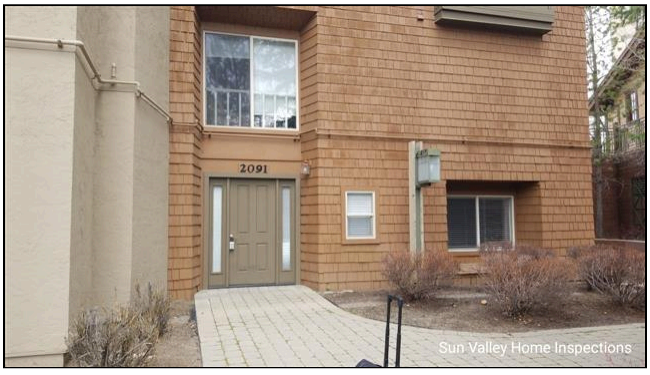
Inspection Report

Courtney Noble

Property Address:
113 Angani Way #2091
Building III
Sun Valley ID 83353



Sun Valley Home Inspections

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

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Date: 5/8/2024	**Time:** 11:30 AM	**Report ID:** 20240508-113-Angani-Way-2091
Property: 113 Angani Way #2091 Building III Sun Valley ID 83353	**Customer:** Courtney Noble	**Real Estate Professional:** Anna Mathieu

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, Condominium

Type of Home:
Single Family (1 story)

Approximate Square Footage:
696

Approximate Year of Original Construction:
1972

Inspection started at:
11:30 am

Inspection ended at:
1:00 pm

Occupancy:
Unoccupied, empty of furniture

Attending the Inspection:
Inspector Only

Weather during the Inspection:
Cloudy

Significant precipitation in last 3 days:
Yes

Temperature during inspection:
Below 60 (F)

Ground/Soil surface condition:
Dry

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	Exterior Wall Penetrations	•				
1.4	Fascia, Soffit and Trim	•				
1.5	Stucco	•				
1.6	Wood Siding			•		

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IN NI MD RR NP

Styles & Materials

Exterior wall-covering

Material:
Stucco
Wood Shingle

Fascia & Soffit

Material:
Wood Boards

Trim Material:
Wood Boards

Exterior Doors:
Wood

Window Material:
Vinyl

Window Glazing:
Double-pane

Comments:

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.

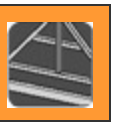
1.5 Determining if the stucco application and underlying conditions are proper, cannot be determined by a visual inspection alone. This is beyond the scope of the inspection being performed. Even the type of system may be hard to identify due to builders and siding applicators using "custom" techniques.

In some cases stucco systems may allow moisture to penetrate the exterior and become trapped, creating latent problems. An adequate stucco application cannot be verified by a visual inspection. I recommend that you consult a certified stucco specialist to further evaluate your stucco system; determine if the architectural details are correct; and test for the possibility of moisture intrusion.

1.6 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.

1.6

2. 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
2.0	Crawlspace		•			
2.1	Floor Structure		•			
2.2	Foundation		•			
2.3	Insulation		•			
2.4	Ventilation				•	•
2.5	Infestation				•	
2.6	Water Intrusion or Moisture Related Issues				•	
2.7	Radon Gas Mitigation System					•

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

IN NI MD RR NP

Styles & Materials

Foundation Configuration:
Crawlspace

Foundation Method/ Materials:
Poured concrete footings
Poured concrete foundation walls

Method used to Inspect Crawlspace:
Not Inspected- Unsafe conditions

Crawlspace Ventilation:
None Present

Crawlspace/Basement Insulation:
Not visible

Main Floor Structure:
Oriented strand board (OSB) sheathing over Engineered floor joists

Main Floor Structure-Perimeter Bearing:
Rests on top of framed perimeter walls

Main Floor Structure-Intermediate Support:
Wood-framed pony walls

Radon Mitigation System:
None present

Comments:

