Inspection Report

Many of the items on this report will be repaired/replaced.

Property Address:
225 Pinewood Ln #C16
Ketchum ID 83340

Sun Valley Home Inspections

Aaron Heugly
PO Box 1637
Hailey ID 83333
208-481-1969
NACHI # 17051629

Table of Contents

Date: 11/10/2023	**Time:** 01:30 PM	**Report ID:** 20231110-225-Pinewood-Ln-C16
Property: 225 Pinewood Ln #C16 Ketchum ID 83340	**Customer:** Buck Drew	**Real Estate Professional:** Scott Mary

Introduction: The following numbered and attached pages are your home inspection report. This report includes pictures, videos if needed, information, maintenance tips and recommendations.

Scope: A home inspection is intended to assist in evaluating the overall condition of the subject property. This inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on the day of the inspection. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonable ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by SVHI LLC dba Sun Valley Home Inspections is expressed or implied. This report does not include inspection for wood-destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek 2 to 3 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. SVHI LLC recommends that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report.

Limitations: An inspection is not technically exhaustive or invasive; will not identify concealed or latent defects; does not determine the life expectancy of the property or any components or systems therein; does not include items not permanently installed.

Use of Photos and Videos: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A picture issued does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

What really matters in a Home Inspection: The home inspection process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short period of time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's property disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? RELAX! Most of your inspection items will likely be maintenance recommendations, minor to moderate imperfections and general wear-and-tear on a system or component. Major defects discovered during the inspection will be listed further in the report. Safety concerns should always be corrected.

Use this report to determine what matters to you. Your real estate professional will also receive a copy of the report so be sure to discuss these items and your concerns with them. They are a great resource and will help you navigate with what to do next. They are great at their job, experienced in these negotiations and have your best interest in mind. Lastly, remember that no home is perfect.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the

inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Marginal Defect (MD)= The item, component or unit may or may not be functioning as intended and may not have significant impact on the home's condition or the component itself. These are typically items that may be defective due to deferred maintenance or other reasons.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, is a potential safety issue or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Present (NP) = This item, component or unit is not in this home or building.

Text Color Key

Note: Red text throughout this report indicates items that are damaged, need repair, replacement or may present a health or safety hazard. Violet text indicates maintenance defects or marginal defects that might not have a significant impact on the home's condition. Brown text indicates cosmetic defects that do not impair function. Green text indicates maintenance tips or recommendations. Blue indicates additional information

Additional Building Conditions / Comments

Considerations: Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

If the Home was Occupied: Some areas may not have been inspected due to the presence of furniture and stored items.

Where applicable: HOA Responsibility: Because this is a General Home Inspection of a property in which a Homeowner's Association may be responsible for maintenance of the structure exterior, those systems and components contained in the responsibilities of the homeowner's association are not included in the General Home Inspection. These systems and components include but may not be limited to the condition of the roof, exterior foundation, exterior grading, exterior surface drainage, exterior wall coverings and exterior trim. The Inspector specifically disclaims the afore-mentioned systems and their components.

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider

hiring the appropriate expert for any repairs or further inspection.

Materials in the home may contain asbestos depending on the age of the home. Asbestos has been classified as a known human carcinogen (a substance that causes cancer) by the U.S. Department of Health and Human Services, the EPA, and the International Agency for Research on Cancer. People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed.

If this home was built before 1978, there is a possibility that it has or had lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults.

Standards of Practice:
InterNACHI International Association of Certified Home Inspectors

Type of building:
Residential, Townhome

Type of Home:
Single Family (2-story)

Approximate Square Footage:
960

Approximate Year of Original Construction:
1975

Home Faces:
West

Inspection started at:
1:00 pm

Inspection ended at:
2:30 pm

Occupancy:
Unoccupied, empty of furniture

Attending the Inspection:
Vacant (inspector only)

Weather during the Inspection:
Partly Cloudy

Significant precipitation in last 3 days:
No

Temperature during inspection:
Below 45 degrees (F)

Ground/Soil surface condition:
Damp

Radon Test:
Yes, In Progress

1. Building Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	MD	RR	NP
1.0	Exterior Doors				•	
1.1	Window Exteriors	•				
1.2	Exterior Lighting	•				
1.3	Conventional and GFCI Receptacles, Exterior				•	
1.4	Condo: Decks, Porch, Patio and/or Balcony				•	
1.5	Exterior Wall Penetrations	•				
1.6	Fascia, Soffit and Trim	•				
1.7	Wood Siding				•	

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

	IN	NI	MD	RR	NP

Styles & Materials

Exterior wall-covering

Material:
Wood Panel Siding

Fascia & Soffit

Material:
Wood Panel
Wood Boards

Trim Material:
Wood Boards

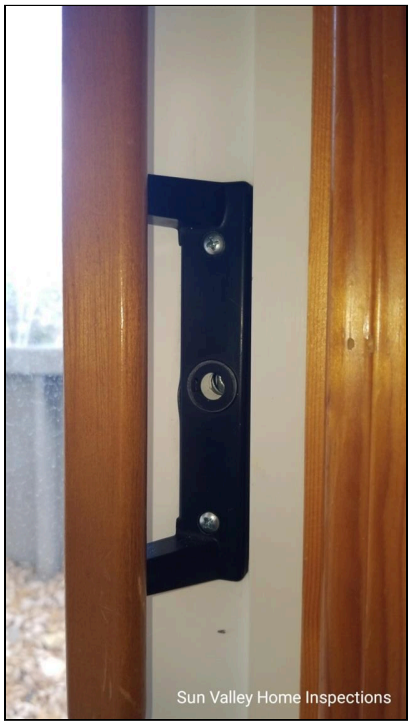
Exterior Doors:
Metal
Vinyl Sliding Glass Door(s)

Window Material:
Vinyl

Window Glazing:
Double-pane

Comments:

1.0 Latch for the master bedroom exterior door was missing at the time of the inspection preventing the door from securely locking.



