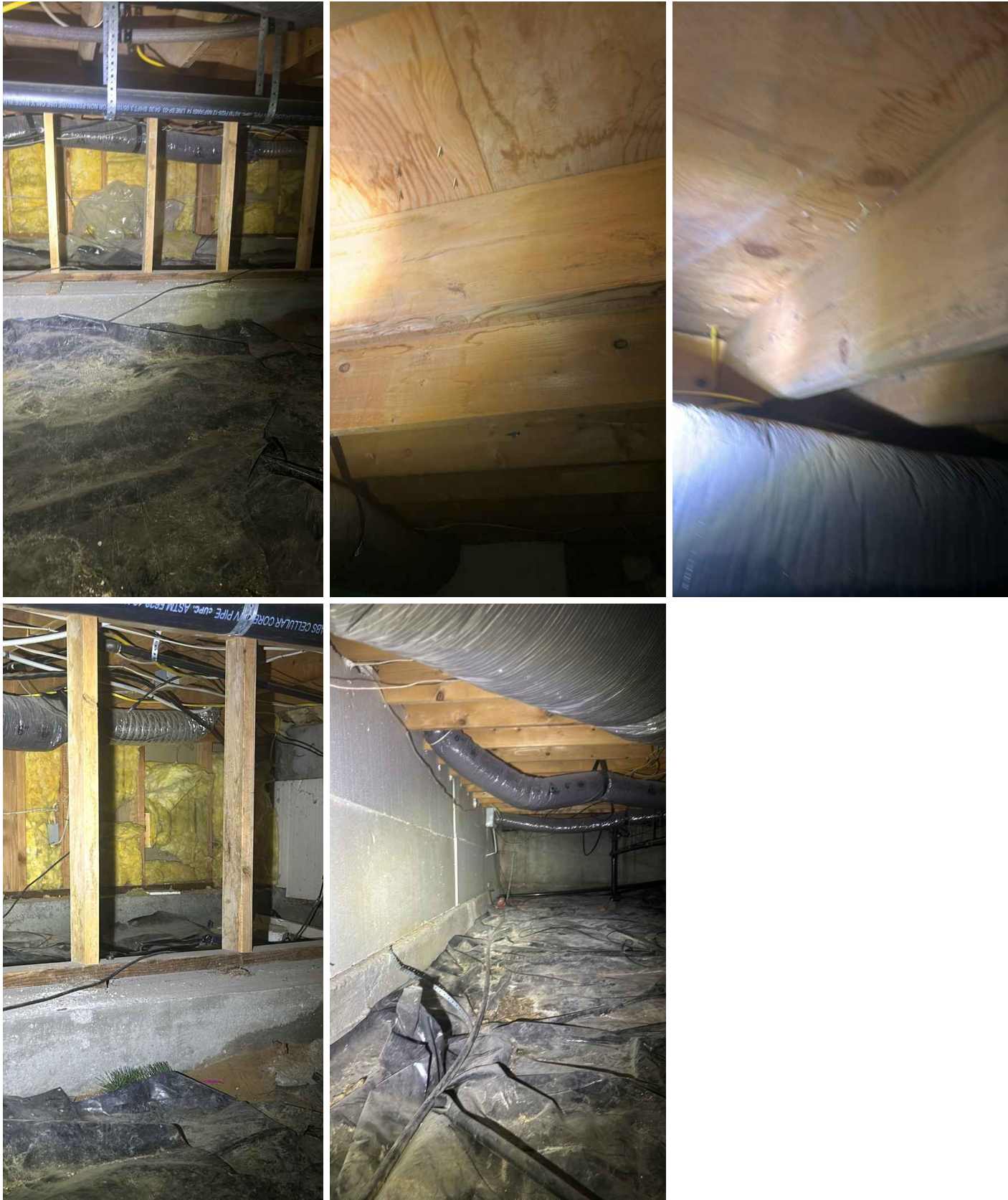
Floor Insulation: Insulation Material
Fiberglass roll or batt

Vapor Barrier: Condition
Appeared serviceable

General: Crawl Space







Limitations

General
LIMITATIONS

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

8: ELECTRIC

8.1	General
8.2	Service
8.3	Panels
8.4	Wiring
8.5	Exterior
8.6	Receptacles
8.7	Switches
8.8	Lighting / Fans
8.9	Smoke and CO alarms