2.0 Crawlspace conditions that in the Inspector's opinion posed a personal safety hazard limited examination of the crawlspace to only those home systems and their components visible from the access hatch. Some areas of the crawlspace were not visible from the access hatch. The Inspector disclaims defective conditions in all areas not visible in the crawlspace from the access hatch at the time of the inspection and that are not listed in the area of this report pertaining to crawlspace conditions. The inspector recommends that

inspection of the entire crawlspace by a qualified inspector be performed after conditions that provide reasonable, safe access to the entire crawlspace exist. Conditions which may limit access include but are not limited to any of the following:

- Less than 24 inches of headroom and restricted access opening size;
- Excessive moisture in soil or on the floor;
- Unsafe structural conditions.
- Suspected biological contamination of the crawlspace;
- Suspected chemical contamination of the crawlspace;
- Presence of pests (insects, reptiles, mammals); and
- Hazardous electrical conditions. The point at which conditions represent a safety hazard is decided upon solely by the Inspector, entry or refusal of entry being completely at the Inspector's discretion.

2.0

2.0

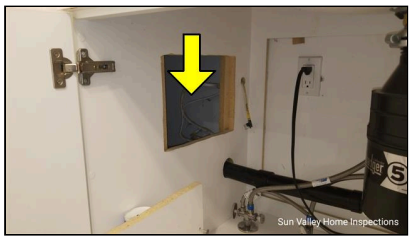
2.4 Crawlspace ventilation appeared to be insufficient with no venting provisions identified at the time of the inspection. This condition can cause problems related to excessively high moisture levels in the crawlspace, and may cause moisture related issues. I recommend further evaluation and correction by a qualified contractor.

2.5 Signs of previous animal activity was present. Active infestation was not found to the best of my ability at the time of the inspection. Monitor for any new infestation and treat as necessary.

This was evidenced by:

- Rabbit carcass

2.5



2.5

2.6 The crawlspace had limited areas of 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.

2.6

2.6

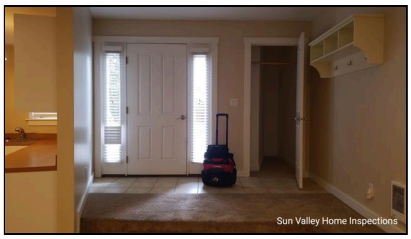
2.6

2.6

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

3. 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.



Entryway

Family Room

Bedroom

		IN	NI	MD	RR	NP
3.0	Floors			•		
3.1	Walls	•				
3.2	Ceilings	•				
3.3	Doors			•		
3.4	Windows and Skylights (Interior condition, operation)			•		
3.5	Emergency Egress Openings (Doors & Windows)	•				
3.6	Steps, Stairways, Balconies and Railings	•				
3.7	Misc. Components: Env. Hazards, etc.	•				
3.8	Smoke Detectors	•				

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Styles & Materials

Floor Covering Materials:
Carpet
Tile

Walls and Ceilings:
Drywall

Interior Doors:
Wood Raised Panel

Window Operation or Style:
Single-hung
Sliding

Comments:

3.0 Floor tile(s) in the master bedroom, kitchen and entryway were cracked and had cracked/missing grout. This condition is likely due to floor movement, failed bond between the tile and substrate and/or inadequate thinset mortar below the tile.

3.1 Base trim in the bedroom had signs of water damage. No elevated moisture content was detected in the walls when scanned with a moisture meter indicating that this was from a past event and may not be active.

3.3 Entry closet door needs adjustments of the hinges to prevent binding when closing the door.

3.4 (1) 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.

(2) Window in the bedroom was slightly loose at the lower right corner and should be resealed to prevent air leakage.

3.4

(3) A channel balance of the single-hung window in the kitchen was detached which impeded operation.

4. 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
4.0	Electrical Receptacles, Kitchen	•				
4.1	Counters and Backsplash			•		
4.2	Cabinets	•				
4.3	Plumbing Drain and Vent Systems	•				
4.4	Plumbing Water Supply, Faucets and Fixtures	•				
4.5	Dishwasher			•		
4.6	Range/Oven				•	
4.7	Range Hood, Cooktop Exhaust	•				
4.8	Garbage Disposal	•				
4.9	Refrigerator	•				

