

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

HOA 2.6 Metal Roof
in the future 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

Owner/ Electrician 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

#### Plumber 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

#### Plumber 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)

#### Plumber 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

#### Handyman 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

#### HOA or owner / Handyman Repair/Replace

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

### 4.8 Smoke Detectors

#### Owner / Handyman 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

#### New owner 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

Electrician / Owner

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

Electrician

#### 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

Electrician

#### 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)

Electrician

#### 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

Owner /

#### Repair/Replace

Electrician

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

Handyman /

#### Marginal Defects

Owner

The doorbell had a weak response to the button.

### 11.2 Electric Baseboard and Electric Resistance Heaters

#### Repair/Replace

Owner /

Electrician

(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

Owner /

handyman

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

HOA

in the

future

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

### 1.7 Wood Siding

#### Repair/Replace

HOA

in the

future

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

Remediation company Replace, Correct 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

Handyman / Owner (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

Remediation company Replace, Correct 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

Plumber **Repair/Replace (1 & 2) City is requesting that a plumber look at the bathroom tile and provide a recommendation or opinion on whether there's an issue.**

- (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

Handyman/

Owner

- (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

HOA in  
the  
future

- (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.

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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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**From:** Buck Drew  
**Sent:** Wednesday, December 20, 2023 11:58 AM  
**To:** Anna Lutz Mathieu  
**Subject:** Re: Game Plan Update: Purchase

All,

Most of the inspection items are assigned.

The handyman, Eric Demment, told me he can handle anything not labeled electric or plumbing. The electrician, Dan's Electric, told me he had no problem fixing anything labeled electric.

I meet with Wilro Plumbing tomorrow morning and expect them to start work tomorrow.

So everyone is in place. They all know the need to be expedient. I am gently nudging them towards completion. For some reason they all claim to be busy.

The HOA got right after the below grade framing mitigation. That drain system along the outside walls looks like it should keep moisture from the building.

I plan to give the contractors another nudge after I meet with Wilro Plumbing tomorrow.

Buck

On Dec 20, 2023, at 11:46 AM, Anna Lutz Mathieu wrote:

Hi Scott & Buck,

We had a good turn out: 3 new BCHA applicants, 1 previous (still mulling it over) BCHA applicant, and two neighbors who may apply.

As I walked through the unit and discussed the inspection, I could not answer specific questions about what items will be taken care of.

Can you please confirm which items you are intending to address?

Our request list for handy reference:

2. Seller and/or Seller's professional contractors (specified below) shall repair the following items at least 5 business days prior to close. Seller shall provide invoices/statements to show work done by paid professionals. Buyer shall have the opportunity to verify that all repairs are done to their satisfaction. Reference #s use refer to the attached Property Inspection Report done by Sun Valley Home

Inspections:

10.1 - Electrician/Owner

5.3 - Plumber

6.4(1) and 6.4(2) - Plumber

9.3 - Plumber

9.8 - Plumber, Owner, or Handyman

1.3 - HOA, Owner, or Handyman

4.8 - Owner, or Handyman  
10.3 - Electrician, or Owner  
10.4 and 10.5 and 10.6 - Electrician  
10.8 - Electrician, or Owner  
10.9 - Handyman, or Owner  
11.2(2) and 11.2(3) - Electrician, or Owner  
1.0 - Handyman, or Owner  
3.4 - Remediation company to mitigate and repair/replace  
4.3 - Handyman, or Owner  
4.7 - Remediation company to mitigate and repair/replace  
6.7 (1 and 2) - Plumber to evaluate and provide an opinion on whether there is an issue.  
7.1(2) and 7.1(3) - Handyman, or Owner  
Buyer shall proceed with purchase after verification of work done, and final written signature contingency release.

Thank you!

Anna Mathieu  
Windermere Real Estate/SV, LLC  
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