1.0

1.1 **Maintenance Tip:** Vinyl windows can become sticky or difficult to open due to buildup on the tracks. Clean the tracks with a cloth and scrub sponge as needed. To lubricate, use Pledge or silicone spray (DO NOT use WD-40!) on a rag and wipe the tracks and any friction points between the sliding window frame and tracks. Repeat as often as needed to improve the operation of the windows.

1.3 Weatherproof cover at an exterior receptacle was damaged at the time of the inspection.

1.3

1.4 The top cap of the deck guardrails had moderate to significant wood decay.

1.4

1.7 Wood siding covering exterior walls had damage visible. This condition appeared to be the result of wood decay caused by moisture absorption due to inadequate clearance from grade. Wood siding should have a minimum clearance of 6 inches from grade.

1.7

2. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

		IN	NI	MD	RR	NP
2.0	Roof Structure Exterior	•				
2.1	Underlayment	•				
2.2	Roof Flashing	•				
2.3	Roof Drainage System					•
2.4	Roof and/or Gutter Heat Tape					•
2.5	Plumbing, Combustion and Roof Vents	•				
2.6	Metal Roof				•	

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IN NI MD RR NP

Styles & Materials

Method of inspection:
Top of ladder
From the ground (binoculars)

The roof style was:
Gable

Primary roof-covering type:
Metal Panel

Underlayment/ Interlayment:
Black Felt

Gutters/downspout material:
None Present

Comments:

2.6 (1) Snow guards/brakes are recommended along the eaves of the roof. These may help to prevent snow/ice from sliding off of the roof and causing physical harm to occupants and/or physical damage to areas of the roof and items below the roof. Consult with a qualified roofing contractor about the options available and what may work best for this home.

2.6

2.6

(2) The metal panel roof had moderate damage visible at the time of the inspection. This damage should be repaired to avoid the possibility of damage to the home structure or materials from roof leakage.

(3) The roof appeared to be at or near the end of its useful life. The Inspector recommends that you consult with the HOA about future replacement.

3. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

		IN	NI	MD	RR	NP
3.0	Floor Structure		•			
3.1	Foundation	•				
3.2	Insulation	•				
3.3	Infestation	•				
3.4	Water Intrusion or Moisture Related Issues				•	
3.5	Radon Gas Mitigation System					•
3.6	Slab-on-Grade	•				

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IN NI MD RR NP

Styles & Materials

Foundation

Configuration:
Concrete Slab-on-Grade

Foundation Method/

Materials:
Poured concrete footings

Main Floor Structure:
Not visible

Radon Mitigation

System:
None present

Comments:

3.4 The under stairway closet had limited areas of potential minor wood decay and discoloration that appeared to be microbial growth. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source(s) of potential moisture be identified and the condition corrected.

This is likely the result of water intrusion occurring at the sill plate and siding along the lower edge of the South exterior wall.

3.4

3.4

3.4

3.5 A short-term continuous radon monitoring test was being conducted at the time of the inspection. A testing device was located in the 2nd bedroom

3.6 Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

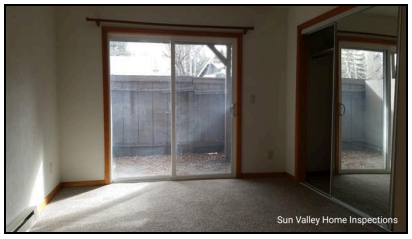
4. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Family Room

Dining Area

Master Bedroom



2nd Bedroom

		IN	NI	MD	RR	NP
4.0	Floors	•				
4.1	Walls	•				
4.2	Ceilings	•				
4.3	Doors			•		
4.4	Windows and Skylights (Interior condition, operation)	•				
4.5	Emergency Egress Openings (Doors & Windows)	•				
4.6	Steps, Stairways, Balconies and Railings				•	
4.7	Misc. Components: Env. Hazards, etc.				•	
4.8	Smoke Detectors				•	
4.9	Carbon Monoxide Detectors				•	•

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IN	NI	MD	RR	NP

Styles & Materials

Floor Covering

Materials:
Carpet
Tile
Wood Laminate

Walls and Ceilings:
Drywall

Interior Doors:
Wood Raised Panel

Window Operation or Style:
Sliding

Comments:

4.1 "Ghosting" of the wall/ceiling framing components was visible in some areas of the home. This is caused when cold spots on walls and ceilings get damp from condensation, and air-borne dust and smoke particulates cling to the dampness. In this situation, ghosts indicate studs, joists and wall headers which are naturally poor insulators so they tend to be colder then the rest of the wall surface in the winter months. This is commonly seen in homes that have a wood burning fireplace/stove and in homes that do a lot of cooking or even burn candles frequently.

4.3 (1) Sliding closet doors of the 2nd bedroom were not properly installed on the lower track preventing the doors from operating freely.

(2) Closet doors of the master bedroom need adjustments to allow for the doors to close fully.

(3) Entry door of the master bathroom needs minor adjustment to the strike plate to allow the door to latch fully.

4.4 The Inspector cannot warrant that all (if any) failed double-pane window seals in the home were identified. The symptoms of some failed thermal seals may be visible under certain weather conditions and not visible in other conditions. Further evaluation by a qualified window professional is recommended.

4.6 Although it may not have been required at the time of the home's original construction, the stairway did not have a graspable handrail as defined by generally-accepted current standards.

