



## RESIDENTIAL REPORT

1234 Main St.  
Laclede Idaho 83841

Buyer Name  
03/01/2018 9:00AM



Inspector

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Certified

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# SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARDS

- 
- Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Zinsco Panel**
  - Plumbing - Fixtures / Faucets: Faucet drip
  - Plumbing - Water Heater: Gurgling/Popping
  - Plumbing - Water Heater: Annual Maintenance Flush Needed
  - Interiors - Walls: Minor Corner Cracks
  - Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Hearth Insufficient Length
  - Built-in Appliances - Garbage Disposal: Inoperable
  - Roofing - Coverings: End of useful life
  - Roofing - Coverings: Exposed Nails
  - Roofing - Roof Drainage Systems: Debris
  - Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
  - Exterior - Exterior Doors: Door Adjustment/ seals missing or defective
  - Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
  - Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
  - Exterior - Decks, Balconies, Porches & Steps: No Handrail**
  - Structural Components - Floor Structure: Evidence of Water Intrusion
  - Structural Components - Floor Structure: Sill plate
  - Structural Components - Floor Structure: Joists Need Repair

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**

Vacant

**Style**

Bungalow

**Temperature (approximate)**

50 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

**Sq Ft**

2500

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	R
2.1	Foundation, Basement & Crawlspace	X			
2.2	Floor Structure	X			X
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

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### Information

**Inspection Method**

Attic Access, Crawlspace Access, Visual

**Foundation, Basement & Crawlspace: Material**

Masonry Block

**Floor Structure: Sub-floor**

Plywood

**Floor Structure: Basement/Crawlspace Floor**

Dirt

**Floor Structure: Floor structure**

**Wall Structure: Material**

Wood

**Ceiling Structure: Material**

Wood

**Roof Structure & Attic: Material**

Plywood

**Roof Structure & Attic: Type**

Gable

### Recommendations

2.2.1 Floor Structure

**EVIDENCE OF WATER INTRUSION**

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a foundation contractor.

2.2.2 Floor Structure

**JOISTS NEED REPAIR**

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified Contractor evaluate and advise on how to correct.

Recommendation

Contact a qualified general contractor.

2.2.3 Floor Structure

**SILL PLATE**

Sill plate is deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. I recommend a qualified contractor repair or replace as needed.

Recommendation

Contact a qualified general contractor.



# 3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			

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## Information

### Inspection Method

Attic Access

### Siding, Flashing & Trim: Siding Material

Fiber Cement

### Siding, Flashing & Trim: Siding Style

Clapboard

### Exterior Doors: Exterior Entry Door

1st Floor South Side  
Fiberglass

### Decks, Balconies, Porches & Steps: Material

Composite

### Walkways, Patios & Driveways: Driveway Material

Asphalt

### Decks, Balconies, Porches & Steps: Appurtenance

Deck



## Recommendations

### 3.1.1 Siding, Flashing & Trim

#### EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.





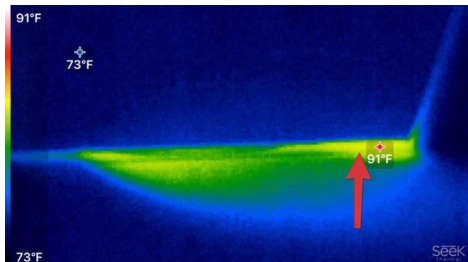
3.2.1 Exterior Doors

**DOOR ADJUSTMENT/ SEALS MISSING OR DEFECTIVE**

Front door needs adjustment and seals replaced. The door is dragging on tile entry. Using thermal camera I detected heat loss around door seal.

Recommendation

Contact a qualified professional.



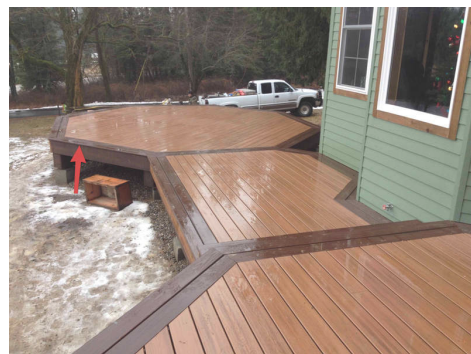
3.3.1 Decks, Balconies, Porches & Steps

**NO HANDRAIL**

Deck in many areas was over 30" from ground. Recommend hand railing be installed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



3.4.1 Eaves, Soffits & Fascia

**FASCIA - DAMAGED**

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.





### 3.5.1 Vegetation, Grading, Drainage & Retaining Walls

#### **NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



# 4: ROOFING

		IN	NI	NP	R
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

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## Information

### Inspection Method

Ladder

### Roof Type/Style

Gable, Hip

### Coverings: Material

Asphalt

### Roof Drainage Systems: Gutter

#### Material

Seamless Aluminum

## Recommendations

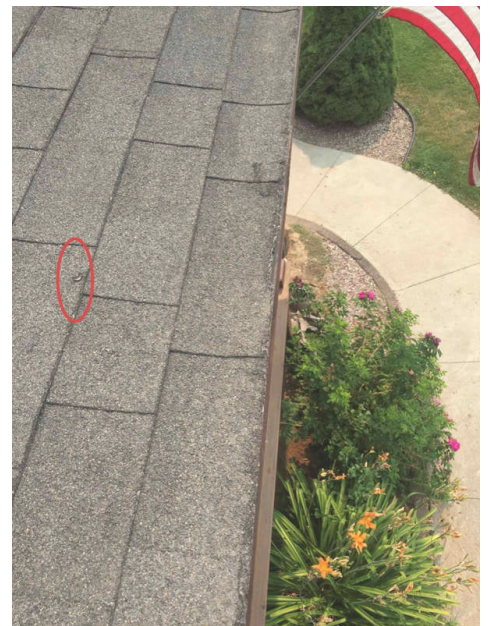
### 4.1.1 Coverings

#### EXPOSED NAILS

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

#### Recommendation

Contact a qualified roofing professional.