Information

Service: Condition

Appeared serviceable

Service: Type

Overhead

Service: Voltage

120-240

Service: Max Amperage

200

Service: Protection

Breakers

Service: Service entrance conductor material

Stranded Aluminum

Service: Main disconnect rating

200

Panels: Main service panel condition

Defects observed

Panels: Location of MAIN panel #A

Garage

Panels: Location of main disconnect

Breaker at top of main service panel

Wiring: Condition

Serviceable

Wiring: Branch circuit wiring type

Non-metallic sheathed, Copper

Receptacles: GFCI present

Yes

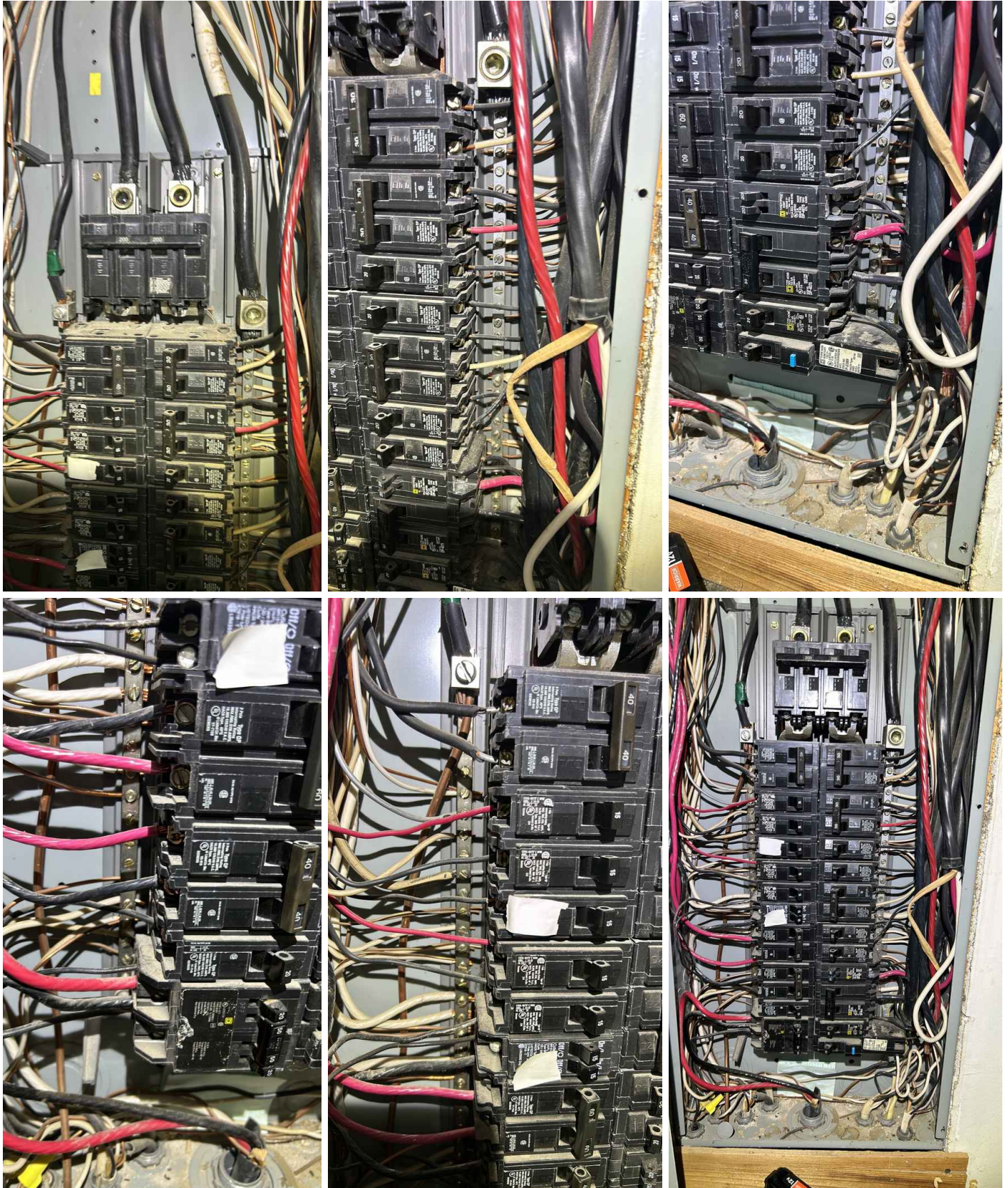
Smoke and CO alarms: Smoke alarms

Older, Several missing

Smoke and CO alarms: Carbon Monoxide alarms

Missing

General: Electric Service Panel



Limitations

General

LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Observations

8.3.1 Panels



Maintenance items/information comments

MISSING FASTENERS

The electrical panel cover was missing fasteners. Recommend repair by a qualified professional.



8.6.1 Receptacles

MISSING OR DAMAGED COVER PLATES

NORTH BEDROOM



Immediate Concerns

Missing and/or damaged cover plates were observed. This is a shock hazard due to exposed electrical wires. Recommend that a qualified professional install/replace cover plates where necessary.



North bedroom

8.8.1 Lighting / Fans



Maintenance items/information comments

GLOBES OR COVERS MISSING

Globes or covers for light fixtures were missing. Recommend replacing as necessary to avoid exposed bulbs.



East bedroom

8.8.2 Lighting / Fans



Maintenance items/information comments

INOPERABLE OR MISSING BULBS

The bulbs in one or more light fixtures appeared to be inoperable. Recommend replacing bulbs and verifying proper operation.



East bedroom

8.9.1 Smoke and CO alarms



Immediate Concerns

OLD SMOKE ALARMS

Most smoke alarms have a life span of 8-10 years. After this time, the entire unit should be replaced. As alarms get older, the potential for failure increases, as the sensitivity, and therefore the effectiveness of the smoke detector continues to reduce over time. Most alarms have the date of manufacture inside the unit. If you cannot find the date, replace it. When you install the new alarm, write the purchase date inside the cover.



8.9.2 Smoke and CO alarms

MISSING CO ALARMS



Immediate Concerns

Carbon monoxide alarms were not observed. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:

[COALRM](#)

9: FIREPLACES, STOVES

9.1	General
9.2	Hearth
9.3	Gas-fired fireplace, stove, or log lighter
9.4	Type B/L Gas Vents

Information

Gas-fired fireplace, stove, or log lighter: Condition Appeared serviceable	Gas-fired fireplace, stove, or log lighter: Gas Type Metal pre-fab fireplace
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General: Fireplace



Limitations

General
LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device.