Consider having a graspable handrail installed to make it compliant with modern safety standards:

1: Measure 1¼ inches to 2 inches across (if circular)

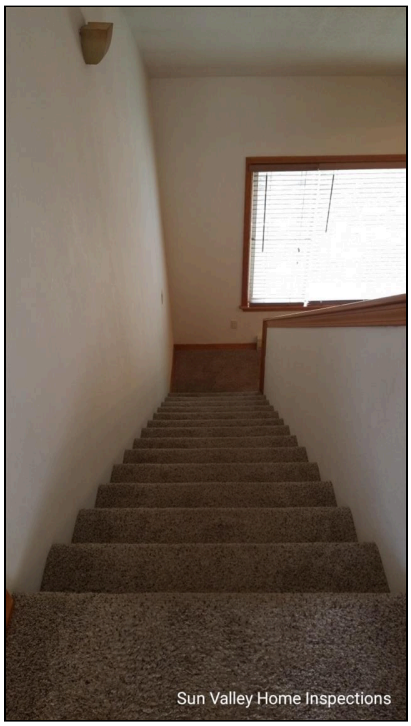
2. Be 34 inches to 38 inches above the nosing of stair treads

3. Be continuous for the full length of the flight of stairs

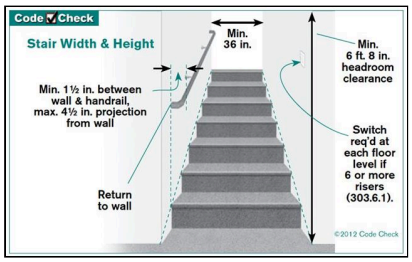
4: Return to the wall at the top and bottom or terminate at a newel post

5: Be a minimum of 1½ inches from the wall

6: Have a graspable profile



4.6



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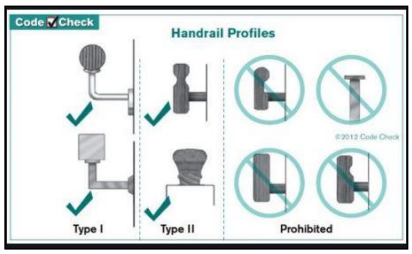


4.6

4.7 The Inspector observed what appeared to be microbial growth in the 2nd bedroom next to the water heater. Identifying mold requires laboratory testing. When exposed to moisture levels at or above approximately 27% in materials, mold can produce airborne spores. High concentrations of spores can represent a health hazard to those with asthma, allergies, lung disease, or compromised immune systems. At moisture levels below about 27%, mold fungi do not produce spores. Small amounts of mold can be removed with detergent and a brush and the area treated with a fungicide. Large amounts are typically removed with abrasive materials or encapsulated, depending on the location. The inspector did not observe any signs of elevated moisture content in this area. The source may have been corrected, or the source may be seasonal.

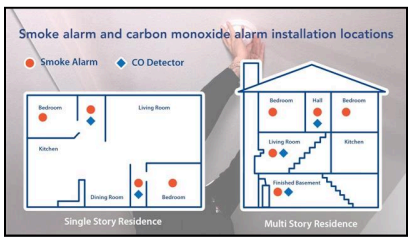
4.7

4.7

4.7

4.8 Smoke detectors in the bedrooms appeared to be older and may need to be replaced. According to the National Fire Protection Association, you should replace a detector when it is 10 years old or older. Install new smoke detectors in each hallway, common areas and one inside of each bedroom.

4.9 No visible Carbon Monoxide detectors were identified in the home. The inspector always recommends installing Carbon Monoxide detectors in a home that has a: gas water heater, furnace, wood/gas fireplace and any fuel-burning appliance. Refer to the installation instructions provided with the CO detector about correct placement.



4.9

5. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Note: Appliances are operated at the discretion of the Inspector.**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	MD	RR	NP
5.0	Electrical Receptacles, Kitchen	•				
5.1	Counters and Backsplash	•				
5.2	Cabinets	•				
5.3	Plumbing Drain and Vent Systems				•	
5.4	Plumbing Water Supply, Faucets and Fixtures	•				
5.5	Dishwasher	•				
5.6	Range/Oven				•	
5.7	Range Hood, Cooktop Exhaust	•				
5.8	Built-in Microwave	•				
5.9	Garbage Disposal	•				
5.10	Refrigerator	•				

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IN	NI	MD	RR	NP

Styles & Materials

Countertop Material:
Laminate

Range/Oven:
Electric

Range/Oven Brand:
Frigidaire

Range/Oven Anti-Tip Bracket Installed:
NO

Range Hood:
Recirculating
(removable filter)
Lights and fan operable

Dishwasher Brand:
Kenmore

Dishwasher Anti-siphon method:
High-loop installed

Garbage Disposal Brand:
Waste King

Refrigerator Brand:
Kenmore

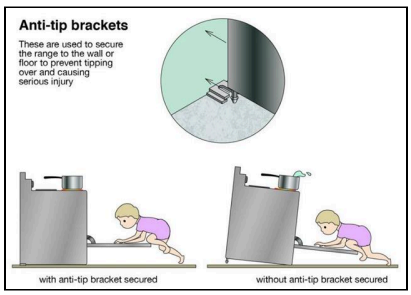
Comments:

5.1 Maintenance Tip: Caulk all open seams along the backsplash and along the sink to prevent moisture intrusion

5.3 The drain/waste line for the kitchen sink was leaking at the time of the inspection. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

5.3

5.6 The range did not have an anti-tip device installed. This bracket is essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door such as a child standing on the open oven door. The Inspector recommends installation of an approved anti-tip device. Most manufacturers will send you an anti-tip device free of charge.



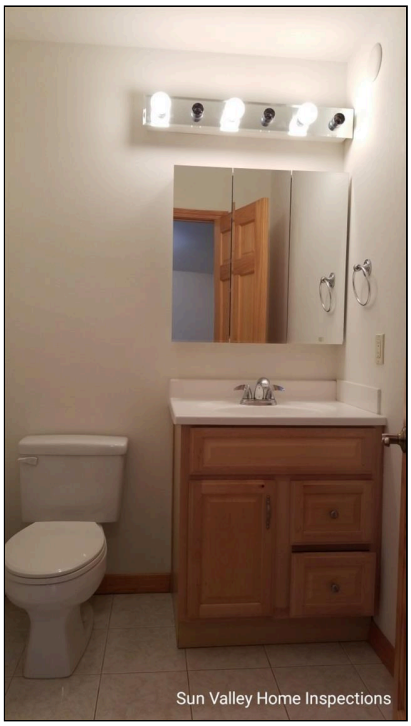
5.6 Anti-tip Bracket

5.9 Maintenance Tip: Odors naturally occur within a garbage disposal over time. To clean and deodorize your disposal: Drop in a 1/2 cup of ice cubes and 1/4 cup of lemon cut into small pieces and/or 1/2 cup baking soda. Turn on the disposal and allow to run for 30 seconds, while the disposal is still running, turn on the cold water to help flush the lemon through the disposal. Run until the disposal is clear. Repeat as often as needed.

