Treasure Valley Home Inspectors, LLC

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Home Inspection Report

Prepared For:

Anonymous

Property Address:

Anonymous
Meridian, ID 83616

Inspected on Wed, Jun 16 2021 at 1:30 PM

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Bedrooms	78
Kitchen	89
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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Driveway

1) Fracture present in the driveway concrete slab.

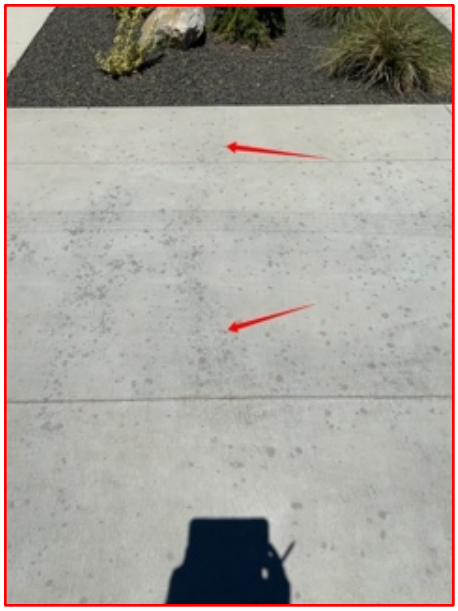


Figure 1-1

Windows

2) Fractures present in the stucco exterior where the stucco meets the window frames. Present at various locations.

(Report Summary continued)

Figure 2-1

Figure 2-2

Figure 2-3

Figure 2-4

(Report Summary continued)

Figure 2-5

Figure 2-6

Garage Size

3) Fractured drywall seam present on the garage ceiling.

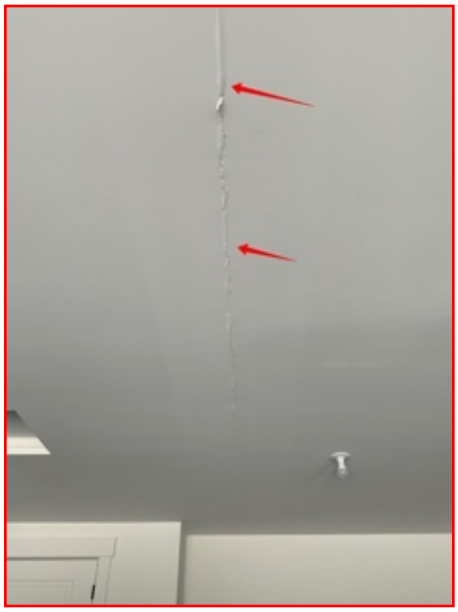


Figure 3-1

(Report Summary continued)

Service Panel Ground

4) Recommend sealing the ground wire wall penetration to prevent moisture intrusion.

Figure 4-1

Filter Type

5) Damaged air filter present. Recommend replacing.

Figure 5-1

(Report Summary continued)

Manufacturer

6) Corrosion build up present on the cold water supply valve. This indicates prior leaking at this connection. No water was present at the time of the inspection.

Figure 6-1

General

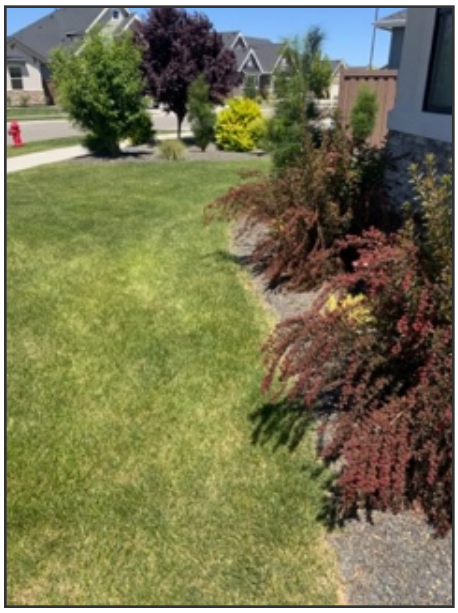
Client's Signature:	
Property Type:	Single Family
Stories:	One
Approximate Age:	2019
Age Based On:	Listing
Bedrooms/Baths:	3 Bed/2.5 Bath
Door Faces:	South
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Not Present

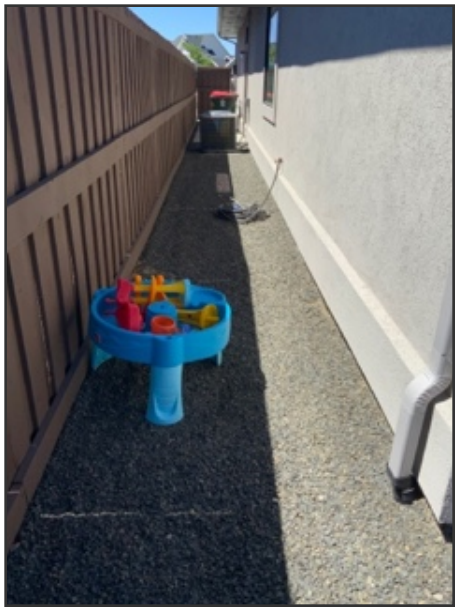
Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory

(Site continued)



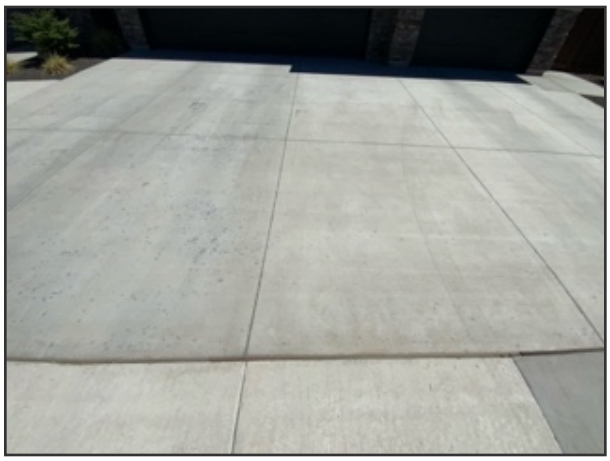


Vegetation: Not Growing Against Structure, Generally Maintained
Condition: Satisfactory

(Site continued)

Driveway: Concrete
Condition: Satisfactory

(Site continued)



⚠ Comment 1:
Fracture present in the driveway concrete slab.

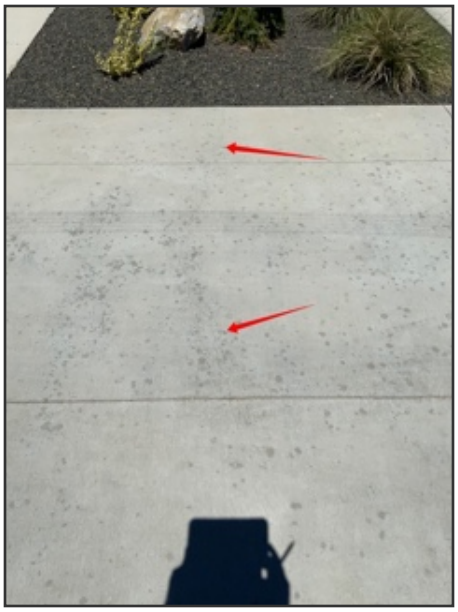
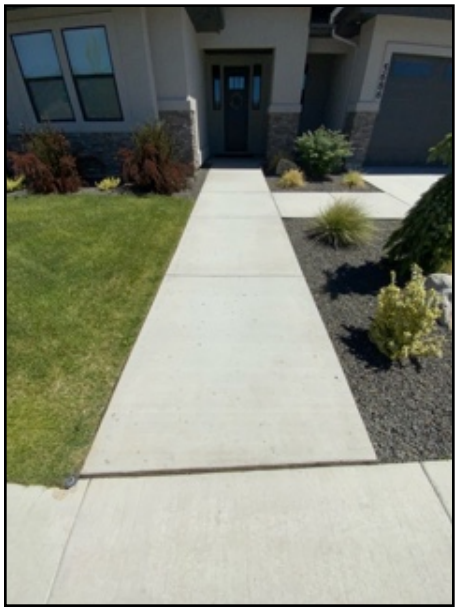
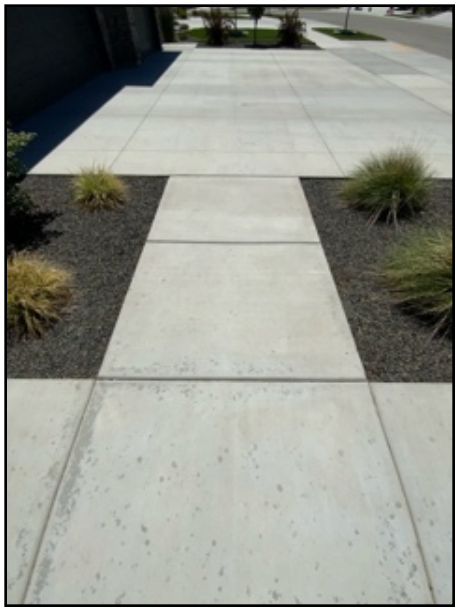


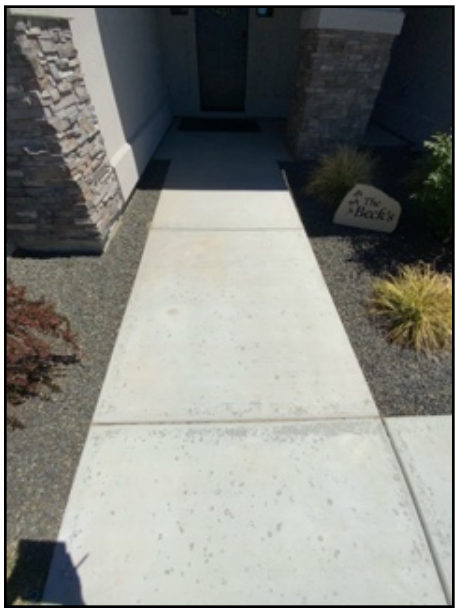
Figure 1-1

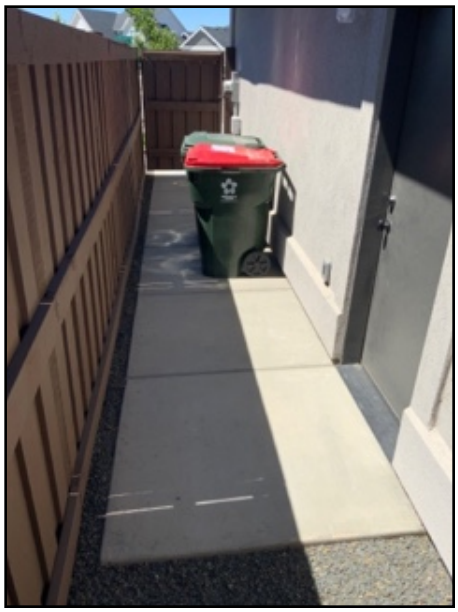
(Site continued)

Walkways: Concrete
Condition: Satisfactory









(Site continued)

Steps/Stoops: Concrete
Condition: Satisfactory

Patios/Decks: Concrete
Condition: Satisfactory

(Site continued)

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco
Condition: Satisfactory

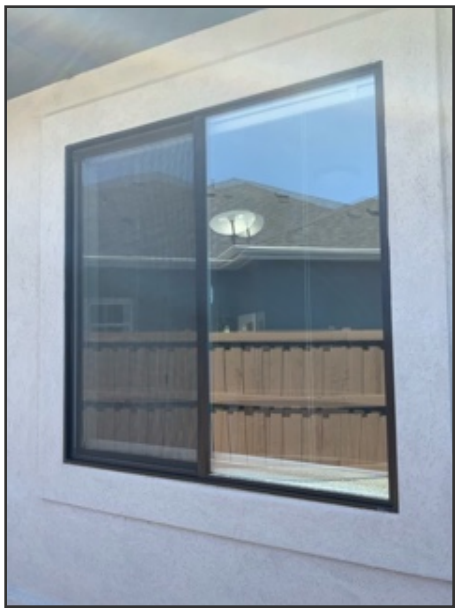
(Exterior continued)

(Exterior continued)

(Exterior continued)

Windows: Vinyl
Condition: Satisfactory

(Exterior continued)



(Exterior continued)

(Exterior continued)

(Exterior continued)

Comment 2:
Fractures present in the stucco exterior where the stucco meets the window frames. Present at various locations.