10: PLUMBING / FUEL SYSTEMS

10.1	General
10.2	Service / Main Line
10.3	Supply Lines
10.4	Drain and Waste Lines
10.5	Venting
10.6	Fuel Systems

Information

Service / Main Line: Condition

Appeared serviceable

Service / Main Line: Type

Private well

Supply Lines: Condition

Appeared serviceable

Supply Lines: Type

Copper

Drain and Waste Lines: Drain pipe condition

Appeared serviceable

Drain and Waste Lines: Waste pipe condition

Appeared serviceable

Drain and Waste Lines: Drain pipe material

ABS

Drain and Waste Lines: Waste pipe material

ABS

Venting: Condition

Appeared serviceable

Venting: Vent pipe material

Plastic

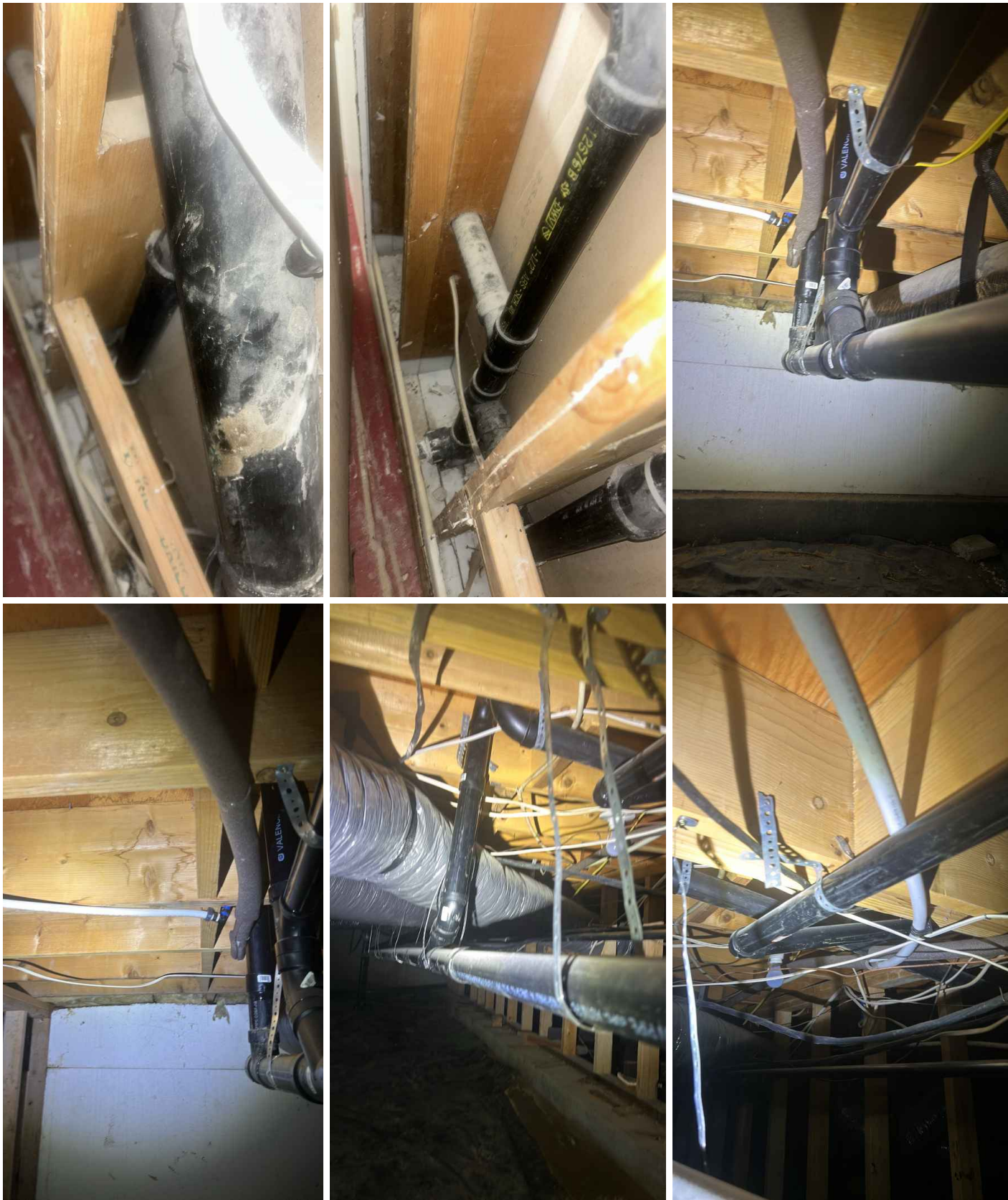
Fuel Systems: Condition

Appeared serviceable

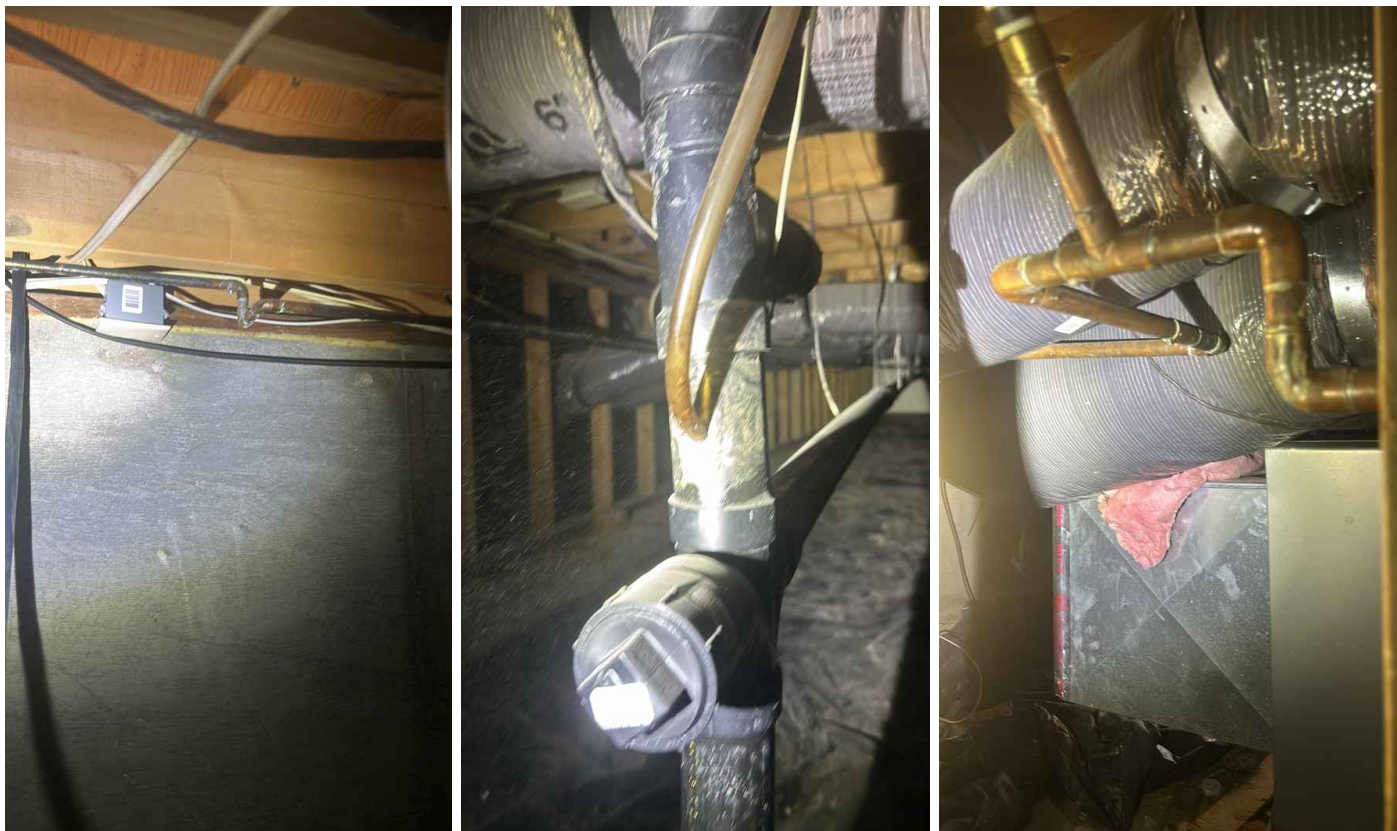
Fuel Systems: Location of main fuel shut-off

At gas meter

General: Plumbing pictures







Limitations

General

LIMITATIONS

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. It is our recommendation that all homes over 20 years of age have the waste lines inspected using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Observations

10.1.1 General

PRIVATE SEPTIC



Maintenance items/information comments

The property is served by a private sewage disposal (septic) system, which is outside the scope of this inspection. Any comments regarding the septic system are provided as a courtesy and should not replace a thorough evaluation by a qualified specialist. Routine septic tank pumping and inspection are typically recommended every three years, with more frequent intervals potentially required depending on the system type and local regulations. Recommend consulting the property owner for system history, reviewing available documentation and local requirements, and having a qualified specialist evaluate, maintain, and repair the system as needed.

10.1.2 General

PRIVATE WELL



Maintenance items/information comments

The property is served by a private well water system, which is excluded from this inspection. Comments regarding the well are provided as a courtesy only and do not substitute a professional evaluation. This inspection does not assess water quality, supply/flow adequacy, or the lifespan of well components. Recommend a qualified well contractor evaluate the well (including a pump/flow test) and that the water be tested based on client concerns. Research the well's history and document its current capacity and water quality.