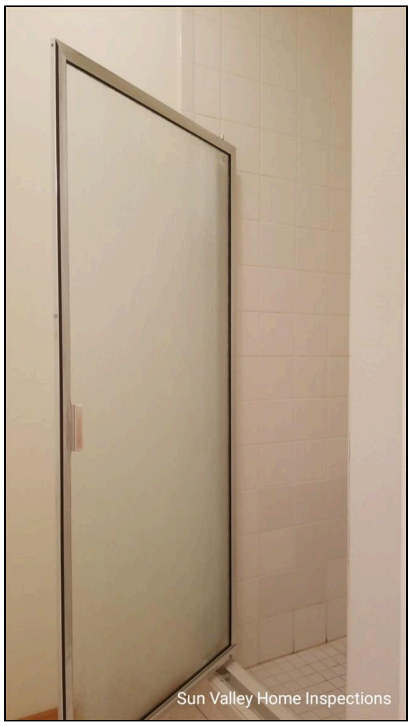
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathrooms

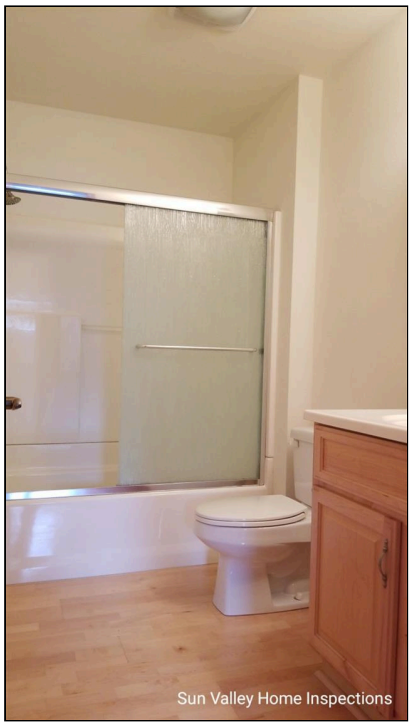
Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation



Master Bathroom



Master Bathroom



2nd Bathroom

		IN	NI	MD	RR	NP
6.0	Electrical Receptacles, Bathrooms	•				
6.1	Counters and Cabinets	•				
6.2	Mirrors	•				
6.3	Bath Hardware (towel bar, hooks, toilet paper holder, mirror)	•				
6.4	Sinks and Faucets				•	
6.5	Ventilation	•				
6.6	Toilet	•				
6.7	Shower				•	
6.8	Bathtub	•				

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IN	NI	MD	RR	NP

Styles & Materials

Floor:
Tile
Wood laminate

Countertops:
Solid Surface

Ventilation:
Fan

Bathtub:
Bathtub with shower

Shower:
Tiled, Site-Built enclosure

Comments:

6.4 (1) In the master bathroom, leaking connection at the sink drain beneath the sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.

6.4

(2) In the 2nd bathroom, leaking connection at the sink drain beneath the sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.

6.4

6.5 Maintenance Tip: Clean the grill cover annually or more frequently as needed to reduce dust accumulation on the exhaust fan. Exhaust fans should be used during bathing and for up to 20 minutes after

bathing to properly exhaust the warm moisture-laden air. This will help to prevent mildew and fungal growth from forming on bathroom walls and ceilings.

6.7 (1) Mineral buildup between the tile grout in the master bathroom indicates that water may be getting below the tiles.

6.7

(2) Several tiles at the shower curb were loose.

6.8 Maintenance Tip: The joints where the bathtub meets the floor and at the wall surround should be kept sealed with an adequate caulking. This will help prevent moisture intrusion to the underlying surfaces.

7. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

		IN	NI	MD	RR	NP
7.0	Clothes Dryer/Operation	•				
7.1	Dryer Venting				•	
7.2	Clothes Washer/Operation	•				
7.3	Receptacles, Switches, Plumbing Connections	•				

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN NI MD RR NP

Styles & Materials

Installed Dryer Power Source:
Electric

Dryer Vent:
Corrugated Metal (UL-approved)

Dryer 240-volt electrical receptacle:
Not visible

Clothes Washer Brand:
LG

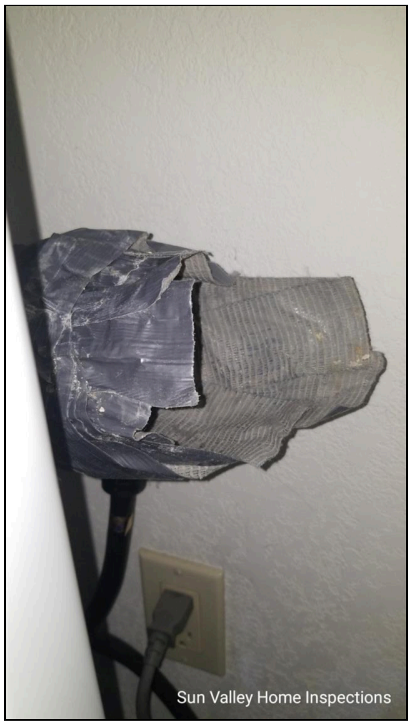
Clothes Dryer Brand:
SAMSUNG

Comments:

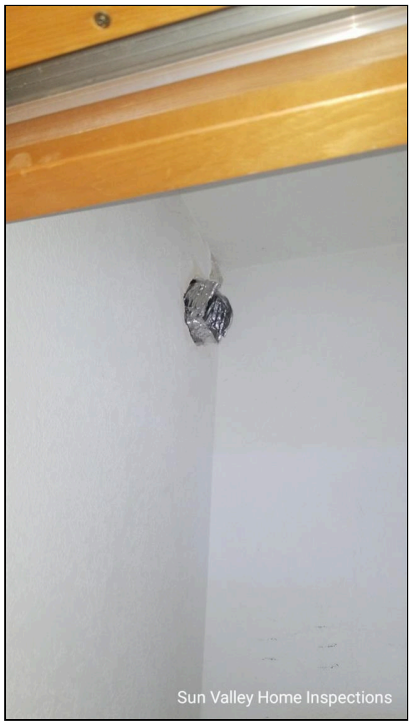
7.0 Clothes dryer was activated and ran through a complete drying cycle on high-heat. No deficiencies in the functional operation were observed at the time of the inspection

7.1 (1) **Maintenance Tip:** Check and clean the exterior exhaust vent of the clothes dryer to ensure that the damper works as intended. Cleaning the dryer's built-in lint trap after each cycle will help minimize the amount of lint going through the dryer vent.