Figure 2-1

Figure 2-2

Figure 2-3

Figure 2-4

(Exterior continued)

Figure 2-5

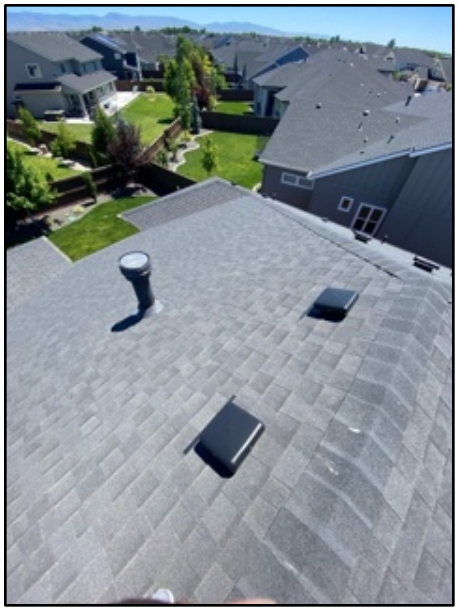
Figure 2-6

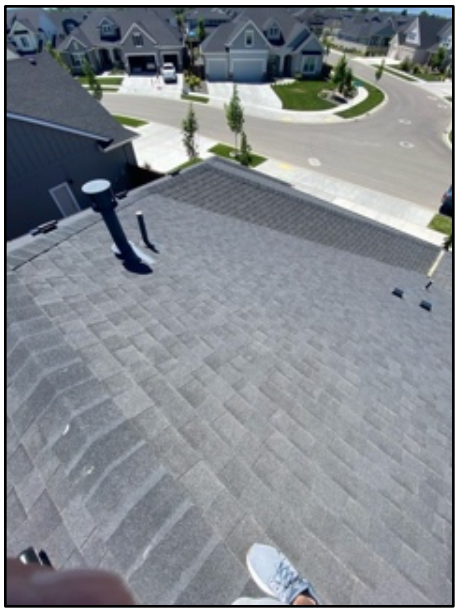
Entry Doors: Wood, Vinyl
Condition: Satisfactory

Roofing

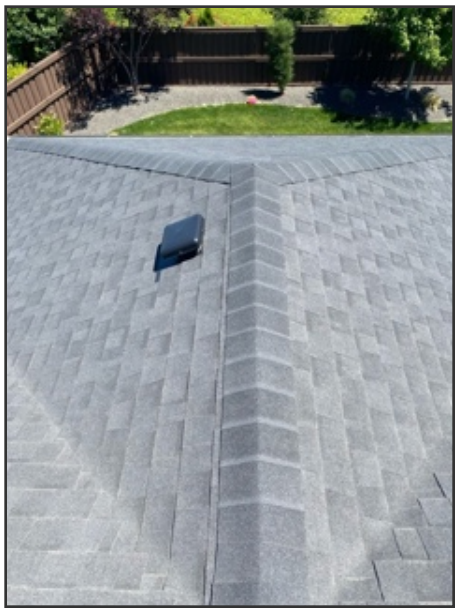
The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

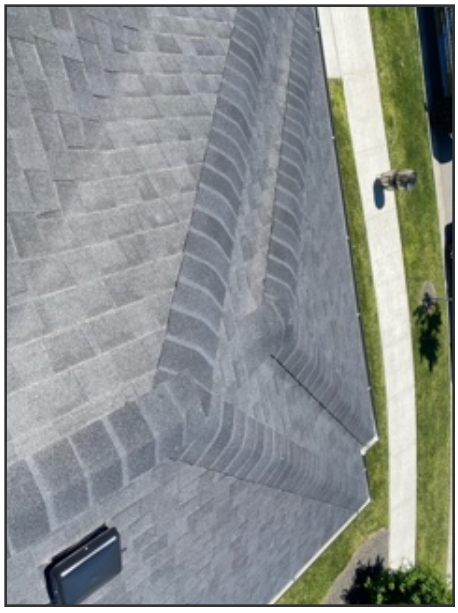
Inspection Method: Walked Roof
Roof Design: Hip
Roof Covering: Architectural Shingle
Condition: Satisfactory





(Roofing continued)

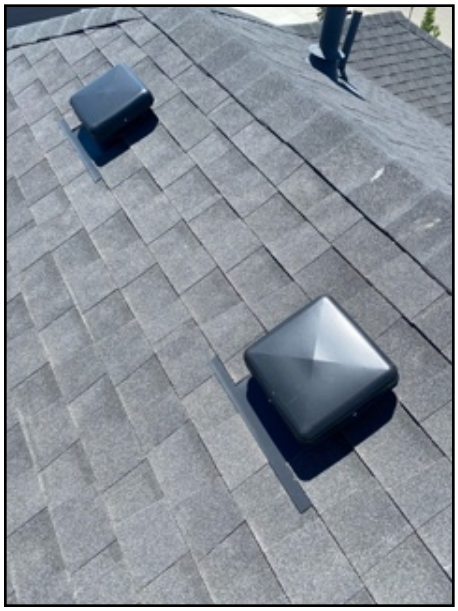




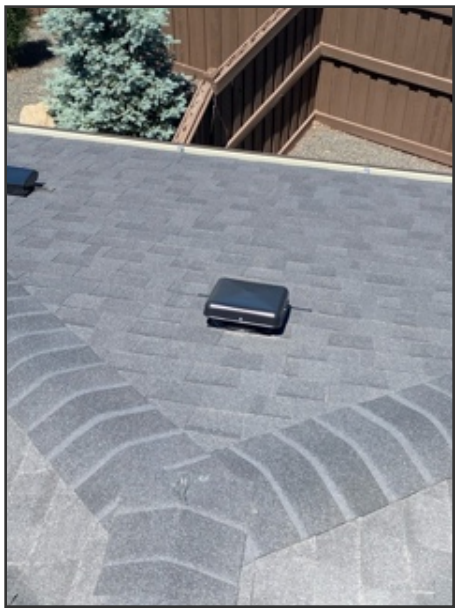
Approximate Roof Age: 2019

(Roofing continued)

Ventilation Present: Roof, Soffit
Condition: Satisfactory

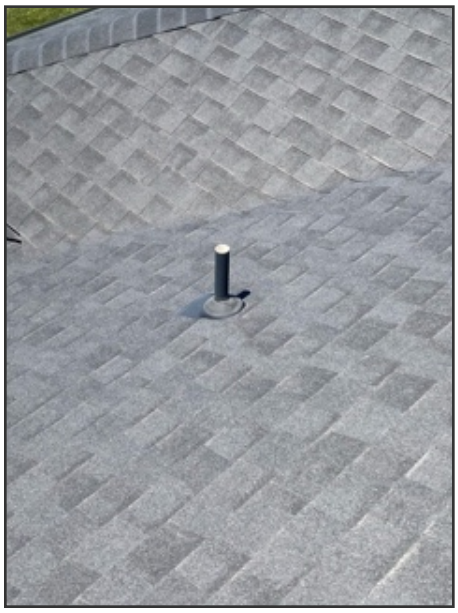


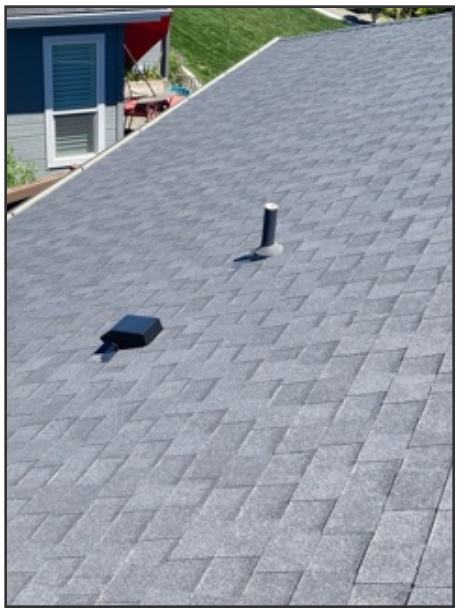
(Roofing continued)

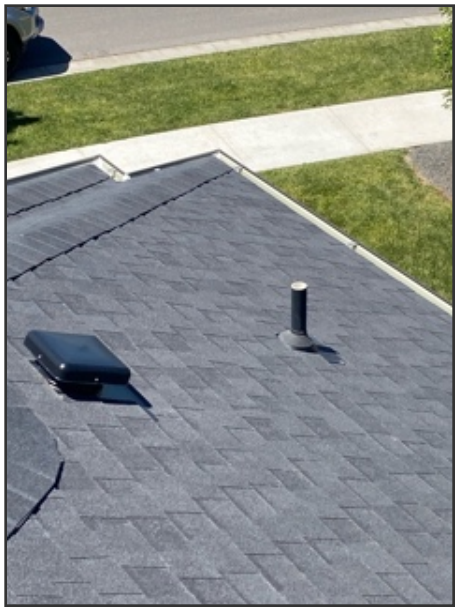


Vent Stacks: Metal, Plastic
Condition: Satisfactory

(Roofing continued)





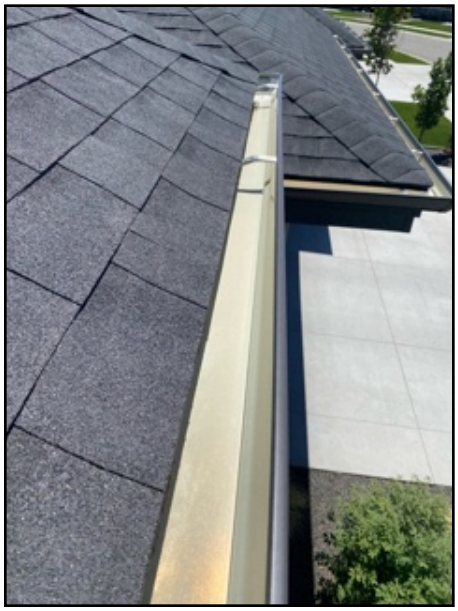


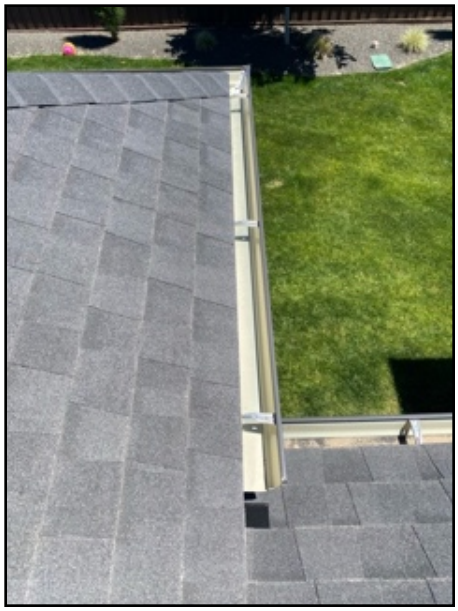
Flashings: Metal
Condition: Satisfactory