10.3.1 Supply Lines

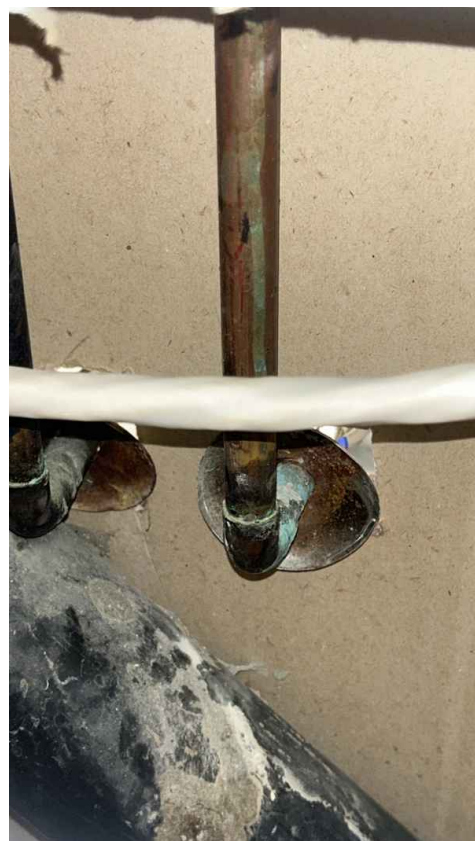
CORROSION IN PIPES OR FITTINGS

LAUNDRY AREA

Significant corrosion was found in water supply pipes or fittings. Leaks can occur as a result. Recommend evaluation and repair by a licensed plumber.



Maintenance items/information comments



Washing machine supply lines

11: WATER HEATER

11.1	General
11.2	Tank Casing
11.3	Temp
11.4	Water Shut off
11.5	TPR drain valve/line
11.6	Electric

Information

General: Condition

Older but serviceable

General: Estimated Age

2004-04-22

Average lifespan 8-12 years

General: TPR valve

Yes

General: Energy source

Electricity

General: Capacity

80

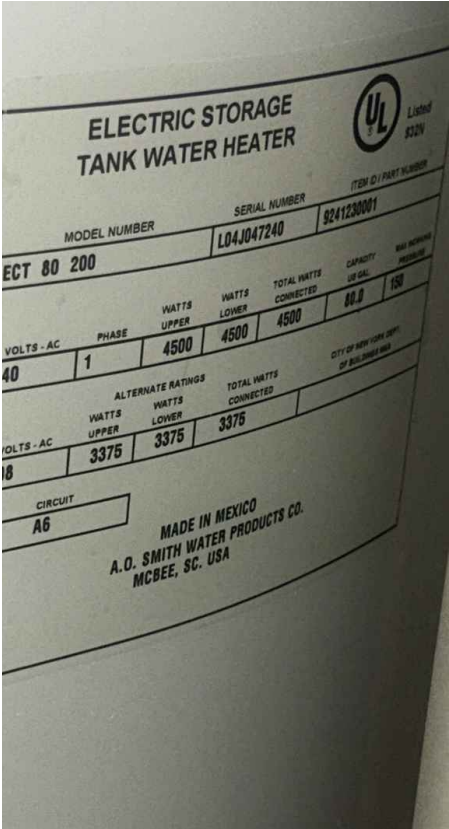
General: Type

Tank

General: Location

Basement

General: Water heater



Limitations

General
LIMITATIONS

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Observations

11.4.1 Water Shut off



Maintenance items/information comments

CORROSION ON SHUT-OFF VALVES

Corrosion was observed on the water heater's shut-off valve. A qualified plumber should evaluate and repair if necessary.



Water heater room

12: HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

12.1	General
12.2	Heating
12.3	Forced Air
12.4	Filters
12.5	Ducts & Registers
12.6	Burners (furnace or boiler)
12.7	Combustion Air
12.8	Flues
12.9	Heat Pump or AC
12.10	Normal Controls
12.11	Ventilation

Information

Heating: Distribution Type

Ducts and registers

Forced Air: Condition

Appeared serviceable

Filters: Condition

Appeared serviceable

Burners (furnace or boiler): Condition

Appeared serviceable

Heat Pump or AC: Condition

Appeared serviceable

Heat Pump or AC: Location

Building exterior

Heating: Heating Type

Forced air, Furnace

Forced Air: Fuel Type

Electric

Filters: Filter location

In plenum rack

Combustion Air: Type

Vent(s) to exterior

Heat Pump or AC: Cooling fuel type

Electric

Heat Pump or AC: Type

Split system

Heating: Date of Manufacture

2003-04-24

Forced Air: BTU's Adequate?

Yes

Ducts & Registers: Condition

Appeared serviceable

Flues: Condition

Appeared serviceable

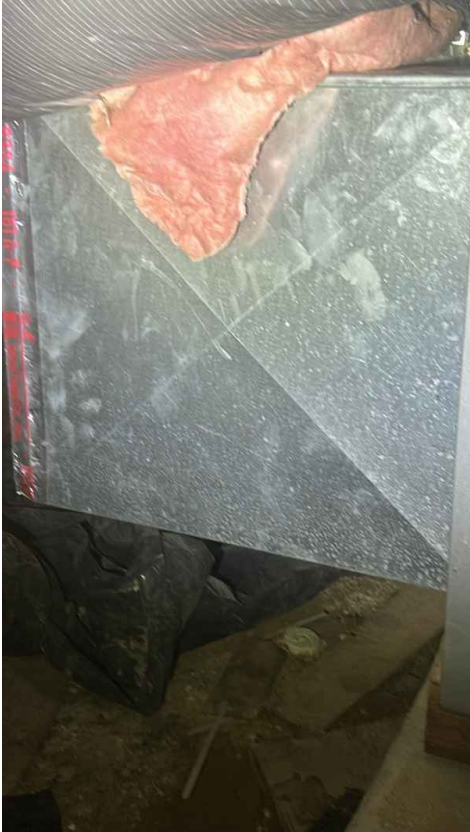
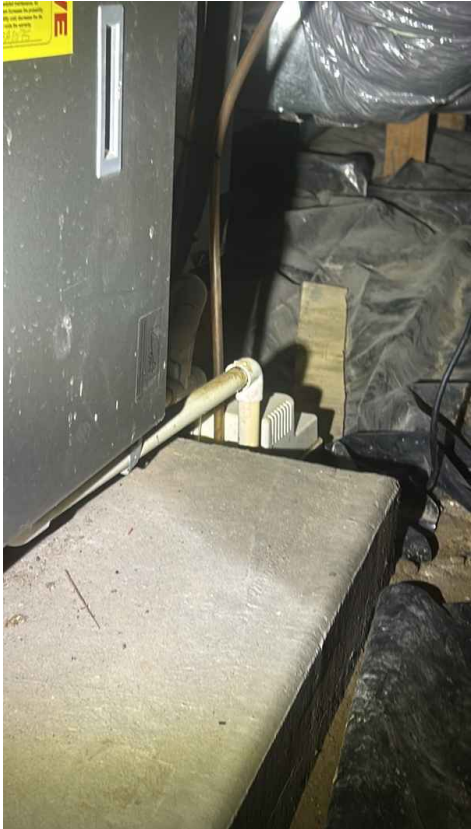
Heat Pump or AC: Date of Manufacture