(2) The dryer vent was disconnected behind the dryer and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the vent may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes such as mold.

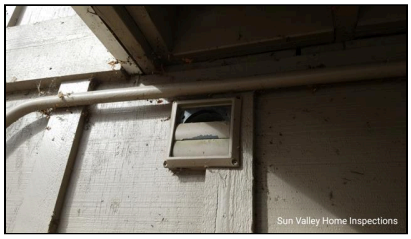


7.1



7.1

(3) The exterior duct hood/damper of the dryer vent was damaged at the time of the inspection. Replacement is recommended.



7.1

7.2 Clothes washer was activated and ran through a complete wash cycle with hot water. No deficiencies in the functional operation were observed at the time of the inspection

7.3 As a recommended upgrade, consider changing the existing washing machine water supply lines from the current rubber hoses to more durable and burst-resistant stainless steel braided hoses. This type of stainless steel hose has nearly double the PSI rating than those made from rubber and can help prevent

costly repairs due to a burst water hose.

7.3

8. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

		IN	NI	MD	RR	NP
8.0	Water Supply and Distribution	•				
8.1	Main Water Shut-Off Valve and Location	•				
8.2	Sewage and DWV Systems	•				
8.3	Gas System	•				

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN	NI	MD	RR	NP

Styles & Materials

Water Supply Source:
Public Water Supply

Main Water Supply Pipe:
Copper

Main Water Shut-off Device Location:
Bedroom 2 closet

Water Distribution Pipes:
Copper

Distribution Pipe Bonding:
Did not determine

Drain Waste and Vent Pipe Materials:
Acrylonitrile butadiene styrene (ABS)

Functional Flow:
All plumbing fixtures had functional flow

Functional Drainage:
All plumbing fixtures had functional drainage

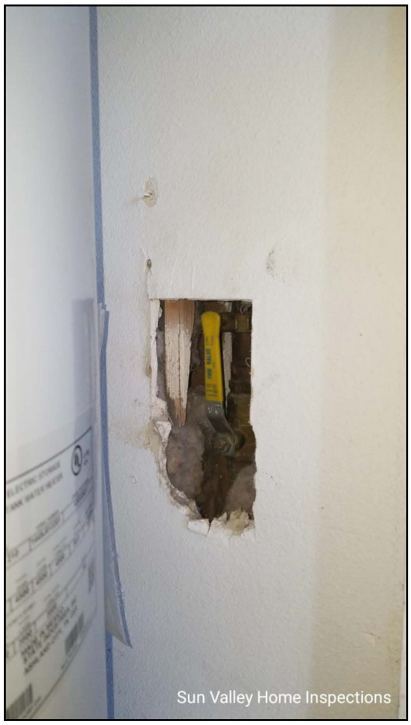
Sewage System Type:
Public

Gas Pipe Material:
Black Steel

Type of Gas:
Natural Gas

Comments:

8.1 The main water supply shut-off valve is located in the 2nd bedroom closet next to the water heater.

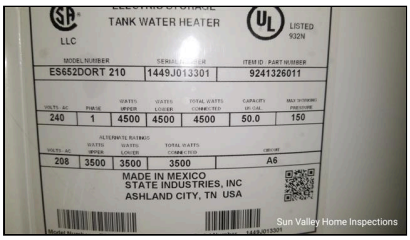


8.1

9. Water Heating System(s)

The inspector shall describe: water heater type; location; fuel source; brand; manufactured date. The inspector will inspect: the water heating equipment, including the energy source, water tank piping connections, venting, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

The inspector is not required to: light or ignite pilot flames; measure the capacity, temperature, age, life expectancy or adequacy of the water heater; turn on electric water heater breakers; inspect anode rods; inspect heating elements.



		IN	NI	MD	RR	NP
9.0	Electric Water Heater	•				
9.1	Manufactured Date	•				
9.2	Tank	•				
9.3	Plumbing Pipes, Valves (inlet, outlet)				•	
9.4	Hot Water Distribution (at each plumbing fixture)	•				
9.5	Electrical Wiring	•				
9.6	Tank Pan				•	•
9.7	Tank Seismic Strap(s)				•	•
9.8	Temperature Pressure Release Valve (TPR)/Discharge Pipe				•	

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN NI MD RR NP

Styles & Materials

Water Heater Brand:
STATE

Water Heater Location:
Bedroom closet

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon

Number of Water Heaters:
1

Comments:

9.1 Manufactured Date: 2014

According to NAIB 1997 and Freddie Mac 2002, the average life span for an electric water heater is 10-15

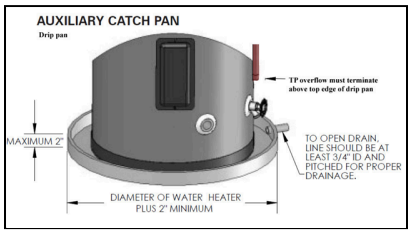
years a gas water heater is 15-18 years.

9.2 Maintenance Tip: Drain the tank at least once a year to remove sediment. Replace the anode rod in the tank every 5-10 years. Cleaning the tank annually prolongs the life of the anode rod. If your electric water heater has not been cleaned for years and seems inefficient, check the heating element. Keep the water temperature at 120F to 130F.

9.3 Actively leaking water visible at the noted cold water pipe/connection of the water heater at the time of the inspection.