(Roofing continued)

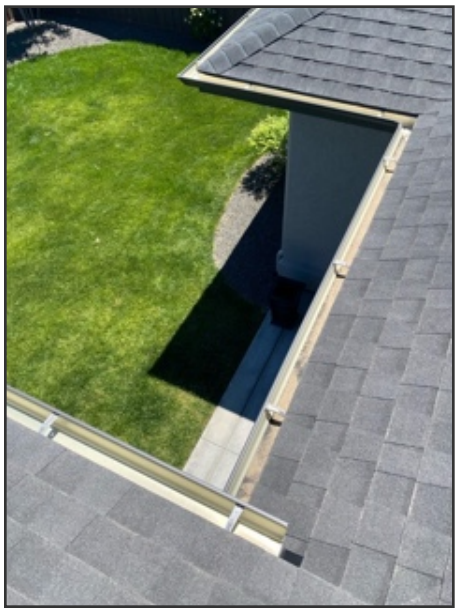
Soffit and Fascia: Wood
Condition: Satisfactory

Gutters & Downspouts: Metal
Condition: Satisfactory



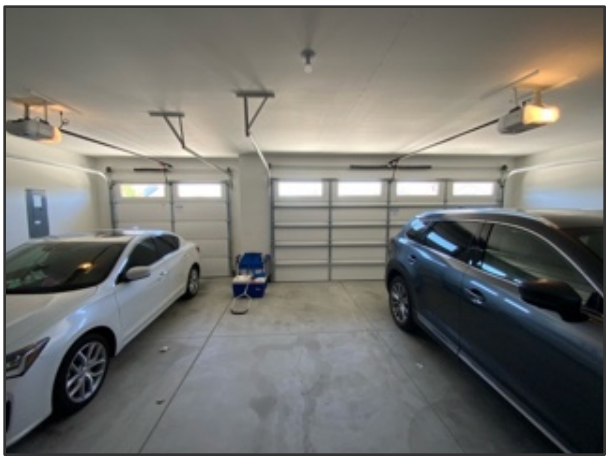


(Roofing continued)



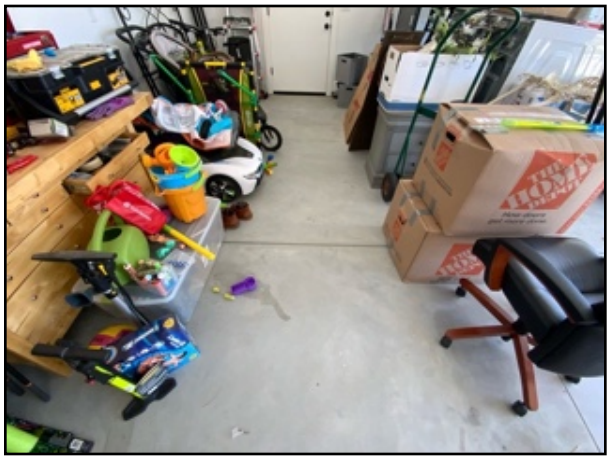
Garage

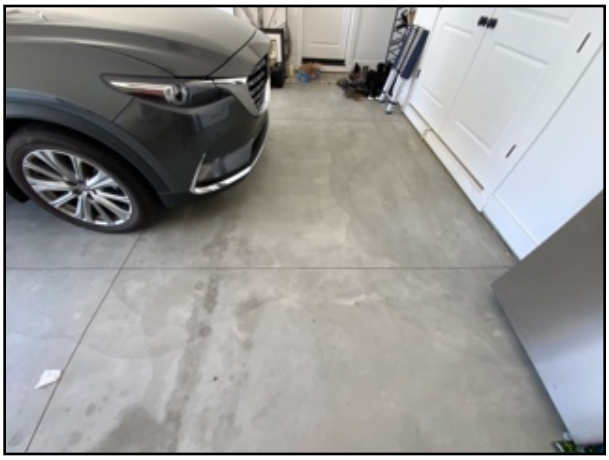
Garage Type: Attached
Condition: Satisfactory



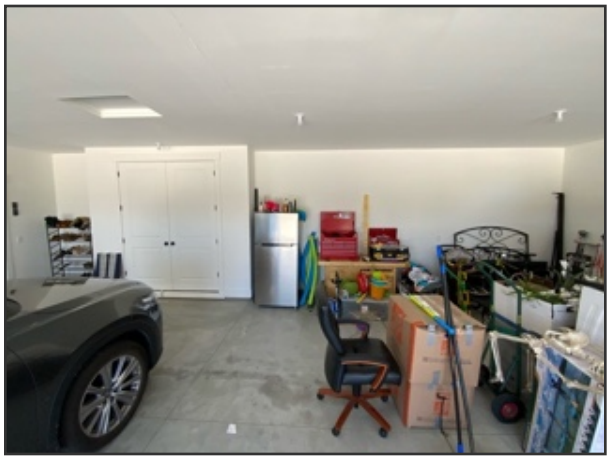
(Garage continued)

Garage Size: 3 Car





(Garage continued)



(Garage continued)

Comment 3:
Fractured drywall seam present on the garage ceiling.

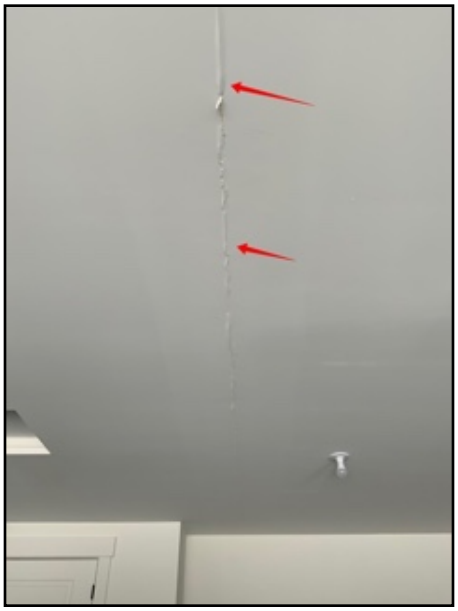


Figure 3-1

Door Opener: Belt Drive
Condition: Satisfactory

Opener Safety Feature: Light Beam, Force Sensitive
Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Engineered I-Joist
	Condition: Satisfactory

(Structure continued)

Subflooring: Oriented Strand Board
Condition: Satisfactory

Wall Structure: Wood Frame
Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method: Inside

(Crawlspace continued)

Vapor Retarder:

Installed
Condition: Satisfactory

Underfloor Insulation:

Perimeter Insulation Batts
Condition: Satisfactory

(Crawlspace continued)

Ventilation Present:

Conditioned Crawlspace
Condition: Satisfactory

Moisture Condition:

Dry
Condition: Satisfactory

(Structure continued)

Attic

Attic Entry: Garage
Roof Framing Type: Wood Trusses
Condition: Satisfactory

(Attic continued)

Roof Deck Material:

Oriented Strand Board
Condition: Satisfactory

(Attic continued)

Vent Risers:

Metal, PVC
Condition: Satisfactory

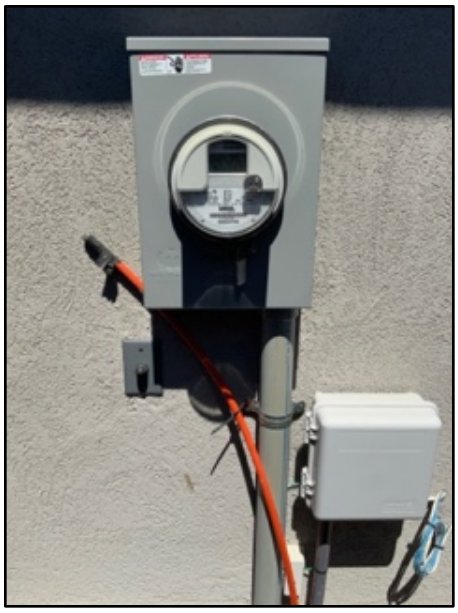
Insulation:

Blown In Fiberglass
Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service: Underground

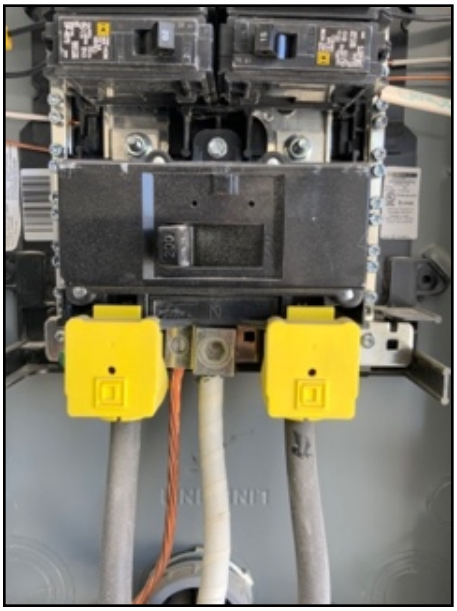


Main Disconnect Location: Service Panel
Service Panel Location: Garage
Service Panel Manufacturer: Square D
Condition: Satisfactory

(Electrical continued)

Service Line Material: Aluminum
Condition: Satisfactory

Service Voltage: 240 volts
Service Amperage: 200 amps



(Electrical continued)

Service Panel Ground:

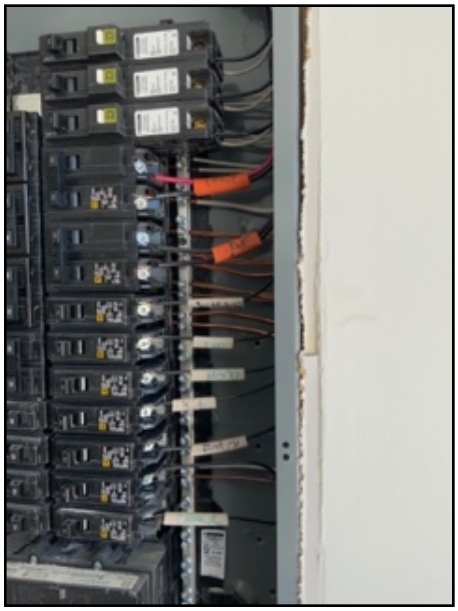
Foundation Rebar

Comment 4:
Recommend sealing the ground wire wall penetration to prevent moisture intrusion.