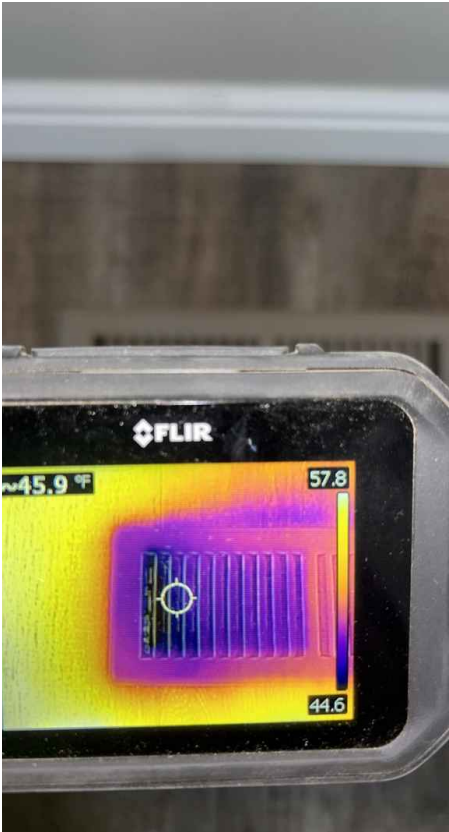
2003-04-02

Normal Controls: Condition

Appeared serviceable

General: HVAC system





Limitations

General
LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Observations

12.9.1 Heat Pump or AC

AC LIFESPAN WARNING

MFR 2003



Immediate Concerns

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

13: KITCHEN

13.1	General
13.2	Counters
13.3	Cabinets
13.4	Floors
13.5	Sinks
13.6	Under-Sink Food Disposal
13.7	Dishwasher
13.8	Range/Cooktop/Oven
13.9	Ventilation
13.10	Microwave

Information

Counters: Condition

Appeared serviceable

Sinks: Condition

Appeared serviceable

Range/Cooktop/Oven: Fuel Type

Natural gas

Cabinets: Condition

Appeared serviceable

**Under-Sink Food Disposal:
Condition**

Appeared Serviceable

Ventilation: TypeHood or built into microwave
over range or cooktop**Floors: Condition**

Appeared serviceable

Dishwasher: Condition

Appeared serviceable

Microwave: Condition

Appeared serviceable

General: Kitchen



Limitations

General

LIMITATIONS

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Observations

13.8.1 Range/Cooktop/Oven

NO 240 VOLT RECEPTACLE, GAS ONLY

This kitchen is configured exclusively for a gas range; it does not have a 240v electrical outlet installed for an electric range.

 Maintenance items/information comments

14: BATHROOM & LAUNDRY

14.1	General
14.2	Counters
14.3	Cabinets
14.4	Floors
14.5	Sinks
14.6	Toilets
14.7	Bathtubs
14.8	Showers
14.9	Ventilation
14.10	Laundry

Information

Counters: Condition

Appeared serviceable

Floors: Type or covering

Tile

Bathtubs: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Vent fans

Cabinets: Condition

Appeared serviceable

Sinks: Condition

Required repair or replacement

Showers: Condition

Required repair or replacement

Laundry: 240 present

Yes

Floors: Condition

Appeared serviceable

Toilets: Condition

Appeared serviceable

Ventilation: Condition

Required repair or replacement

Laundry: Gas supply for laundry equipment present

No

General: Laundry and bathrooms



Limitations

General
LIMITATIONS

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Observations

14.5.1 Sinks

DRAIN STOPPER MISSING

2ND FLOOR GUEST BATHROOM

The sink drain stopper mechanism was missing. Replace as necessary.



Maintenance items/information comments



2nd Floor, guest bathroom

14.8.1 Showers

SHOWER ENCLOSURE SUBSTANDARD/LEAKING



Immediate Concerns

Due to a leaking and/or substandard primary bathroom shower enclosure, water has caused damage to the surrounding wall areas. We recommend evaluation and repair or replacement by a qualified contractor.



Master shower



Master shower



Master shower



Master shower

14.9.1 Ventilation
FAN EXHAUSTS TO ATTIC

 Prioritized Observations

Bathroom exhaust fans vent into the attic. This creates high levels of moisture and is a conducive condition for mold. Fans should exhaust to the exterior; either through the roof or the sidewall. A qualified professional should evaluate and and repair as per standard building practices.



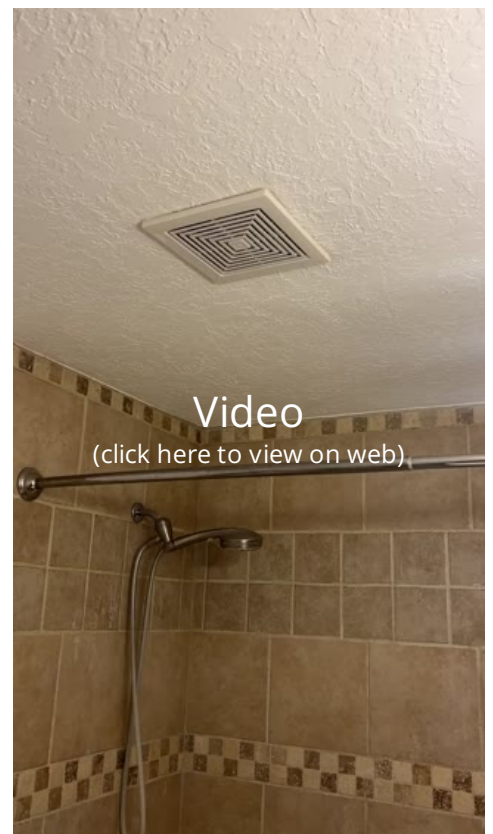
14.9.2 Ventilation

EXHAUST FAN- REPLACE

One bathroom exhaust fan is damaged and not currently serviceable. Repair/replace as necessary.