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IN	NI	MD	RR	NP

Styles & Materials

Countertop Material:
Laminate

Range/Oven:
Electric

Range/Oven Brand:
Kenmore

Range/Oven Anti-Tip Bracket Installed:
NO

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

Range Hood Brand:
Kenmore

Dishwasher Brand:
Whirlpool

Dishwasher Anti-siphon method:
High-loop installed

Garbage Disposal Brand:
Badger

Refrigerator Brand:
Kenmore

Comments:

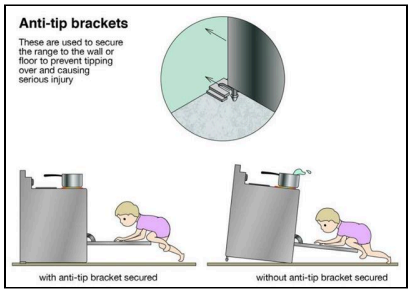
4.1 (1) **Maintenance Tip:** Caulk all open seams along the backsplash and along the sink to prevent moisture intrusion

(2) Counter backsplash in the kitchen had moderate water damage visible.

4.1

4.5 The dishwasher was not securely attached to the underside of the countertop. Secure attachment is recommended. Minor repair.

4.6 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.



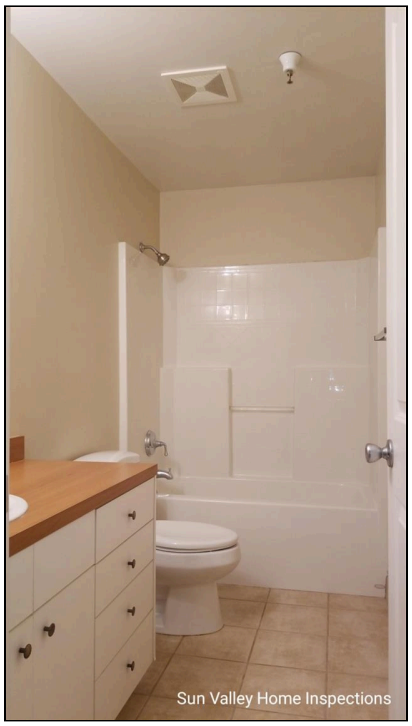
4.6 Anti-tip Bracket

4.8 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.

5. 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



		IN	NI	MD	RR	NP
5.0	Electrical Receptacles, Bathrooms	•				
5.1	Counters and Cabinets	•				
5.2	Mirrors	•				
5.3	Bath Hardware (towel bar, hooks, toilet paper holder, mirror)	•				
5.4	Sinks and Faucets			•		
5.5	Ventilation	•				
5.6	Toilet	•				
5.7	Bathtub/Shower				•	

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IN NI MD RR NP

Styles & Materials

Floor:
Tile

Countertops:
Laminate

Ventilation:
Fan

Bathtub:
Bathtub with shower

Comments:

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

5.4 The sink in the Bathroom was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

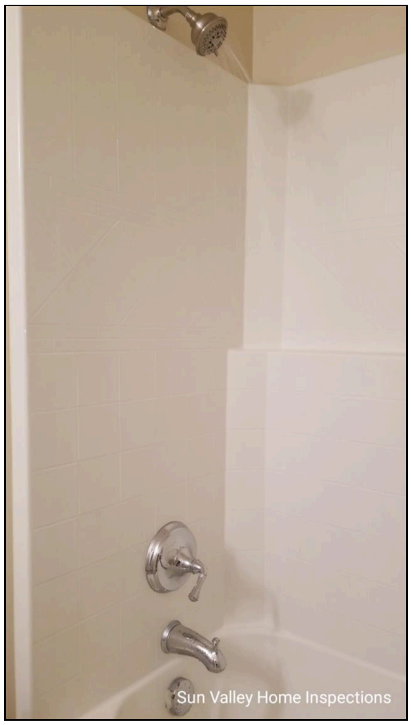
5.5 Maintenance Tip: Clean the grill cover annually or more frequently as needed to reduce dust accumulation on the exhaust fan. Exhaust fans should be used during bathing and for up to 20 minutes after bathing to properly exhaust the warm moisture-laden air. This will help to prevent mildew and fungal growth

from forming on bathroom walls and ceilings.

5.7 (1) Neck for the showerhead was loosely secured inside of the wall.