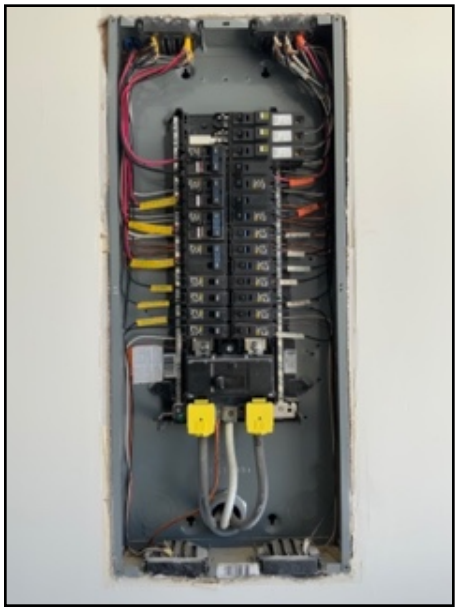
Figure 4-1

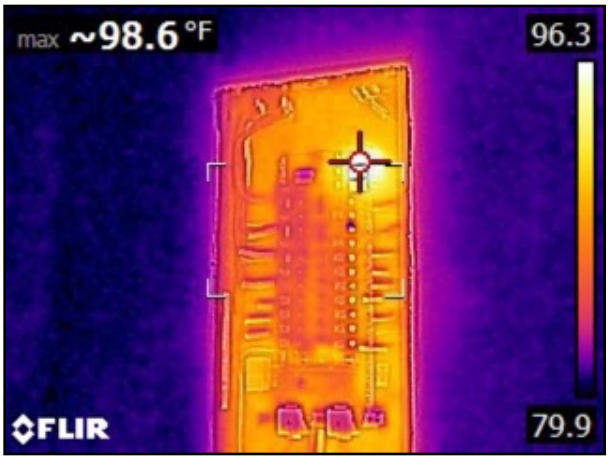
(Electrical continued)

Branch Circuit Wiring: Non-Metallic Shielded Copper
Condition: Satisfactory



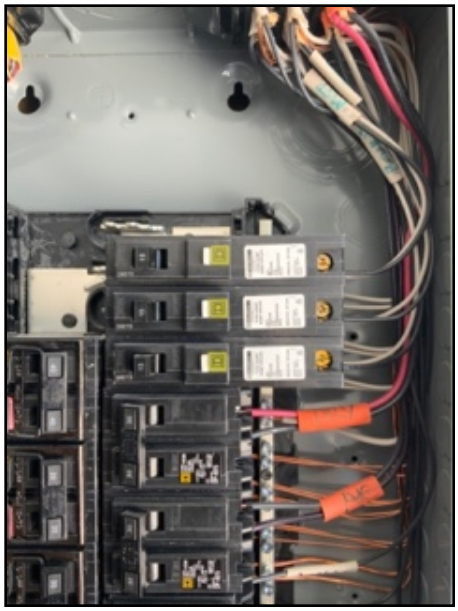
Overcurrent Protection: Breakers
Condition: Satisfactory





(Electrical continued)

GFCI/AFCI Breakers: Yes
Condition: Satisfactory



Smoke Detectors: Hard Wired Interconnected
Condition: Satisfactory

HVAC

HVAC System Type: Central Split System

(HVAC continued)

Thermostat: Smart
Condition: Satisfactory

Thermostat Location: Hallway

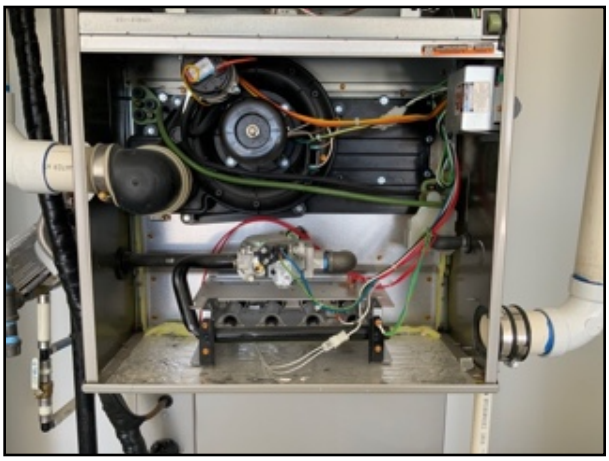
Heating

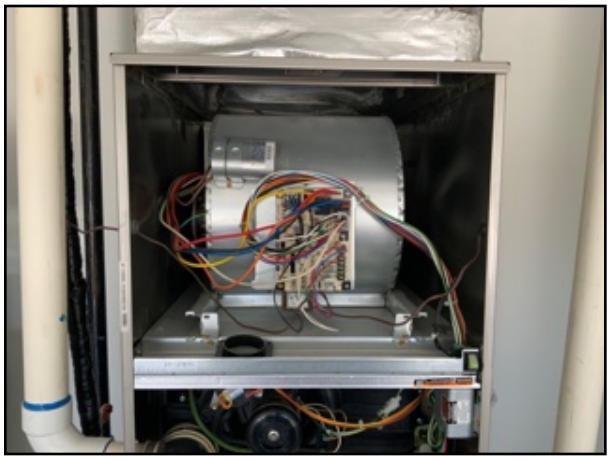
The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Garage
Type of Equipment: Forced Air
Condition: Satisfactory

(Heating continued)

Manufacturer: Carrier





(Heating continued)

Heating Fuel: Gas
Condition: Satisfactory

Approximate Age: 2019

(Heating continued)

Filter Type: Disposable
Condition: Satisfactory

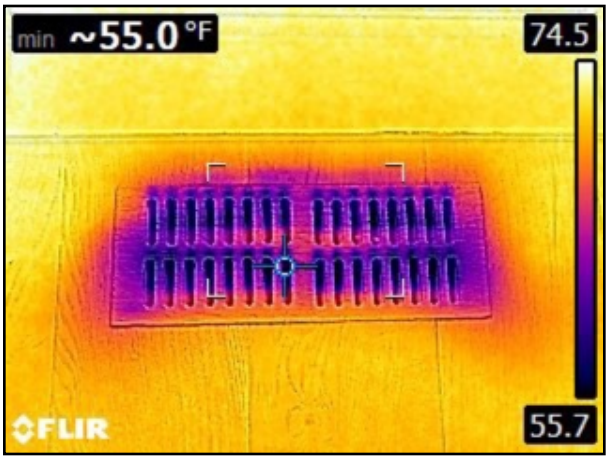
Comment 5:
Damaged air filter present. Recommend replacing.

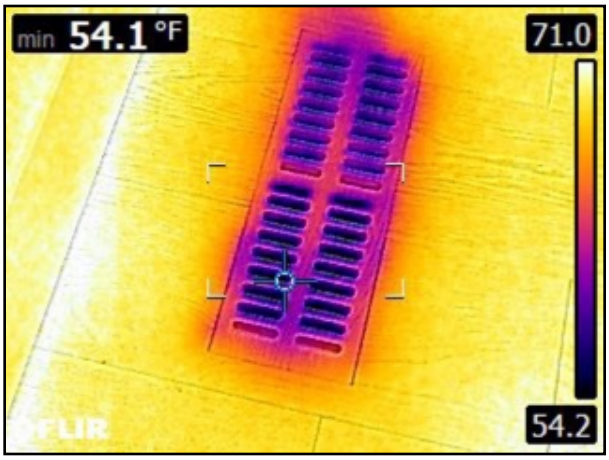
Figure 5-1

Output Temperature: 116 Degrees F

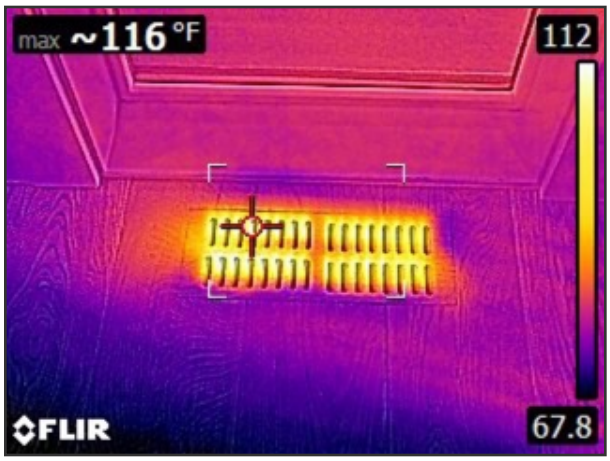
(Heating continued)

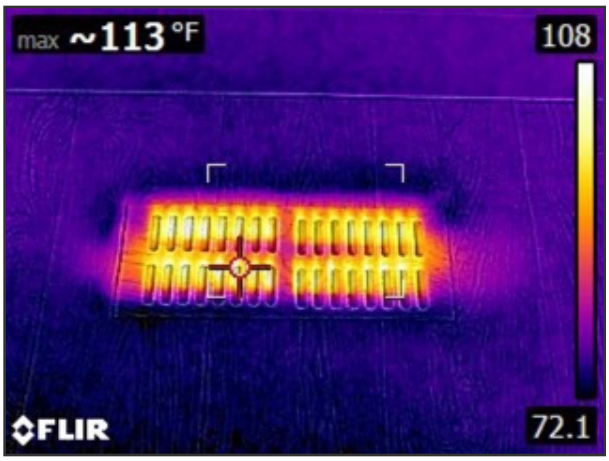
Type of Distribution: Flexible Ducting
Condition: Satisfactory





(Heating continued)





Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric

(Cooling continued)

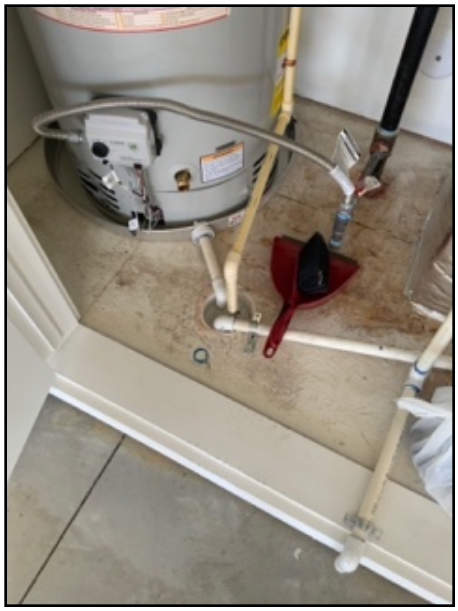
Type of Equipment: Split System
Condition: Satisfactory

Condenser Make: Carrier

Condensor Size: 42,000 BTU (3.5 Tons)
Condenser Approximate Age: 2018

(Cooling continued)

Condesate Drainage: To Floor Drain
Condition: Satisfactory



AC Supply Air Temp: 54 Degrees F
AC Return Air Temp: 74 Degrees F
AC Temperature Drop: 20 Degrees F

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Public

(Plumbing continued)

Supply Pipe Material: PEX
Condition: Satisfactory

(Plumbing continued)

Location of Main Water Shutoff: By Water Heater

Sewer System: Public

(Plumbing continued)

Waste Pipe Material: PVC
Condition: Satisfactory

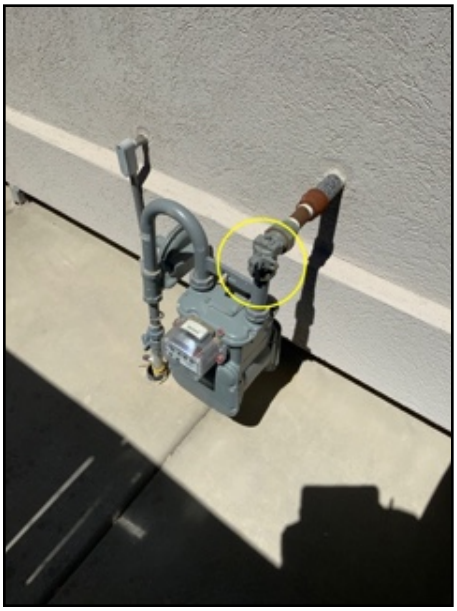
(Plumbing continued)

(Plumbing continued)

Sump Pump: Not Present

(Plumbing continued)

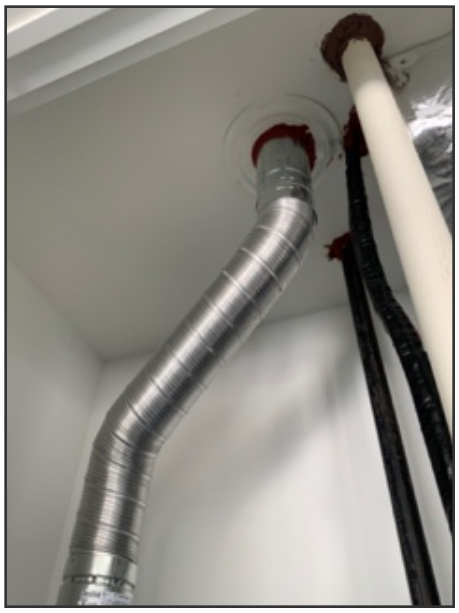
Location of Fuel Shutoff: At Meter



Water Heater

Manufacturer: Bradford White

(Water Heater continued)



Comment 6:
Corrosion build up present on the cold water supply valve. This indicates prior leaking at this connection. No water was present at the time of the inspection.