### 4.1.2 Coverings

#### END OF USEFUL LIFE

At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Contingency Period, you consult with a qualified roofing contractor to discuss options and costs for replacement.. There were a few torn roof shingles, and several areas where the shingles were not adhered to the layer beneath. The inspector recommends an evaluation by a licensed roofing contractor to determine the cost of repair or replacement.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



# 5: PLUMBING

		IN	NI	NP	R
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors	X			
5.6	Fuel Storage & Distribution Systems	X			

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## Information

### Filters

Whole house conditioner

### Main Fuel Shut-Off (Location)

Crawlspace

### Main Water Shut-Off Device (Location)

Crawlspace

### Material - Distribution

Pex

### Material - Water Supply

PVC

### Source

Well

### Drain, Waste, & Vent Systems: Drain Size

4"

### Drain, Waste, & Vent Systems: Material

ABS

### Water Heater: Manufacturer

GE

### Water Heater: Power Source

Gas

### Water Heater: Capacity

50 Gallons

### Water Heater: Location

Basement

## Recommendations

### 5.1.1 Fixtures / Faucets

#### FAUCET DRIP

2ND FLOOR BATHROOM

A faucet is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

#### Recommendation

Contact a qualified plumbing contractor.

### 5.3.1 Water Heater

#### ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

Recommend a qualified plumber service and flush.

[Here is a DIY link to help](#) .

## Recommendation

Contact a qualified plumbing contractor.

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## 5.3.2 Water Heater

**GURGLING/POPPING**

When in operation, a "gurgling" or "popping" sound emanates from the water heater tank. This is consistent with sediment accumulations at the bottom of the tank. The sediment may be sand and/or flakes of rust and suggests that maintenance (partial draining of the tank) has not been accomplished.

## Recommendation

Contact a qualified professional.

# 6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors	X			

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## Information

**Branch Wire 15 and 20 AMP**

Copper

**Wiring Method**

Romex

**Service Entrance Conductors:  
Electrical Service Conductors**

Below Ground

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**

200 AMP

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations**

1st Floor, Laundry Room  
Interior, Main Level

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer**

Federal Pacific

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type**

Circuit Breaker

## Recommendations

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels



**ZINSCO PANEL**



Zinsco panels may overheat and portions of it melt. If a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an overcurrent or short circuit, an extreme amount of power from the outside electrical supply surges into a homes panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Recommend immediate replacing of panel by qualified electrician.

#### Recommendation

Contact a qualified electrical contractor.





# 7: HEATING

		IN	NI	NP	R
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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## Information

### Heating Equipment: Brand

Bryant

### Heating Equipment: Energy Source

Electric

### Heating Equipment: Filter Size

20x20x1

### Heating Equipment: Filter Type

Disposable

### Heating Equipment: Heat Type

Forced Air

### Distribution Systems: Ductwork

Non-insulated

### AFUE Rating

Basement South

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

# 8: AIR CONDITIONING

		IN	NI	NP	R
8.1	Cooling Equipment	X			
8.2	Distribution System	X			

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## Information

**Type**  
Air Conditioner

**Cooling Equipment: Carrier**  
South corner  
Carrier

**Cooling Equipment: Energy Source/Type**  
Central Air Conditioner



**Cooling Equipment: Location**  
Exterior South

**Distribution System: Configuration**  
Central

**Cooling Equipment: SEER Rating**  
14

Modern standards call for at least 13 SEER rating for new install.  
Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

# 9: INTERIORS

		IN	NI	NP	R
9.1	Walls	X			X
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			
9.8	Garage Door	X			

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## Information

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

drywall

**Floors: Floor Coverings**

Laminate

**Countertops & Cabinets:  
Countertop Material**

Laminate

**Countertops & Cabinets:  
Cabinetry**

Wood

**Windows: Window Type**

Double-hung

**Windows: Window Manufacturer**

Milgard

**Garage Door: Material**

Insulated, Aluminum

**Garage Door: Type**

Automatic

## Recommendations

9.1.1 Walls

**MINOR CORNER CRACKS**

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified structural engineer.

# 10: BUILT-IN APPLIANCES

		IN	NI	NP	R
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			X

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## Information

**Dishwasher: Brand**  
Kenmore



**Refrigerator: Brand**  
GE



**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
Electric



**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
General Electric

**Range/Oven/Cooktop: Exhaust Hood Type**  
None

## Recommendations

10.4.1 Garbage Disposal

### INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified handyman.

# 11: INSULATION AND VENTILATION

		IN	NI	NP	R
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			

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## Information

**Attic Insulation: R-value**

48

**Attic Insulation: Insulation Type**

Blown

**Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents

**Exhaust Systems: Exhaust Fans**

Fan/Heat/Light

# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	R
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-burning Accessories			X	
12.3	Chimney & Vent Systems	X			

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## Information

### Type

Woodstove

## Recommendations

### 12.1.1 Fireplaces, Stoves & Inserts

#### **HEARTH INSUFFICIENT LENGTH**

Fireplace hearth should extend a minimum of 20 inches from the front and 12 inches to both sides of fireplace. Recommend a qualified fireplace contractor evaluate and remedy.

Recommendation

Contact a qualified fireplace contractor.

# STANDARDS OF PRACTICE

## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery



and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

### **Air Conditioning**

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.