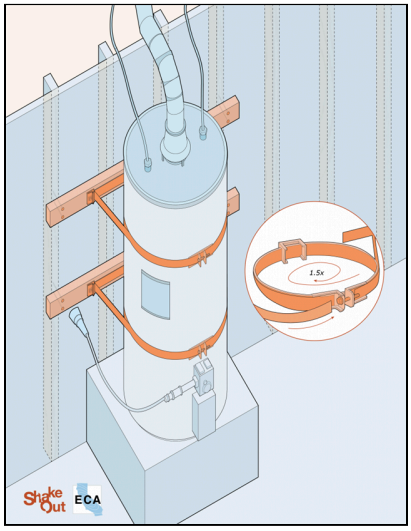
9.3

9.6 Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan is recommended to be installed by a qualified plumbing contractor to prevent possible water damage.



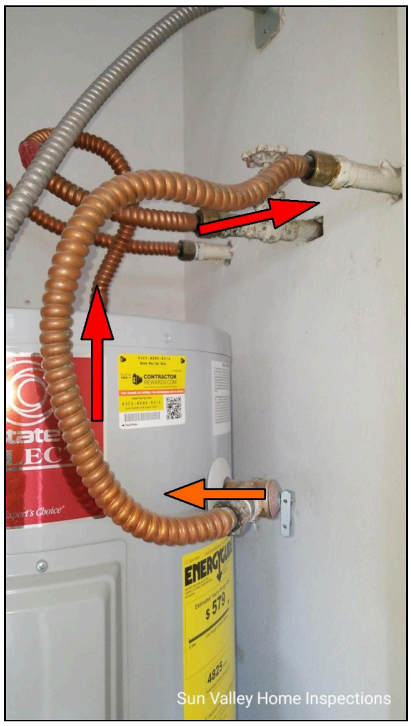
9.6 Drain pan

9.7 Water heater lacks seismic straps. Consider installation of this safety feature per modern building standards by qualified contractor. During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.



9.7

9.8 The discharge pipe of this water heater temperature/pressure relief (TPR) valve was installed so that it does not allow for the natural flow from gravity to drain any discharged water. The Inspector recommends correction by a qualified contractor. *The TPR valve on water heater needs a 3/4 threaded pipe to drain by gravity and extend within 6 inches of the floor for safety. A properly installed TPR valve and discharge pipe allows hot water to discharge through the device when conditions of excessive pressure, excessive temperature or both occur, and directs the water to a safer location (the floor).*



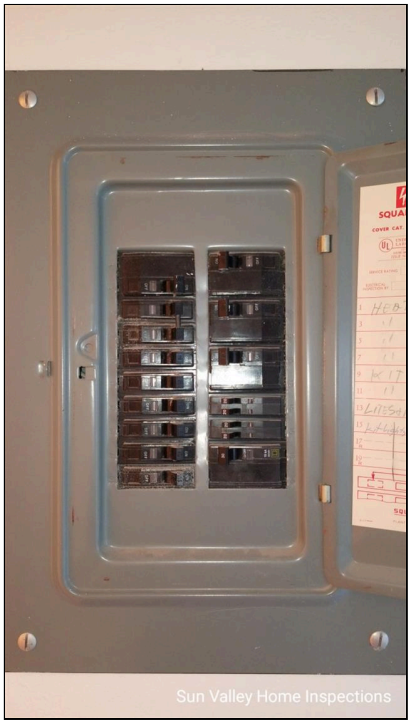
9.8

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

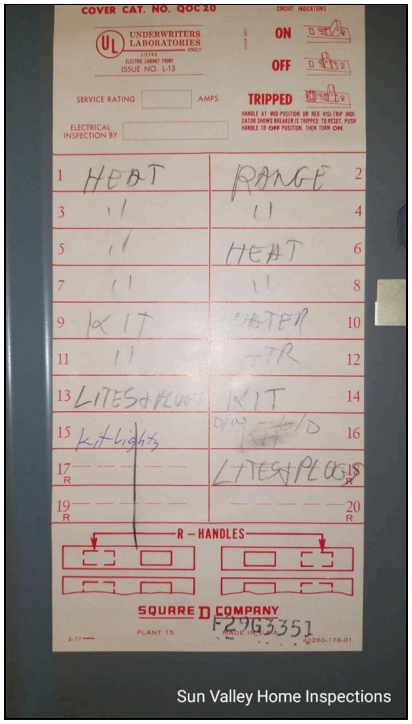
10. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

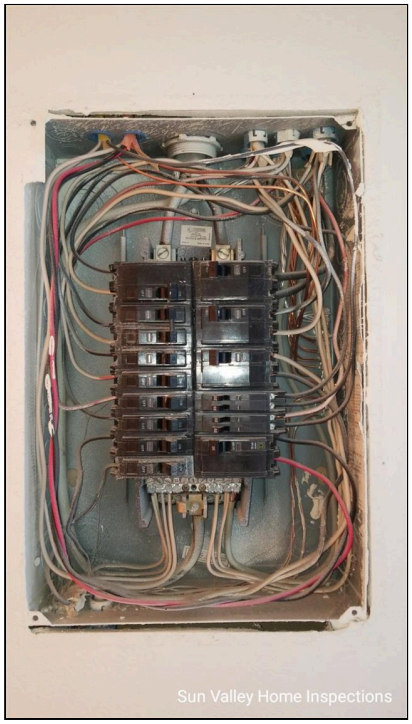
The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting



Distribution Panel



Circuit Directory, distribution panel



Distribution Panel, interior view

		IN	NI	MD	RR	NP
10.0	Electric Meter		•			
10.1	Service Disconnect				•	
10.2	Equipment Grounding & Bonding	•				
10.3	Distribution Panel Cabinet, Ampacity, and Cover				•	
10.4	Distribution Panel Wiring				•	
10.5	Electrical Panel Overcurrent Protection Devices				•	
10.6	Conventional Electrical Receptacles (interior)				•	
10.7	Switches	•				
10.8	Lighting and Switched Devices				•	