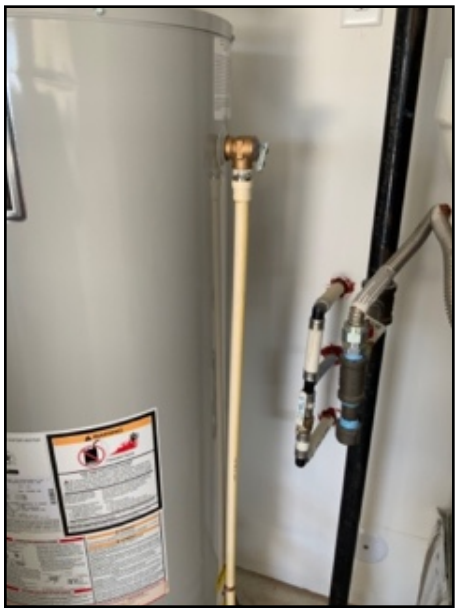
Figure 6-1

Fuel:	Natural Gas
Capacity:	50 gal

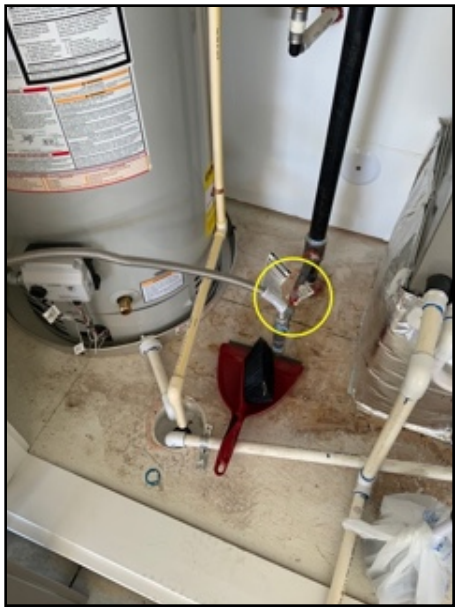
(Water Heater continued)

Approximate Age: 2019

Temp & Pressure Relief Valve: Present With Blow Off Leg, Not Tested
Condition: Satisfactory



Fuel Disconnect: Within Sight of Equipment



Seismic Straps Installed: Not Present

Bathrooms

Comment 7:
Calcification/hard water build up present on most faucet fixtures. Install of a water softer would help prevent hard water build up.

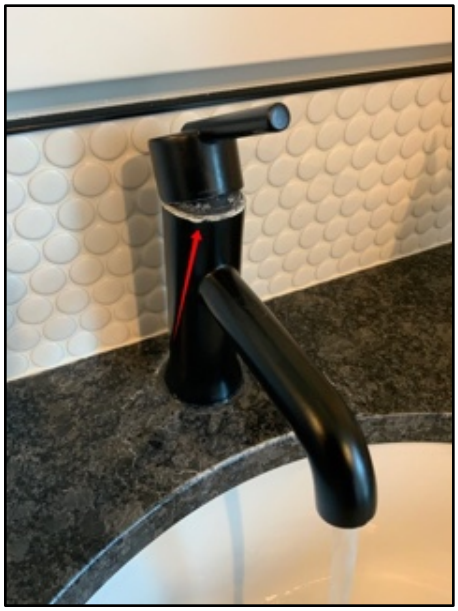


Figure 7-1

Figure 7-2

Figure 7-3

Figure 7-4

(Bathrooms continued)

Figure 7-5

Figure 7-6

Bathroom #1

Location: Hallway
Bath Tub: Recessed
Condition: Satisfactory

(Bathroom #1 continued)

Shower: In Tub
Condition: Satisfactory

Sink(s): Single Vanity
Condition: Satisfactory

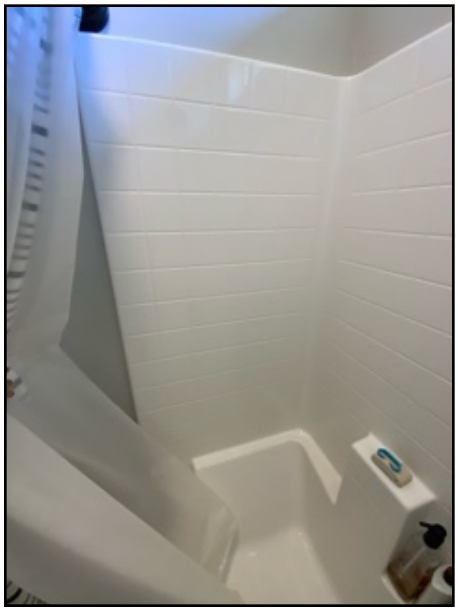
(Bathroom #1 continued)

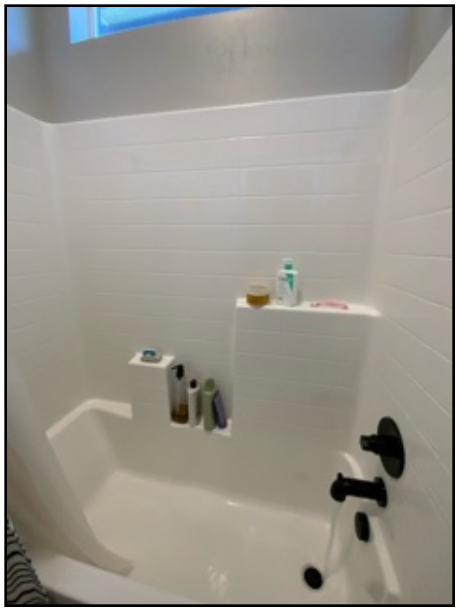
Toilet:

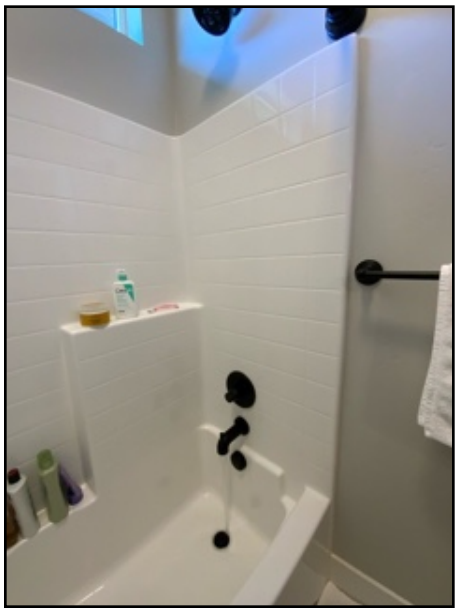
Standard Tank
Condition: Satisfactory

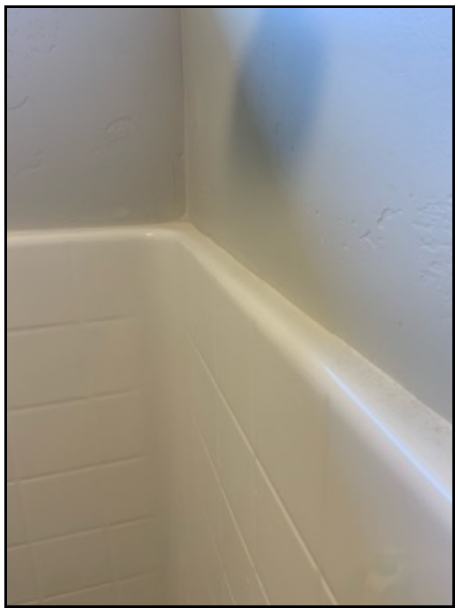
(Bathroom #1 continued)

Shower Walls: Fiberglass
Condition: Satisfactory









Tub Surround: Fiberglass
Condition: Satisfactory

(Bathroom #1 continued)

Floor:

Vinyl
Condition: Satisfactory

Ventilation Type:

Ventilator
Condition: Satisfactory

(Bathroom #1 continued)

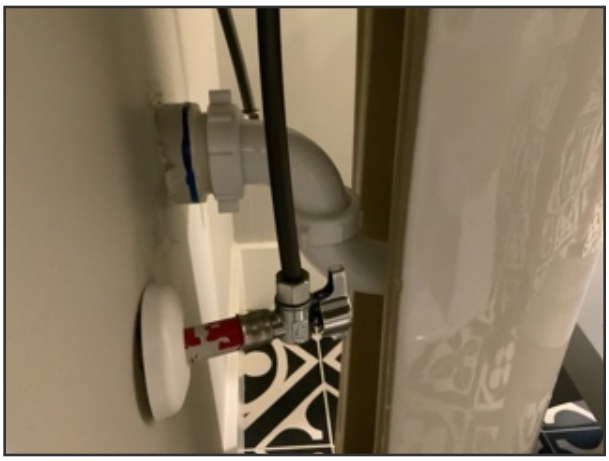
GFCI Protection:

Outlets
Condition: Satisfactory

Bathroom #2

Location: Hallway
Sink(s): Pedestal
Condition: Satisfactory

(Bathroom #2 continued)



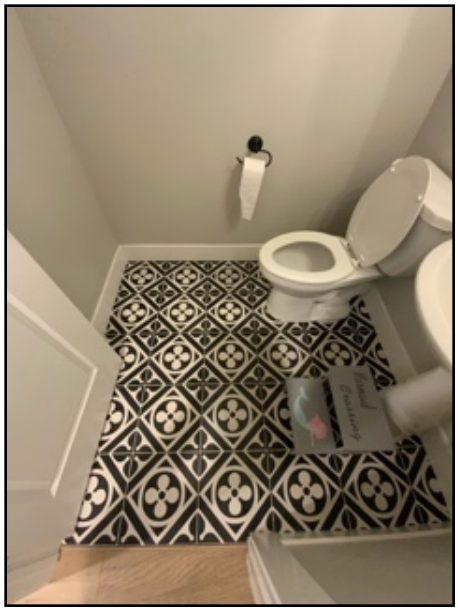
Toilet:

Standard Tank
Condition: Satisfactory

(Bathroom #2 continued)

Floor:

Tile
Condition: Satisfactory



Ventilation Type:

Ventilator
Condition: Satisfactory

(Bathroom #2 continued)

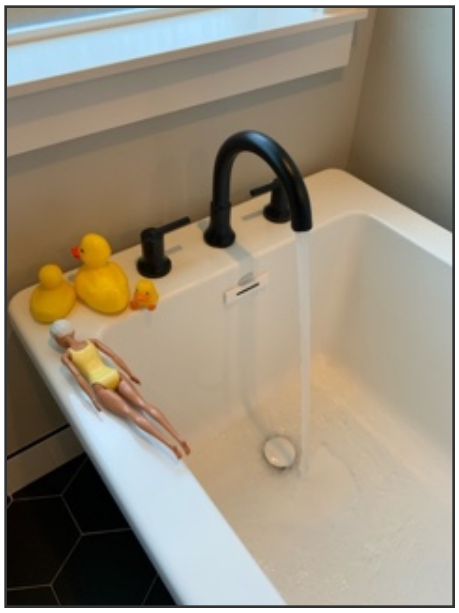
GFCI Protection:

Outlets
Condition: Satisfactory

Bathroom #3

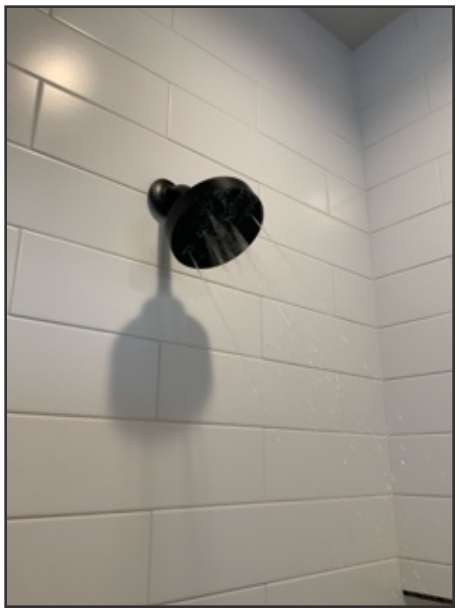
Location: Master Bedroom
Bath Tub: Free Standing
Condition: Satisfactory

(Bathroom #3 continued)



Shower:

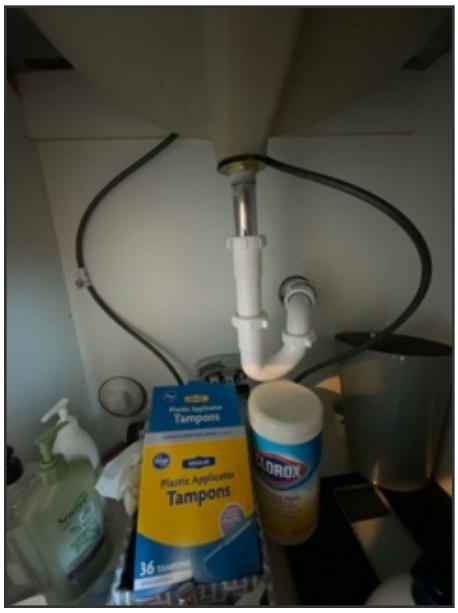
Stall
Condition: Satisfactory



(Bathroom #3 continued)

Sink(s): Double Vanity
Condition: Satisfactory

(Bathroom #3 continued)



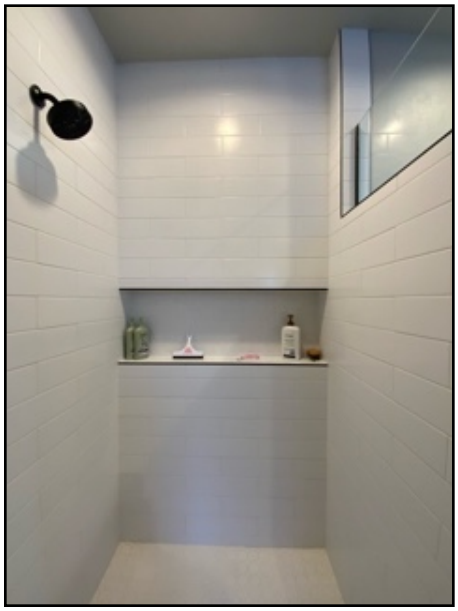
Toilet:

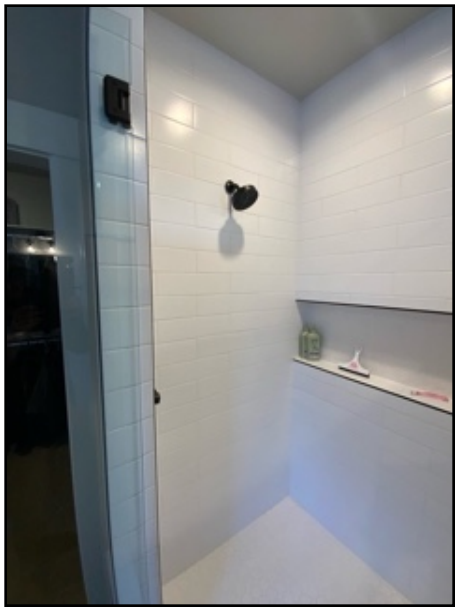
Standard Tank
Condition: Satisfactory

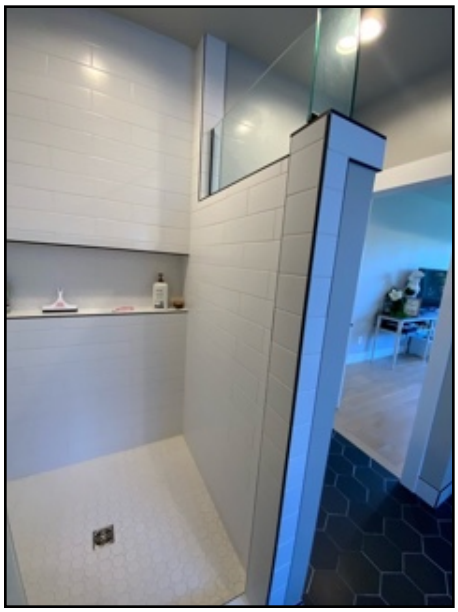
(Bathroom #3 continued)

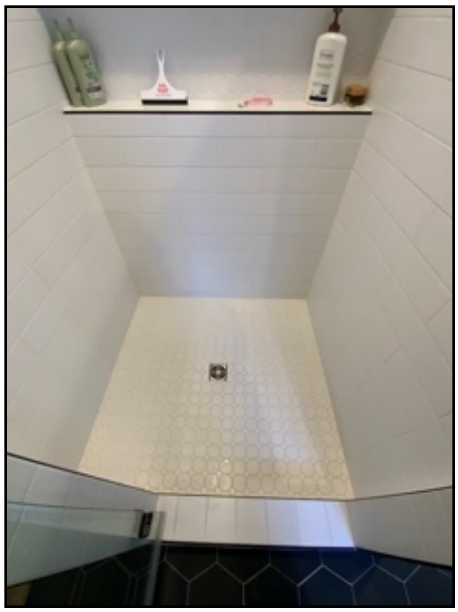
Shower Walls:

Tile
Condition: Satisfactory



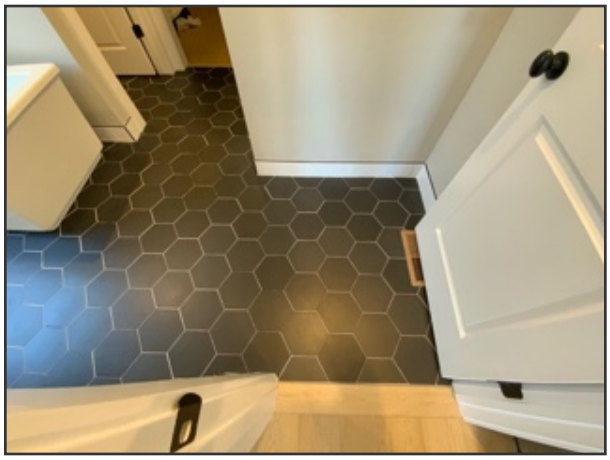


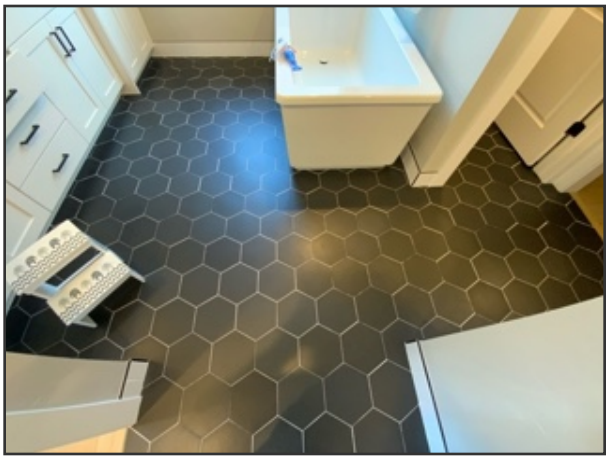




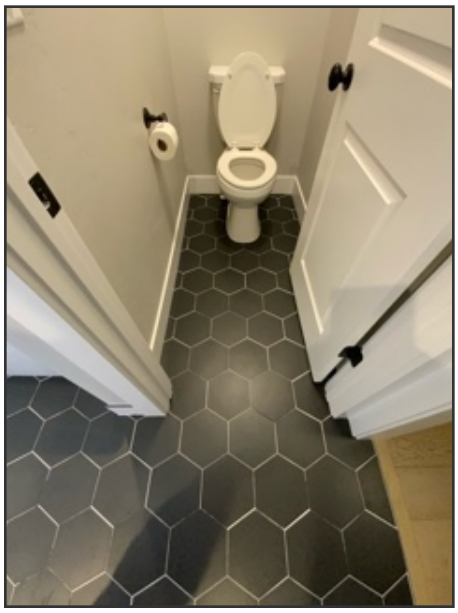
(Bathroom #3 continued)

Floor: Tile
Condition: Satisfactory





(Bathroom #3 continued)



Ventilation Type:

Ventilator, Window
Condition: Satisfactory

(Bathroom #3 continued)

GFCI Protection:

Outlets
Condition: Satisfactory

Comment 8:
GFCI reset located in master bathroom.

