

Advantage Home & Property Inspections LLC

Property Inspection Report



522 Puka Puka Avenue, Somewhere Idaho
Inspection prepared for: Mr. & Mrs. Sample
Agent: Dominic Maricic - Home Inspector Pro

Inspection Date: 6/29/2009 Time: 9:00 am
Age: 1982 Size: 2200 sq. ft.
Weather: appx. 75 degrees
Log Home

Inspector: Steven Degiulio
License #NACHI07081104



National
Association of
Certified
Home
Inspectors

Summary of items of Concern

On the following page you will find a summary of the concerns of the property, as they relate to Safety, Maintenance, & Cosmetic issues, (non code), found during the Inspection. Please be sure to read the entire report.

The following report is based on an inspection of the visible portion of the structure; inspections may be limited due to access/ vegetation/personal items & possible weather (snow covered areas).

The ratings of said found items are of the Inspectors opinion (only).The items listed in black are of general maintenance and or cosmetic concerns. The items listed in **green** are of Safety or Critical concerns, & that may require further investigation or repairs & sooner attention than others, nor is the intent of the summary meant as a "punch list" or a list of repairs to be brought before the realtor/homeowner.

For your safety & liability, we recommend that you consult only qualified contractors for estimates & repairs.

Depending on your needs , and those who will be on this property, the items listed in the body of this report may be of greater concern to you than rated , again please be sure to read the entire report.

Thank you for choosing Advantage Home & Property Inspections. I hope you have found our services satisfactory. Please feel free to contact us at anytime if you have any questions or concerns, or if we can be of any further service to you. We hope you enjoy your new home & all the benefits that come with it ! Sincerely, Steve DeGiulio (owner/inspector).

Inspected in accordance with the Standards of Practice of the National Association of Certified Home Inspectors, posted at www.nachi.org

Report Summary

| Exterior Areas | | |
|------------------|--------------------|---|
| Page 5 Item: 6 | Grounds Electrical | • exposed romex wiring, (evidence of broken insulation) • Consult qualified professional |
| Attic | | |
| Page 9 Item: 2 | Exhaust Vent | • Bath exhaust fan does not vent to the exterior (causes moisture build up/possible dry rot) • Evidence of possible micro-bio-growth (due to improper ventilation) • Consult qualified professional |
| Kitchen | | |
| Page 13 Item: 7 | Sinks | • Faucet leaks while operating • Consult qualified professional |
| Basement | | |
| Page 14 Item: 2 | Smoke Detectors | • none • Recommend, to improve, install additional smoke detectors in proper areas |
| Page 16 Item: 10 | Closet | • Evidence of water/moisture infiltration from mechanical room (possible micro-bio-growth present, Consult qualified professional) |
| Page 17 Item: 11 | Mechanical Room | • Evidence of current leak at pressure tank • Consult qualified professional |
| Heat/AC | | |
| Page 18 Item: 5 | Venting | • Damaged vent pipe (evidence of unsuccessful repairs) • Consult qualified professional |

Exterior Areas

1. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Observations: missing down spouts • poor slope/sagging in some areas • Recommend to improve; install rain gutters & downspouts • Recommend, to improve install extensions to direct water away from structure



missing down spouts



Recommend to improve; install rain gutters & downspouts

2. Eaves & Fascia

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: Appears functional • Split/gapped fascia • weathered • Consult qualified professional for further evaluation



Split/gapped fascia

3. Siding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | X | | | |

Materials: Wood/log
Observations: Appears functional • Chinking missing/deteriorating in some areas • Exterior penetrations not sealed to improve caulk/reseal to prevent moisture/insect penetration • Dryer vent cover damaged/ missing • Trees/shrubs overgrown/contact with structure in some areas (recommend trim to prevent damage) • Consult qualified professional



Trees/shrubs overgrown/contact with structure in some areas (recommend trim to prevent damage)



Chinking missing/deteriorating in some areas



Dryer vent cover damaged/ missing



Exterior penetrations not sealed to improve caulk/reseal to prevent moisture/insect penetration

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations: No screen doors present

5. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: Aluminum • torn/damaged/missing screens at some windows • condensation present in some windows (seal broken) • Consult qualified professional

6. Grounds Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | X | | |

Observations: Appears functional • **exposed romex wiring, (evidence of broken insulation)** • **Consult qualified professional**



exposed unanchored romex wiring, (evidence of broken insulation)



exposed romex wiring, (evidence of broken insulation)

7. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | X | | | |

Observations: Appears functional • No hand railing (4 or more steps require a handrail) • Rear concrete steps have hole present, (recommend seal to prevent moisture/insect intrusion) • Consult qualified professional