Prioritized Observations



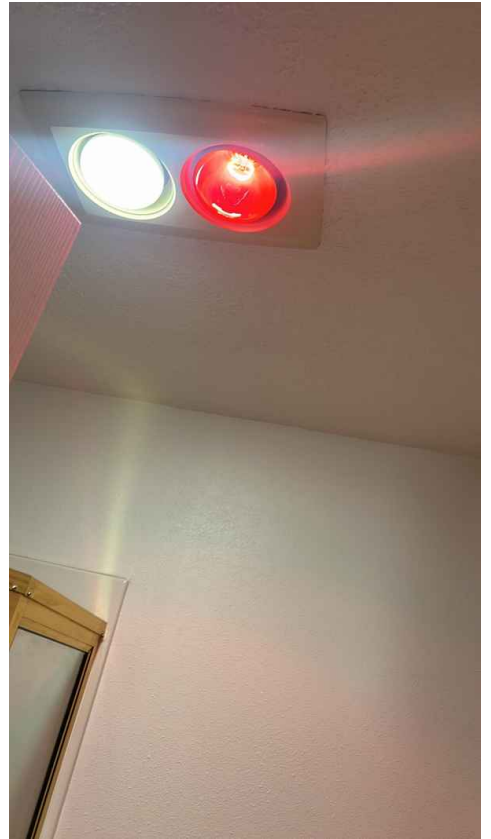
14.9.3 Ventilation

INADEQUATE EXHAUST FANS

The existing bathroom vent fans appear to be substandard or of insufficient capacity, which will likely result in the accumulation of moisture. Installation of a vent fan with a minimum airflow rating of 300 CFM or greater is recommended.



Prioritized Observations



Fan/light/heater lamp combo

15: INTERIOR, DOORS AND WINDOWS

15.1	General
15.2	Exterior Doors
15.3	Interior Doors
15.4	Windows & Skylights
15.5	Walls, Ceilings and Fixtures
15.6	Floors
15.7	Stairs/Handrails/Gaurdrails

Information

Exterior Doors: Condition

Required repair or replacement

Windows & Skylights: Window Type

Vinyl

Walls, Ceilings and Fixtures: Wall type or covering

Drywall

Stairs/Handrails/Gaurdrails: Condition

Appeared serviceable

Interior Doors: Condition

Required repair or replacement

Walls, Ceilings and Fixtures: Ceiling type or covering

Drywall

Floors: Condition

Required repairs or replacement

Windows & Skylights: Condition

Appeared serviceable

Walls, Ceilings and Fixtures: Condition

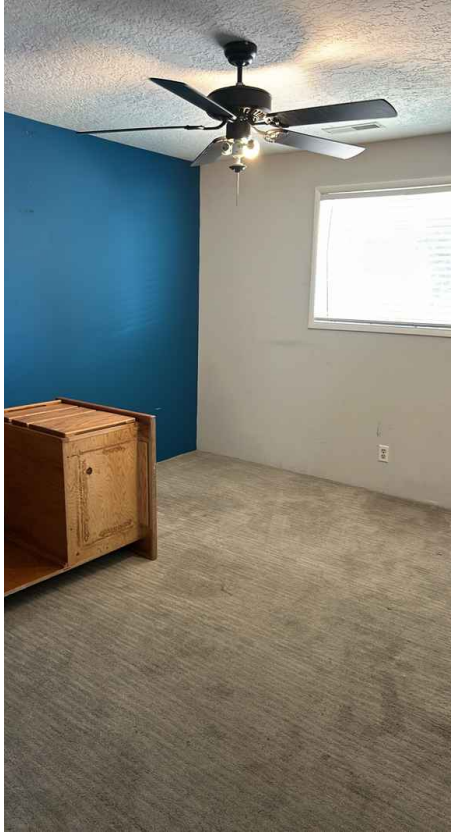
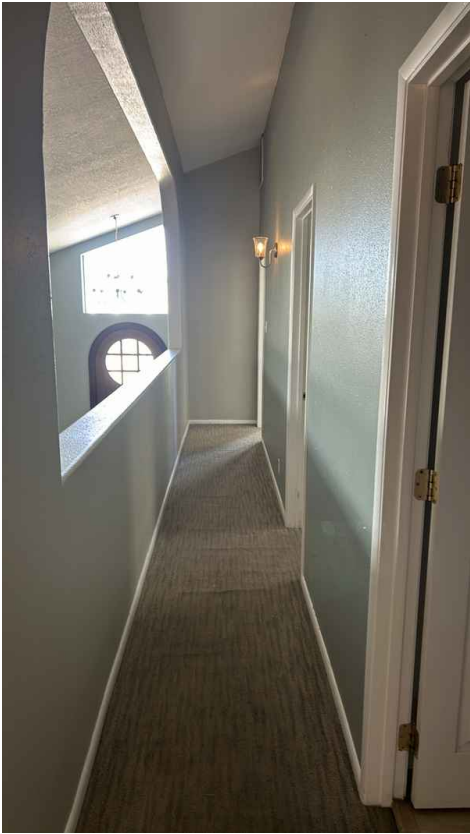
Required repairs or replacement

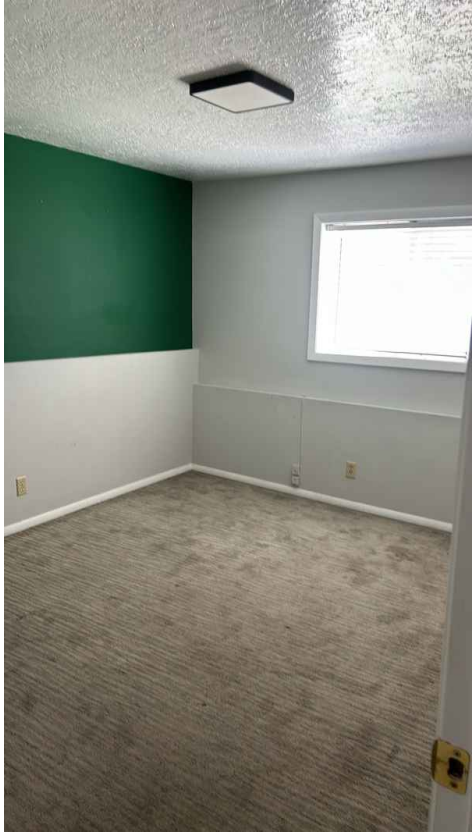
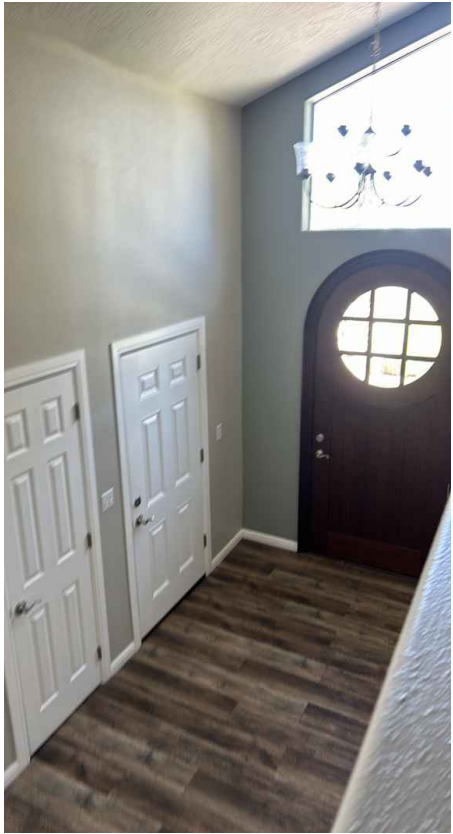
Floors: Type or covering