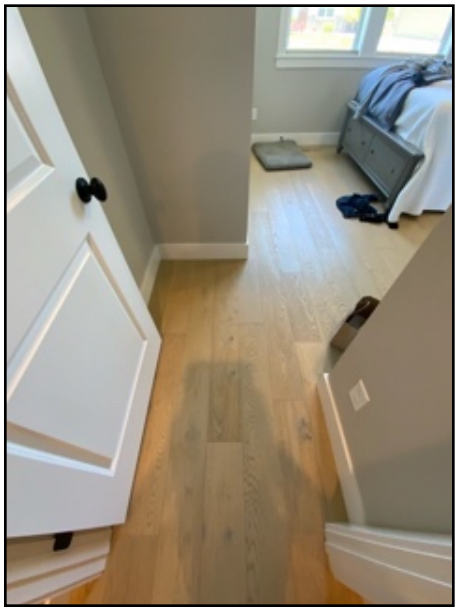
Bedrooms

Bedroom #1

(Bedroom #1 continued)

Flooring:

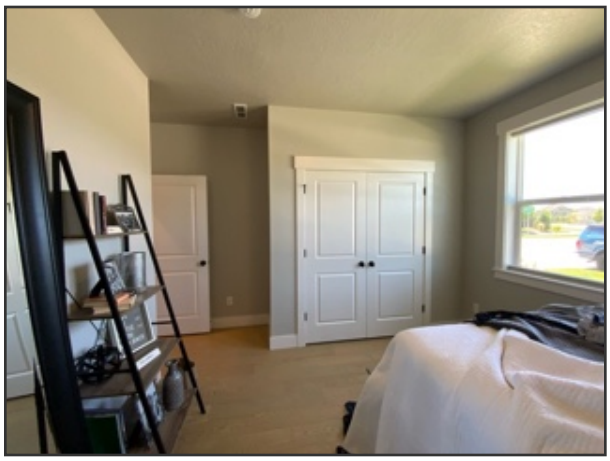
Wood Laminate
Condition: Satisfactory



Ceiling & Walls:

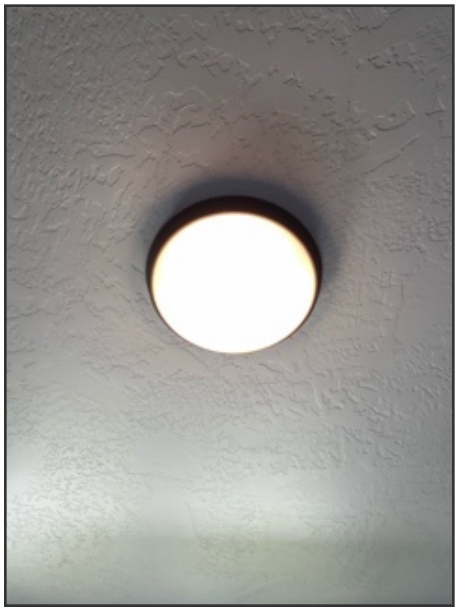
Drywall/Plaster
Condition: Satisfactory

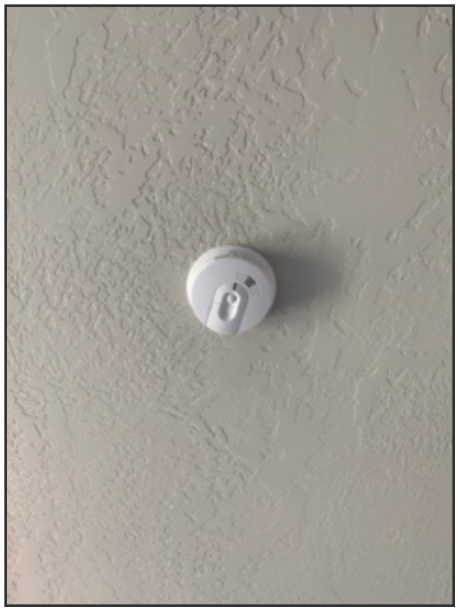
(Bedroom #1 continued)



Electrical:

Switches and Outlets, Light Fixture, Smoke Detector
Condition: Satisfactory





(Bedroom #1 continued)

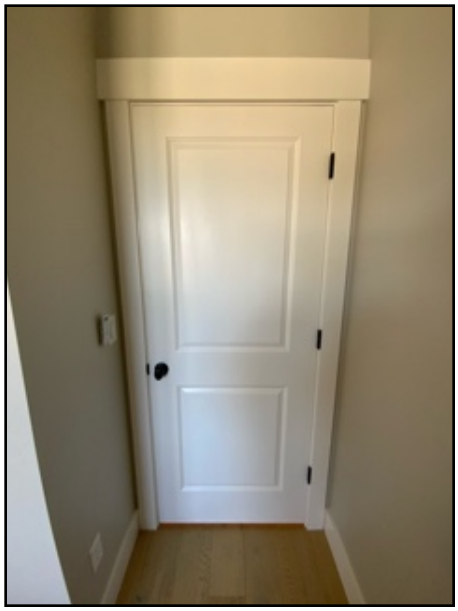
Windows:

Single Hung
Condition: Satisfactory

(Bedroom #1 continued)

Doors:

Hinged
Condition: Satisfactory



Heat Source:

Register
Condition: Satisfactory

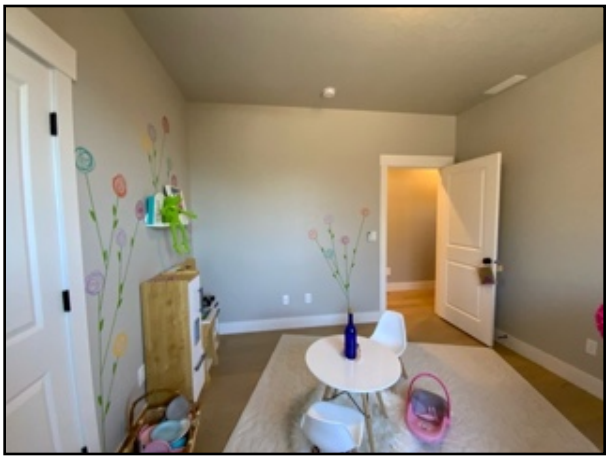
Bedroom #2

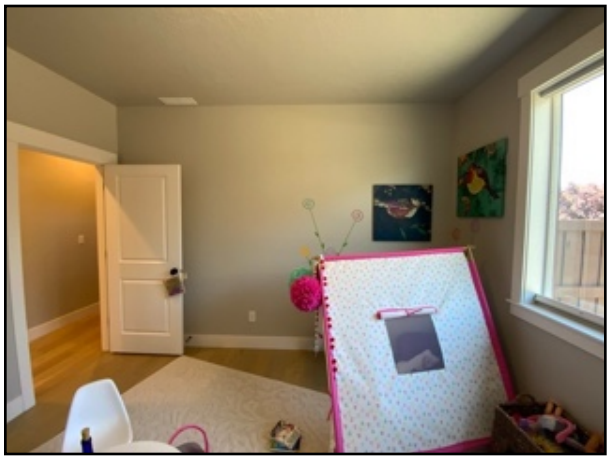
Flooring:

Wood Laminate
Condition: Satisfactory

(Bedroom #2 continued)

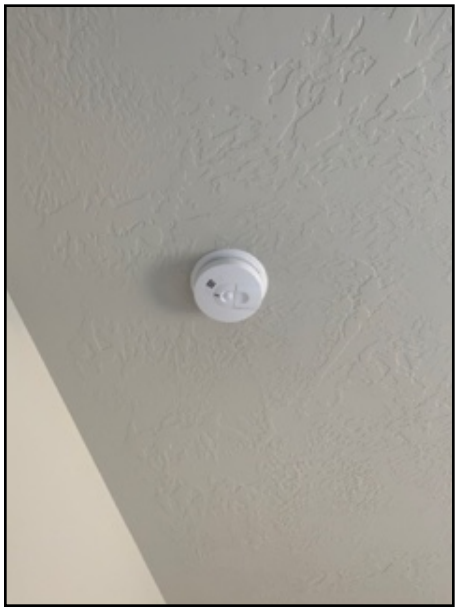
Ceiling & Walls: Drywall/Plaster
Condition: Satisfactory





(Bedroom #2 continued)

Electrical: Switches and Outlets, Light Fixture, Smoke Detector
Condition: Satisfactory



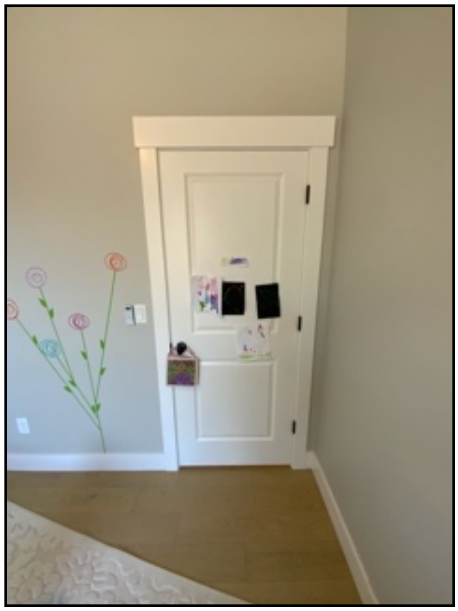
(Bedroom #2 continued)

Windows:

Slide
Condition: Satisfactory

Doors:

Hinged
Condition: Satisfactory



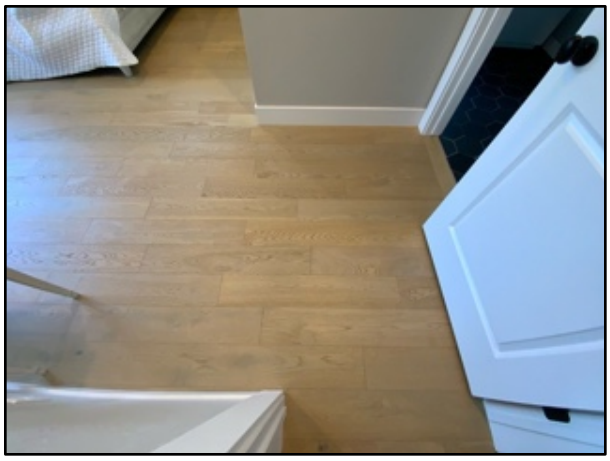
Heat Source:

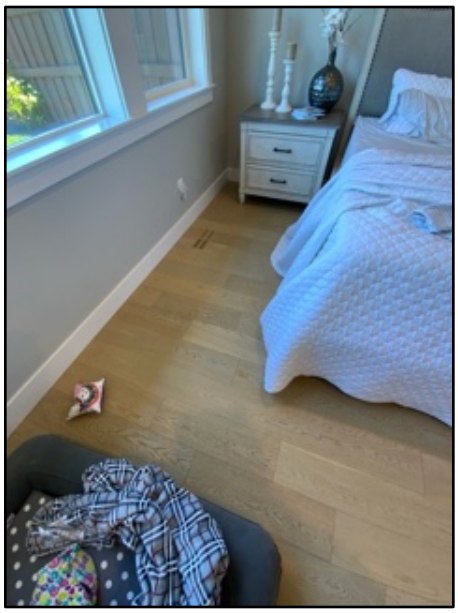
Register
Condition: Satisfactory

(Bedrooms continued)

Bedroom #3

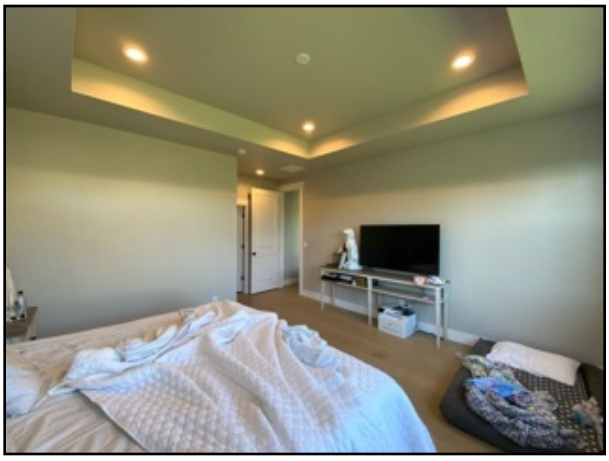
Flooring: Wood Laminate
Condition: Satisfactory





