



Building Inspection Report

Partial Sample Report

Anywhere, Idaho

Inspection Date:
12/28/2005

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	4
ROOFING	5
EXTERIOR	6
ELECTRICAL	7
HEATING	8
COOLING / HEAT PUMPS	9
INSULATION / VENTILATION	10

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built well maintained home however some immediate repairs are needed. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES

REPAIR ITEMS

ITEMS TO MONITOR

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Columns:	•Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The exterior walls of the home appear to be of 2x6 wood frame construction. This exceeds common practice and provides space for extra exterior wall insulation.

General Comments

No major defects were observed in the accessible structural components of the house however water intrusion was observed on the crawlspace. This will require immediate attention.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **#1-Monitor:** Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.

Crawl Space

- **#2-Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **#3-Repair:** Standing water was observed in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This can easily be remedied with a few roof and lot drainage adjustments. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior and Roofing Sections"). This condition should then be monitored to determine if additional measures are necessary.



Excessive water intrusion in the crawl space.

Water entering thru the foundation



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The steep roof pitch will help shed water thereby extending the life expectancy of the roof.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. No major deficiencies were found.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **#1-Repair:** The downspouts discharge near the foundation. This is a potential source of water intrusion in the crawlspace. Downspouts should discharge water at least five (5) feet from the house. The installation of extensions at all downspout termination points to divert water away from the foundation should help eliminate water intrusion in the crawlspace.



The roof is in good condition

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Fiberboard Siding •Stucco •Artificial Stone
Eaves, Soffits, And Fascias:	•Wood Fiberboard
Exterior Doors:	•Hollow Wood •Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Towards House
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The auto reverse mechanism on the overhead garage door responded properly to testing. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Lot Drainage

- **#1- Concern, Repair:** The grading should be improved to promote the flow of storm water away from the house. This is a potential source of the water intrusion in the crawlspace. This can often be easily accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least six (6) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Grading improvement needed to prevent water intrusion



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Garage
Service Grounding:	•Copper
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system did not reveal the need for improvement.



The electrical panel is well arranged and in good order

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Coleman 80,000 BTU/96% Efficiency
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system. This is a high efficiency heating system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **#1-Repair:** The furnace is dirty and requires cleaning and service. This should be a regular maintenance item to assure safe, reliable heat.



This is a high efficiency furnace

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity

Central System Type:

•Air Cooled Central Air Conditioning •Manufacturer: Evcon 3 Ton/13 SEER

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

General Comments

The system shows no visible evidence of major defects.



The air conditioning unit is in good condition.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•No insulation in Main Attic
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Gable Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer •

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Crawl Space

- **#1-Improve:** The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.

Attic / Roof

- **#2-Repair:** No insulation has been installed in the attic. Contact the building contractor for repairs.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.