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN NI MD RR NP

Styles & Materials

Electrical Service

Conductors:
Underground service
120/240 volt service

Service Panel Type:
Breaker Disconnect

Service Panel

Location:
At Electric Meter, exterior

Service Disconnect

Location:
At Service Panel

Service Disconnect

Type:
Breaker

Service Disconnect

Ampacity:

		IN	NI	MD	RR	NP
10.9	Doorbell			•		

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN NI MD RR NP

100 amps

Distribution Panel

Capacity:
125 AMP

Distribution Panel

Manufacturer:
Square D

Distribution Panel

Location:
2nd Bedroom

Type of Branch Wiring:
Stranded Aluminum Romex

Service OCPD Type:
Breakers

Ground Fault Circuit Interruptor (GFCI)

Protection:
YES

Arc Fault Circuit Interruptor (AFCI)

Protection:
No AFCI Protection, Pre-Dates

Comments:

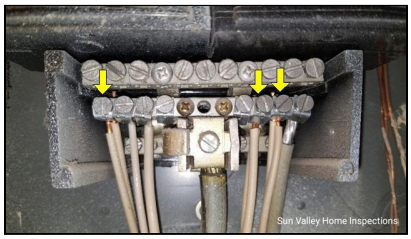
10.1 No labeling was provided at the electric meters and service disconnects for this building. Accurate labeling should be provided so that the correct Service Disconnect of the home can be identified in an emergency. Consult with the HOA about adding accurate labels to the meters and disconnects.

10.1

10.3 The Circuit Directory identifying individual electrical circuits was not complete at the distribution panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be

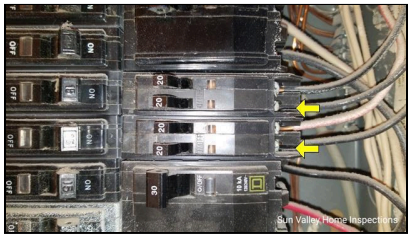
installed by a qualified electrical contractor.

10.4 Several connection lugs on the neutral bus bar were double lugged. Double lugging is where two neutral conductors are connected in the same lug and is an incorrect installation. Each neutral conductor should be under its own connection lug. Although it was generally accepted around the time of the home's original construction, it is recommended that it be corrected to today's safety standards.



10.4

10.5 (1) In the Distribution Panel, several branch conductors were connected to a circuit breaker for which the wire size was undersized and insufficient. This defective condition should be corrected by a qualified electrical contractor.



10.5 Lower of each tandem breaker

(2) The home's electrical service contained Ground Fault Circuit Interrupter (GFCI) breakers and/or receptacles designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

10.6 An electrical receptacle in the family room had an open ground. Other receptacles in the home were grounded. This condition should be corrected by qualified electrical contractor.

10.6 Next to fireplace

10.8 Several light fixtures/bulbs in various areas of the home did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

10.9 The doorbell had a weak response to the button.

11. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

		IN	NI	MD	RR	NP
11.0	Presence of Installed Heat Source in Each Livable Room	•				
11.1	Thermostat	•				
11.2	Electric Baseboard and Electric Resistance Heaters				•	
11.3	Gas Fireplace/Stove	•				

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

IN NI MD RR NP

Styles & Materials

Heating System Type:
Electric baseboard heaters
Electric resistance heater, wall mount
Gas-Fired Stove

Energy Source(s):
Natural gas
Electric

Number of Heat Systems or Types:
Three

Comments:

11.2 (1) **Maintenance Tip:** Turn off the heating unit at the circuit breaker first. Then, remove the grill cover and gently vacuum off the heating elements and if applicable the blower fan and interior of the heating unit. This will help to eliminate odors commonly associated with this type of heating equipment. Cleaning the units annually prior to the cold winter months will also help increase the lifespan and efficiency of the units.

(2) Electric baseboard heater located in the 2nd bedroom was loosely attached to the wall. Resecure as needed as a safety precaution.

(3) Electric baseboard heater located in the master bedroom was loosely attached to the wall. Resecure as needed as a safety precaution.

11.3 (1) The gas stove was activated and checked for installation and functional operation. No deficiencies were observed at the time of the inspection.

11.3

(2) The gas stove is operated with a switch mounted on the unit.

Summary

Sun Valley Home Inspections

PO Box 1637
Hailey ID 83333
208-481-1969
NACHI # 17051629

Customer
Buck Drew

Address
225 Pinewood Ln #C16
Ketchum ID 83340

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

2.6 Metal Roof

Repair/Replace

(3) The roof appeared to be at or near the end of its useful life. The Inspector recommends that you consult with the HOA about future replacement.

10.1 Service Disconnect

Repair/Replace

No labeling was provided at the electric meters and service disconnects for this building. Accurate

labeling should be provided so that the correct Service Disconnect of the home can be identified in an emergency. Consult with the HOA about adding accurate labels to the meters and disconnects.

Plumber

5.3 Plumbing Drain and Vent Systems

Repair/Replace

The drain/waste line for the kitchen sink was leaking at the time of the inspection. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

6.4 Sinks and Faucets

Repair/Replace

(1) In the master bathroom, leaking connection at the sink drain beneath the sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.

(2) In the 2nd bathroom, leaking connection at the sink drain beneath the sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below.

9.3 Plumbing Pipes, Valves (inlet, outlet)

Repair/Replace

Actively leaking water visible at the noted cold water pipe/connection of the water heater at the time of the inspection.

9.6 Tank Pan

Repair/Replace, Not Present

Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan is recommended to be installed by a qualified plumbing contractor to prevent possible water damage.

9.7 Tank Seismic Strap(s)

Repair/Replace, Not Present

Water heater lacks seismic straps. Consider installation of this safety feature per modern building standards by qualified contractor. During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

9.8 Temperature Pressure Release Valve (TPR)/Discharge Pipe

Repair/Replace

The discharge pipe of this water heater temperature/pressure relief (TPR) valve was installed so that it does not allow for the natural flow from gravity to drain any discharged water. The Inspector recommends correction by a qualified contractor. *The TPR valve on water heater needs a 3/4 threaded pipe to drain by gravity and extend within 6 inches of the floor for safety. A properly installed TPR valve and discharge pipe allows hot water to discharge through the device when conditions of excessive pressure, excessive temperature or both occur, and directs the water to a safer location (the floor).*

Electrician

1.3 Conventional and GFCI Receptacles, Exterior

Repair/Replace

Weatherproof cover at an exterior receptacle was damaged at the time of the inspection.