Vinyl linoleum or marmoleum,
Carpet

General: Interior view









Limitations

General
LIMITATIONS

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Observations

15.2.1 Exterior Doors



Maintenance items/information comments

DEADBOLT INOPERABLE

The deadbolt on the garage to house door was inoperable. Recommend repair by a qualified professional.



Garage to house door

15.2.2 Exterior Doors



Maintenance items/information comments

DOOR BINDS IN JAM

REAR FRENCH DOOR

One door was binding in the jam when operated. Adjust and make repairs as necessary.



Rear exterior, french door

15.3.1 Interior Doors

DOORS DAMAGED



Maintenance items/information comments

Damage on interior doors was observed. Recommend repair or replacement by a qualified professional.



Master bedroom



North bedroom

15.4.1 Windows & Skylights

FAILED WINDOW SEALS

**Immediate Concerns**

One or more windows exhibited failed seals between the panes of glass. This can lead to obscured views, reduced energy efficiency (R-value), and potential water damage to the wall structure from condensation. We recommend a qualified contractor evaluate all windows and repair or replace glass as necessary, which often involves replacing the insulated glass units (IGUs). Note that evidence of seal failure can vary depending on environmental conditions.



Jacuzzi area, East wall



Jacuzzi area, East wall



Jacuzzi area, South wall

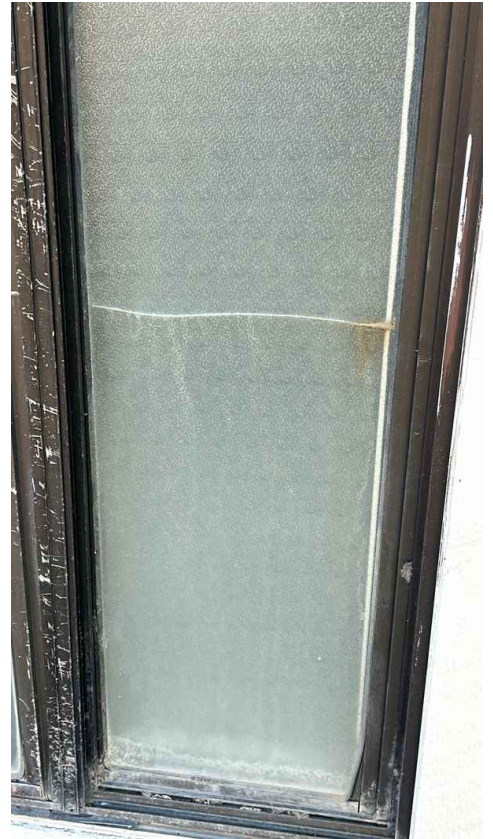


West wall

15.4.2 Windows & Skylights
WINDOW BROKEN
EAST EXTERIOR

 Prioritized Observations

Glass in one window was cracked. Recommend that a licensed contractor evaluate and replace glass where necessary.



East wall

15.4.3 Windows & Skylights



Maintenance items/information comments

WINDOW SCREENS DAMAGED

Damaged window screens were observed. Repair or replace screens as necessary.



East wall

15.5.1 Walls, Ceilings and Fixtures

 Immediate Concerns

ELEVATED MOISTURE/WATER DAMAGE

Stains and elevated levels of moisture were observed in some walls areas (click individual pictures for specific locations). Recommend that a qualified contractor evaluate and repair as necessary.



2nd Floor, guest bathroom



2nd Floor, guest bathroom



Master bathroom, right side of shower enclosure



Master bathroom, right side of shower enclosure



Master bathroom, left-hand side of shower enclosure



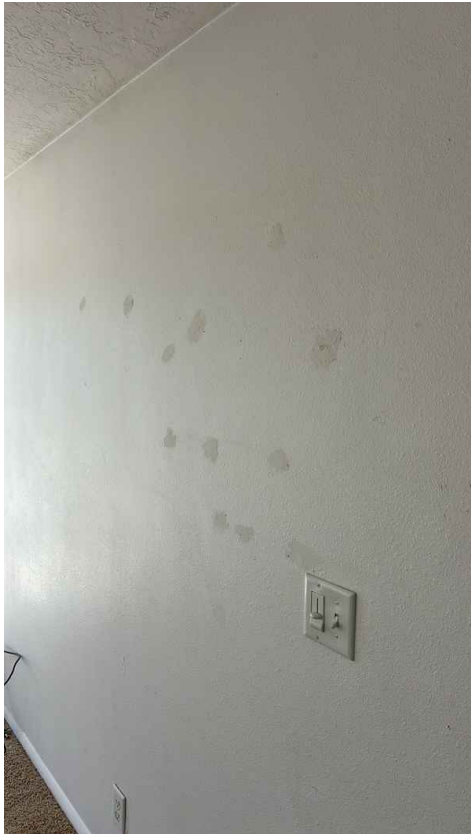
Master bathroom, left-hand side of shower enclosure

15.5.2 Walls, Ceilings and Fixtures

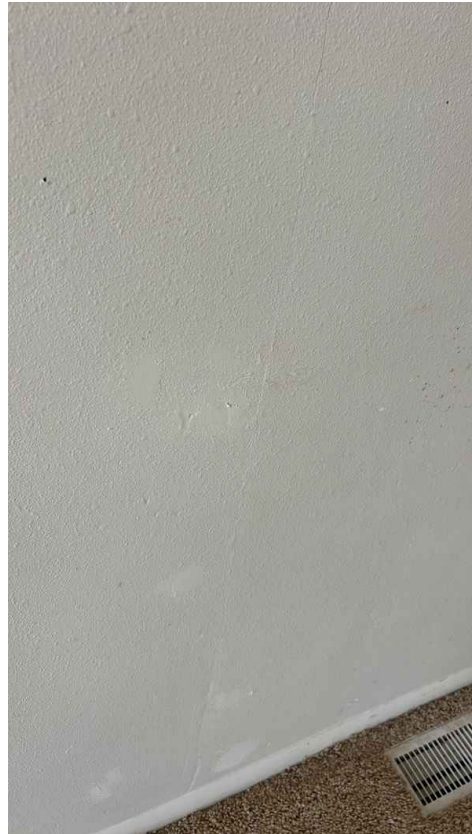
SUBSTANDARD PATCH AND PAINT REPAIRS

Maintenance items/information comments

There are several substandard patch and paint repairs throughout the home. Recommend repair as necessary by a qualified professional.