(Bedroom #3 continued)

Ceiling & Walls: Drywall/Plaster
Condition: Satisfactory



Electrical: Switches and Outlets, Light Fixture, Smoke Detector
Condition: Satisfactory

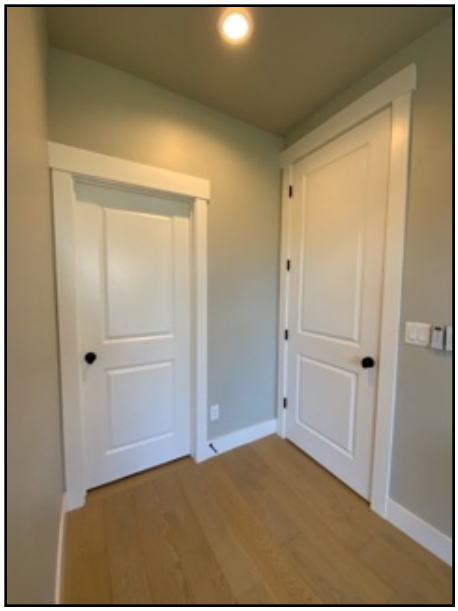
(Bedroom #3 continued)

Windows: Single Hung
Condition: Satisfactory

(Bedroom #3 continued)

Doors:

Hinged
Condition: Satisfactory



Heat Source:

Register
Condition: Satisfactory

Kitchen

(Kitchen continued)

Cabinets: Wood
Condition: Satisfactory

(Kitchen continued)

Countertops: Granite
Condition: Satisfactory

(Kitchen continued)

Sink: Single
Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Bosch
Condition: Satisfactory

(Appliances continued)

Cooktop:

Thermador
Condition: Satisfactory

(Appliances continued)

Range Hood:

Zephyr
Condition: Satisfactory

Refrigerator:

Whirlpool
Condition: Satisfactory

(Appliances continued)

Dishwasher:

Bosch
Condition: Satisfactory

Microwave:

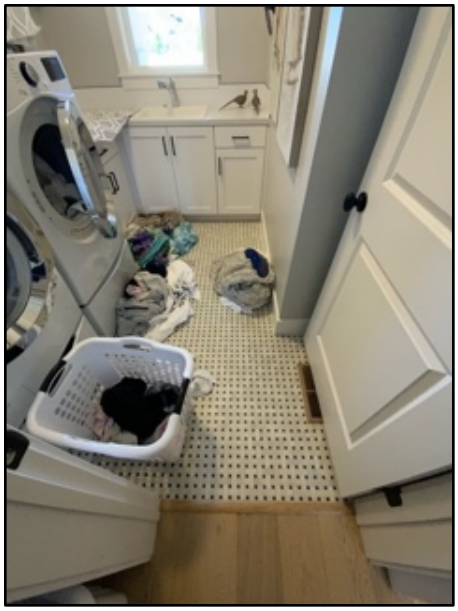
Bosch
Condition: Satisfactory

(Appliances continued)

Disposal: Insinkerator
Condition: Satisfactory

Laundry

Built In Cabinets: Yes
Condition: Satisfactory



(Laundry continued)

Laundry Sink: Yes
Condition: Satisfactory

Dryer Venting: To Exterior
Condition: Satisfactory

(Laundry continued)

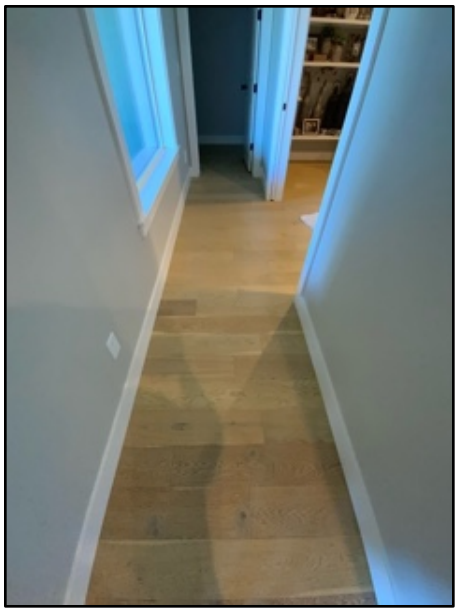
GFCI Protection: Yes
Condition: Satisfactory

Laundry Hook Ups: Yes
Condition: Satisfactory

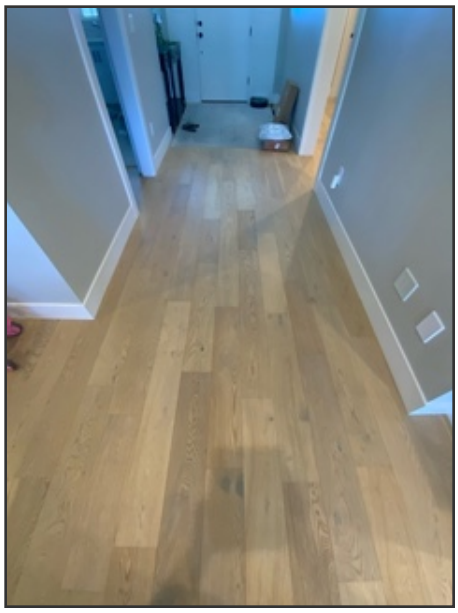
Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Wood Laminate
Condition: Satisfactory

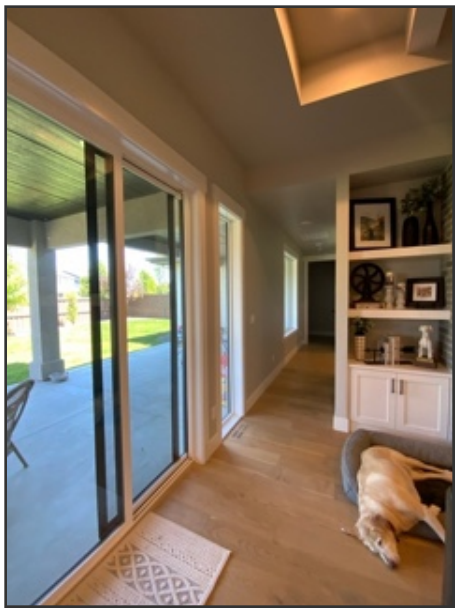


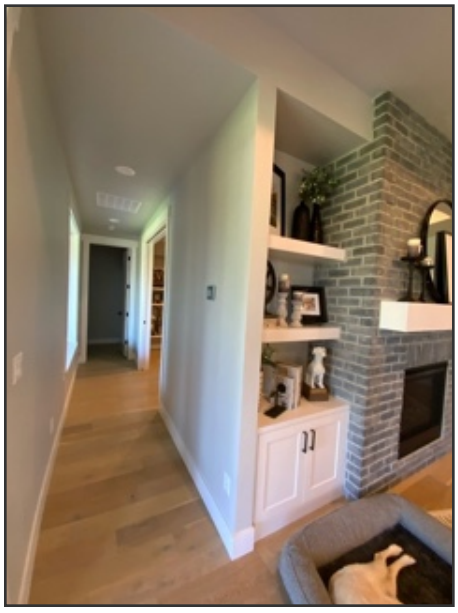
(Interior continued)

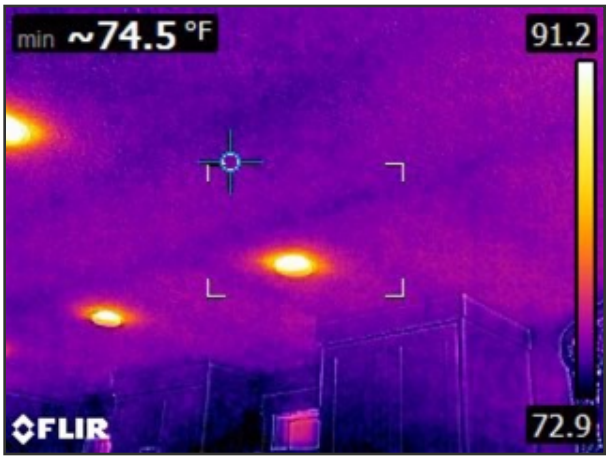


Walls: Textured Over Drywall
Condition: Satisfactory

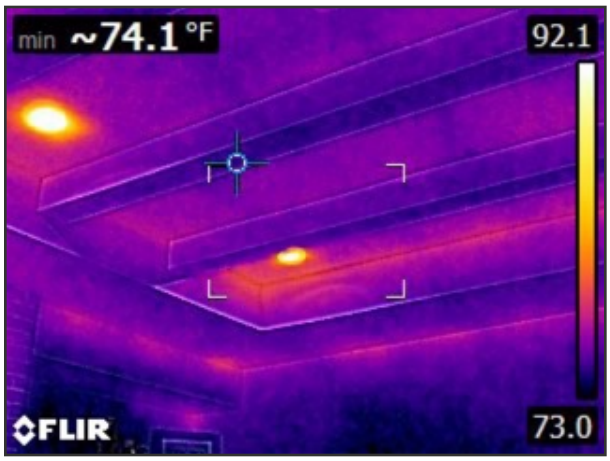
(Interior continued)

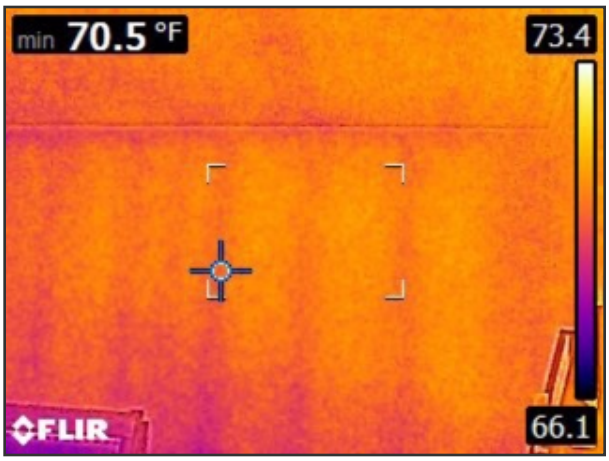






(Interior continued)





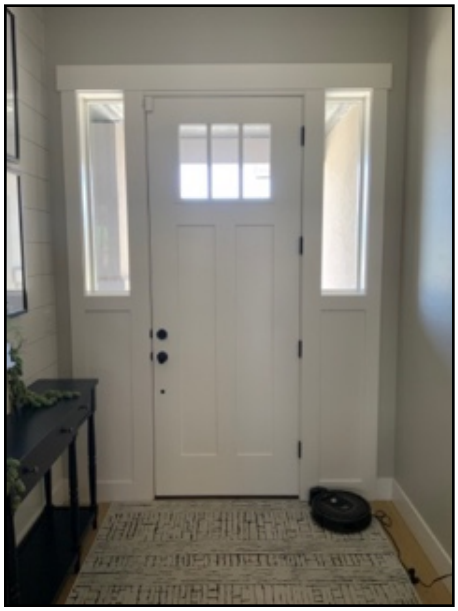
Window Types: Fixed
Condition: Satisfactory

(Interior continued)

Window Materials: Vinyl

(Interior continued)

Entry Door Types: Sliding, Hinged
Condition: Satisfactory



Entry Door Materials: Wood
Interior Door Materials: Wood

(Interior continued)

Fireplace:

Gas Burning
Condition: Satisfactory