No hand railing (4 or more steps require a handrail)



Rear concrete steps have hole present, (recommend seal to prevent moisture/insect intrusion)

8. Foundation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | X | |

Observations: Appears Functional • Vegetation prevents complete evaluation

9. General Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

Roof

1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | X | | | |

Materials: Gable style roof

Materials: wood/shake shingles

Observations: Appears Functional • Ridge cap nails/staples backing out •
Broken shingle • Metal used as starter course loose, needs reattached •
Consult Qualified Professional for further evaluation



Appears Functional



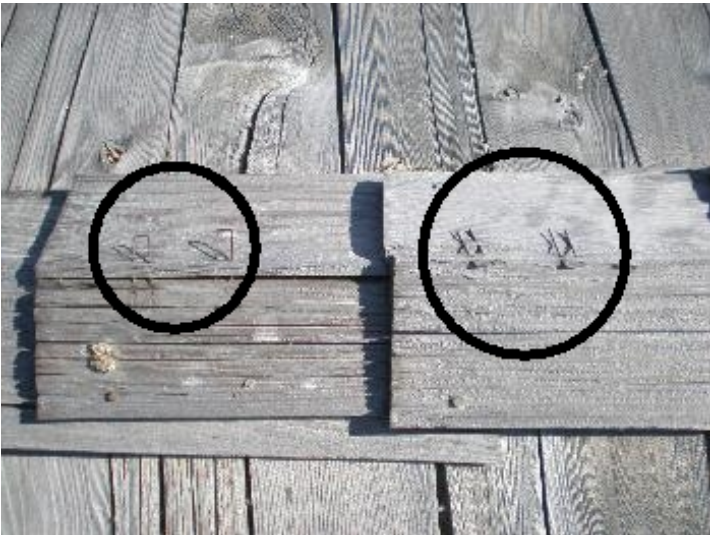
Metal used as starter course loose, needs reattached



Broken shingle



Ridge cap nails/staples backing out



Ridge cap nails/staples backing out



Metal used as starter course loose, needs reattached

2. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Funtional



Appears Functional

3. Flashing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

4. Vent Caps

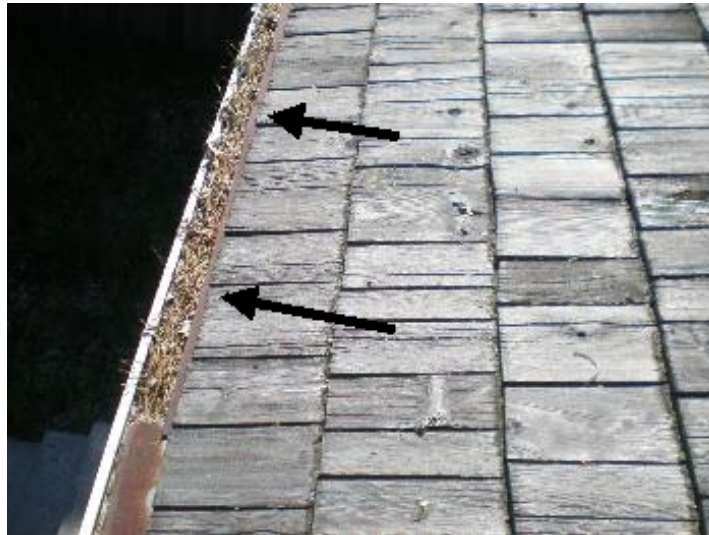
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations: To improve additional vent installations recommended (proper ventilation adds to the life expectancy of the roof)

5. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations: restricted by debris (recommend clear to improve drainage/flow)



restricted by debris (recommend clear to improve drainage/flow)

6. Plumbing vents

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• Appears functional



Appears functional

7. Valley

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• Appears functional

Attic

1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional • Hall access • Attic areas inspected from access only (entry could damage house or property)

2. Exhaust Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations: Bath exhaust fan does not vent to the exterior (causes moisture build up/possible dry rot) • Evidence of possible micro-bio-growth (due to improper ventilation) • Consult qualified professional



Bath exhaust fan does not vent to the exterior (causes moisture build up/possible dry rot)



Evidence of possible micro-bio-growth (due to improper ventilation)

3. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: blown in fiberglass
Materials: appx.12-14 inches
Observations: Appears Functional



Appears Functional

4. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional, most n/a due to insulation & limited access

5. Structure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional



appears functional

6. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: Appears functional • recommend adding additional vents (to improve only, adds life to roof covering) • Consult qualified professional



recommend adding additional vents (to improve only, adds life to roof covering)

7. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The insector does not usually test for mold or other hazardous materials. A qualified expert

should be consulted if you would like further testing.