4.8 Smoke Detectors

Repair/Replace

Smoke detectors in the bedrooms appeared to be older and may need to be replaced. According to the National Fire Protection Association, you should replace a detector when it is 10 years old or older. Install new smoke detectors in each hallway, common areas and one inside of each bedroom.

4.9 Carbon Monoxide Detectors

Repair/Replace, Not Present

No visible Carbon Monoxide detectors were identified in the home. The inspector always recommends

installing Carbon Monoxide detectors in a home that has a: gas water heater, furnace, wood/gas fireplace and any fuel-burning appliance. Refer to the installation instructions provided with the CO detector about correct placement.

10.3 Distribution Panel Cabinet, Ampacity, and Cover

Repair/Replace

The Circuit Directory identifying individual electrical circuits was not complete at the distribution panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be installed by a qualified electrical contractor.

10.4 Distribution Panel Wiring

Repair/Replace

Several connection lugs on the neutral bus bar were double lugged. Double lugging is where two neutral conductors are connected in the same lug and is an incorrect installation. Each neutral conductor should be under its own connection lug. Although it was generally accepted around the time of the home's original construction, it is recommended that it be corrected to today's safety standards.

10.5 Electrical Panel Overcurrent Protection Devices

Repair/Replace

(1) In the Distribution Panel, several branch conductors were connected to a circuit breaker for which the wire size was undersized and insufficient. This defective condition should be corrected by a qualified electrical contractor.

10.6 Conventional Electrical Receptacles (interior)

Repair/Replace

An electrical receptacle in the family room had an open ground. Other receptacles in the home were grounded. This condition should be corrected by qualified electrical contractor.

10.8 Lighting and Switched Devices

Repair/Replace

Several light fixtures/bulbs in various areas of the home did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

10.9 Doorbell

Marginal Defects

The doorbell had a weak response to the button.

11.2 Electric Baseboard and Electric Resistance Heaters

Repair/Replace

(2) Electric baseboard heater located in the 2nd bedroom was loosely attached to the wall. Resecure as needed as a safety precaution.

(3) Electric baseboard heater located in the master bedroom was loosely attached to the wall. Resecure as needed as a safety precaution.

Contractor

1.0 Exterior Doors

Repair/Replace

Latch for the master bedroom exterior door was missing at the time of the inspection preventing the door from securely locking.

1.4 Condo: Decks, Porch, Patio and/or Balcony

Repair/Replace

The top cap of the deck guardrails had moderate to significant wood decay.

1.7 Wood Siding

Repair/Replace

Wood siding covering exterior walls had damage visible. This condition appeared to be the result of wood decay caused by moisture absorption due to inadequate clearance from grade. Wood siding should have a minimum clearance of 6 inches from grade.

3.4 Water Intrusion or Moisture Related Issues

Repair/Replace

The under stairway closet had limited areas of potential minor wood decay and discoloration that appeared to be microbial growth. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source(s) of potential moisture be identified and the condition corrected.

This is likely the result of water intrusion occurring at the sill plate and siding along the lower edge of the South exterior wall.

4.3 Doors

Marginal Defects

(1) Sliding closet doors of the 2nd bedroom were not properly installed on the lower track preventing the doors from operating freely.

(2) Closet doors of the master bedroom need adjustments to allow for the doors to close fully.

(3) Entry door of the master bathroom needs minor adjustment to the strike plate to allow the door to latch fully.

4.6 Steps, Stairways, Balconies and Railings

Repair/Replace

Although it may not have been required at the time of the home's original construction, the stairway did not have a graspable handrail as defined by generally-accepted current standards.

Consider having a graspable handrail installed to make it compliant with modern safety standards:

1: Measure 1¼ inches to 2 inches across (if circular)

2. Be 34 inches to 38 inches above the nosing of stair treads

3. Be continuous for the full length of the flight of stairs

4: Return to the wall at the top and bottom or terminate at a newel post

5: Be a minimum of 1½ inches from the wall

6: Have a graspable profile

4.7 Misc. Components: Env. Hazards, etc.

Repair/Replace

The Inspector observed what appeared to be microbial growth in the 2nd bedroom next to the water heater. Identifying mold requires laboratory testing. When exposed to moisture levels at or above approximately 27% in materials, mold can produce airborne spores. High concentrations of spores can represent a health hazard to those with asthma, allergies, lung disease, or compromised immune systems. At moisture levels below about 27%, mold fungi do not produce spores. Small amounts of mold can be removed with detergent and a brush and the area treated with a fungicide. Large amounts are typically removed with abrasive materials or encapsulated, depending on the location. The inspector did not observe any signs of elevated moisture content in this area. The source may have been corrected, or the source may be seasonal.

6.7 Shower

Repair/Replace

(1) Mineral buildup between the tile grout in the master bathroom indicates that water may be getting below the tiles.

(2) Several tiles at the shower curb were loose.

7.1 Dryer Venting

Repair/Replace

(2) The dryer vent was disconnected behind the dryer and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the vent may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes such as mold.
(3) The exterior duct hood/damper of the dryer vent was damaged at the time of the inspection. Replacement is recommended.

Roofer

2.6 Metal Roof

Repair/Replace
(2) The metal panel roof had moderate damage visible at the time of the inspection. This damage should be repaired to avoid the possibility of damage to the home structure or materials from roof leakage.

Appliance Tech

5.6 Range/Oven

Repair/Replace
The range did not have an anti-tip device installed. This bracket is essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door such as a child standing on the open oven door. The Inspector recommends installation of an approved anti-tip device. Most manufacturers will send you an anti-tip device free of charge.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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