Master bedroom



Master bedroom

15.5.3 Walls, Ceilings and Fixtures

NORMAL WEAR AND TEAR

Maintenance items/information comments

An average amount of wear and tear was observed throughout the home. Client may want to make repairs for aesthetic purposes.



15.6.1 Floors

CARPET LOOSE

Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.





Staircase



2nd Floor, hallway



2nd Floor, hallway



2nd Floor, hallway



North bedroom

15.6.2 Floors
CARPET NEEDS CLEANING

 Prioritized Observations

Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned. Some stains may be permanent.



North bedroom



East bedroom



Master bedroom



2nd Floor hallway



Staircase



Lower stairs and basement family room

16: THERMAL IMAGING

16.1	Thermal imaging scan
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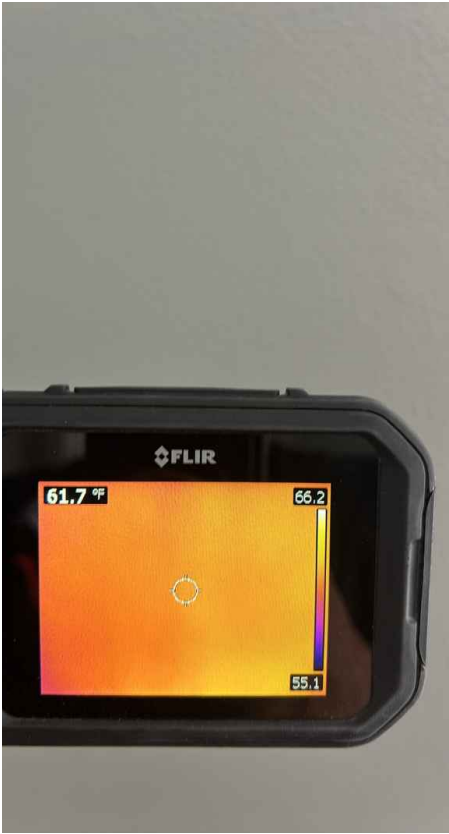
Information

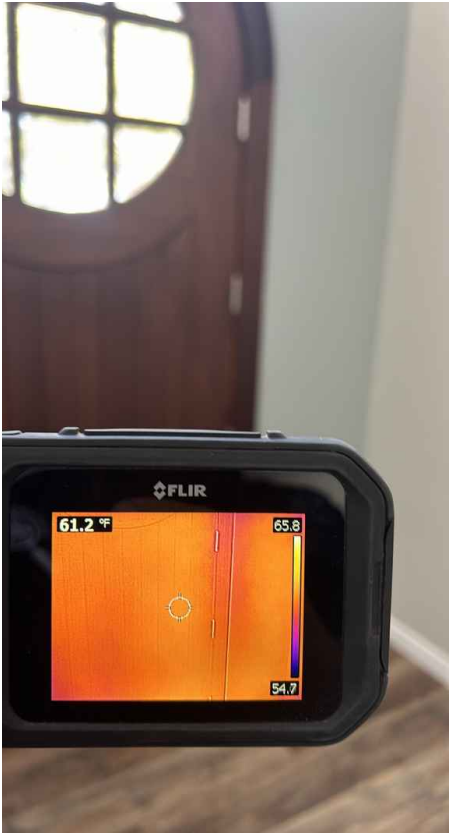
Thermal imaging scan: Thermal Imaging Scan

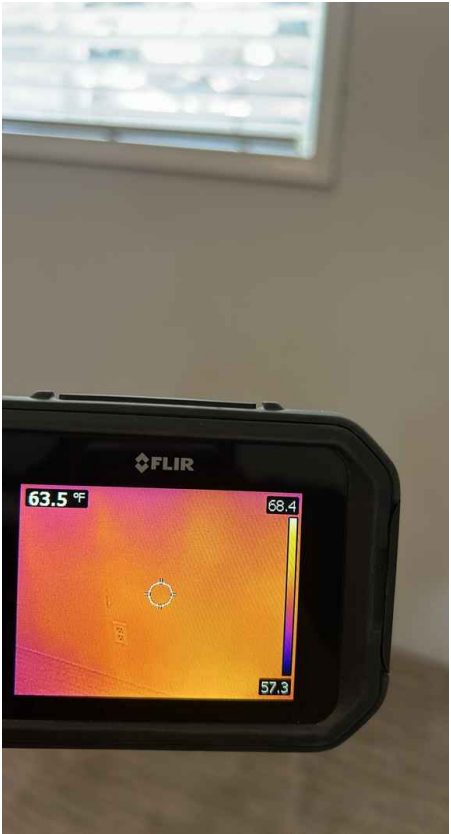














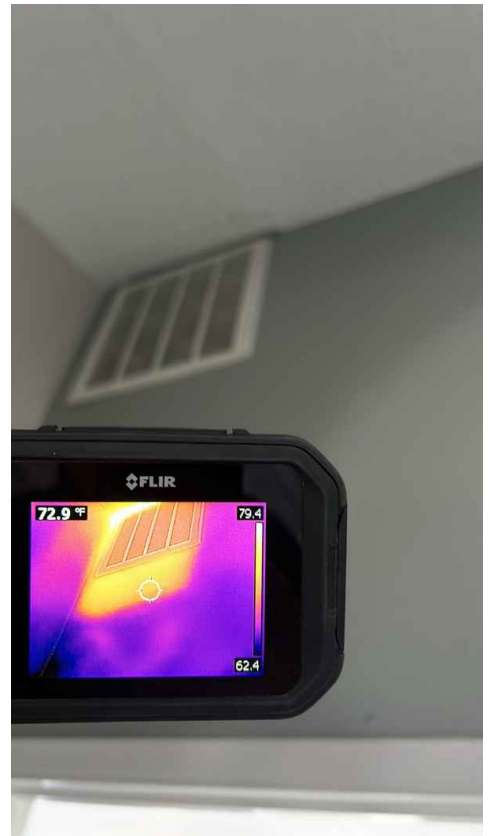
Observations

16.1.1 Thermal imaging scan

Maintenance items/information comments

INSULATION MISSING OR LOW

Insulation was low or missing in some areas. This will result in reduced energy efficiency. Recommend a qualified contractor evaluate and install insulation as necessary.



Below second floor, return air, hallway