1. Bar

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

2. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • Operated

3. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

4. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

5. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

7. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Materials: Living Room
Materials: prefabricated

Observations: Not scope of inspection • consult qualified professional for further evaluation



Not scope of inspection

8. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • Operated

9. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: aluminum

Observations: Appears functional • evidence of condensation at some windows (Seal broken) • Consult qualified professional



evidence of condensation at some windows (Seal broken)

10. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional

11. Baths

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

12. Bedrooms

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional

Kitchen

1. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • Normal wear

2. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • normal wear

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

4. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations: recommend, consider install GFCI breakers in wet areas

5. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • operated

6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

7. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Observations: Faucet leaks while operating • Consult qualified professional



Faucet leaks while operating

Laundry

1. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

2. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations: damaged vent pipe • Consult qualified professional



damaged vent pipe

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

4. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

Basement

1. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional

2. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations: Recommend, to improve, install C.O detectors • none •
Recommend, to improve, install additional smoke detectors in proper areas

3. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appear Functional

5. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: aluminum
Observations: Appears Functional • Open window well; The windows are of egress type, to improve, recommend install a fixed window well ladder and covers (safety) • Consult qualified professional



Open window well; The windows are of egress type, to improve, recommend install a fixed window well ladder and covers (safety)

6. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Partial finished basement (could not fully evaluate)

7. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: drywall
Observations: Appears Functional

8. bedrooms

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | X | | | |

Observations: appears functional • windows are not of the egress type

9. condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional

10. Closet

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Observations: Evidence of water/moisture infiltration from mechanical room (possible micro-bio-growth present, Consult qualified professional)



Evidence of water/moisture infiltration from mechanical room (possible micro-bio-growth present, Consult qualified professional)



Evidence of water/moisture infiltration from mechanical room (possible micro-bio-growth present, Consult qualified professional)

11. Mechanical Room

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | X | | |

Observations: Appears functional • Evidence of current leak at pressure tank
• Consult qualified professional



Evidence of current leak at pressure tank



Evidence of current leak at pressure tank



Evidence of standing water at pressure tank relief valve

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Area mechanical room • basement

Type/Year Propane (mfg. date 1990)

Observations: Appears Functional • Operated • Recommend HVAC contractor to evaluate (due to age)



Appears Functional

2. Heater Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

3. Gas Valves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

4. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional • Operated

5. Venting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations: Damaged vent pipe (evidence of unsuccessful repairs) • Consult qualified professional



Damaged vent pipe (evidence of unsuccessful repairs)

Water Heater

1. Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: Appears functional • deteriorated/corrosion present • Consult qualified professional

2. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Observations: Evidence of corrosion • Possible nearing end of estimated useful life expectancy • Consult qualified professional for further evaluation

3. Water Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Type: electric
Location: Basement • Mechanical Room
Observations: Appears functional • older unit

4. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: 52 gallons (mfg. date 1984)



52 gallons (mfg. date 1984)

5. Overflow Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: copper
Observations: Appears functional

6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Materials: galvanized
Observations: corrosion present (possible di- electrical reaction) dissimilar metals • Consult qualified professional for further evaluation



corrosion present (possible di- electrical reaction) dissimilar metals

7. TPRV

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional

Electrical

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | X | X | | |

Location north side • Exterior of structure

Location laundry

Observations: appears functional • rust present • missing inside cover •
Missing panel cover screws



appears functional



missing inside cover



appears functional

2. Main Amp Breaker

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: 200 amp

3. Service

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Aluminum

4. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: copper
Observations: Appears functional

5. Cable Feeds

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Underground

6. Main Gas Valve Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Location: Propane
Observations: Appears functional • Propane

Grounds

1. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: Appears functional • Flat or slopes towards structure in some areas • To improve; always divert water/moisture away from structure



Flat or slopes towards structure in some areas

2. Additional Buildings

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations: Not scope of inspection

3. Well condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- Not scope of inspection
- Consult qualified professional

Crawlspace

1. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional

2. Cripple Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears functional



Appears functional

3. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations: appears functional • Vents not properly secured, Gaps present due to cable installation allowing insect intrusion, recommend seal/re-attach • Consult qualified professional



Vents not properly secured, Gaps present due to cable installation allowing insect intrusion, recommend seal/re-attach

4. Access Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional • bedroom closet

5. Post and Girders

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional

6. Foundation Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional

7. Foundation Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: appears functional



appears functional

8. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | X | | |

Observations: Appears Functional • Only partial insulation installed, (rolls of insulation present) • Consult qualified professional



Only partial insulation installed, (rolls of insulation present)

9. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations: Appears Functional • No vapor barrier present