5.7

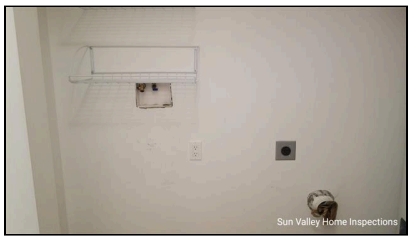
(2) Diverter valve for the bathtub diverted water to showerhead when the valve was open and the tub spout only was operated.



5.7

6. 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
6.0	Clothes Dryer/Operation					•
6.1	Dryer Venting	•				
6.2	Clothes Washer/Operation					•
6.3	Receptacles, Switches, Plumbing Connections				•	

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IN NI MD RR NP

Styles & Materials

Installed Dryer Power Source:
Electric

Dryer Vent:
Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle:
Modern 4-prong

Clothes Washer Brand:
None Present

Clothes Dryer Brand:
None Present

Comments:

6.1 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.

6.3 Both water shut-off valves for the clothes washer were actively leaking slightly at the time of the inspection.

6.3

7. 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
7.0	Water Supply and Distribution	•				
7.1	Main Water Shut-Off Valve and Location	•				
7.2	Sewage and DWV Systems				•	
7.3	Gas System					•
7.4	Sewage Ejector Pump				•	
7.5	Fire Suppression System		•			

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IN NI MD RR NP

Styles & Materials

Water Supply Source:
Public Water Supply

Main Water Supply Pipe:
Galvanized Steel

Main Water Shut-off Device Location:
Bathroom

Water Distribution Pipes:
Cross-linked Polyethylene (PEX)

Drain Waste and Vent Pipe Materials:
Polyvinyl Chloride (PVC)

Functional Flow:
All plumbing fixtures had functional flow

Functional Drainage:
Not all plumbing fixtures had functional drainage

Sewage System Type:
Public

Fire Suppression:
Interior system installed, not inspected

Comments:

7.1 The main water supply shut-off valve was located in the bathroom ceiling.

7.1

7.1

7.2 Drain pipe in the crawlspace had signs of past water leakage and potential recent leakage. Recommend evaluation by a qualified plumbing contractor.

7.2

7.2

7.4 The area around the sewage ejector pump had a strong odor, indicating that sewer gas is leaking into the crawlspace. This condition should be corrected by a qualified contractor.

7.4

7.5 The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceiling throughout the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected.

Fire suppression systems should be inspected annually.

8. 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
8.0	Electric Water Heater	•				
8.1	Manufactured Date	•				
8.2	Tank	•				
8.3	Plumbing Pipes, Valves (inlet, outlet)	•				
8.4	Hot Water Distribution (at each plumbing fixture)	•				
8.5	Electrical Wiring	•				
8.6	Tank Pan				•	
8.7	Tank Seismic Strap(s)				•	•
8.8	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:
RHEEM

Water Heater Location:
Laundry closet

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon

Number of Water Heaters:
1

Comments:

8.1 (1) Manufactured Date: 2006

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

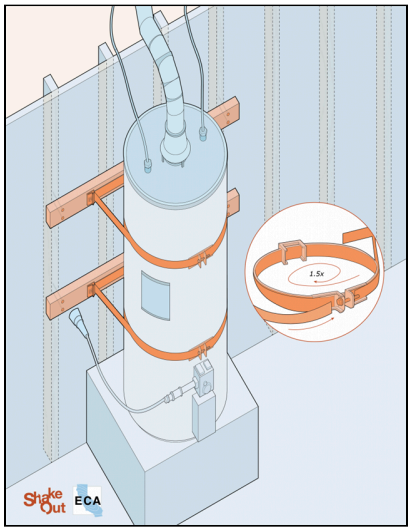
years a gas water heater is 15-18 years.

(2) *Due to age alone consider further evaluation of water heater's condition by a licensed plumber.*

8.2 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.

8.6 The drain line of the tank pan improperly discharged into the crawlspace. As a general rule, this drain line should terminate at an appropriate location such as an indirect waste receptor (floor drain) or to the exterior of the home. This current condition may discharge excessive amounts of water into the crawlspace if the water heater and/or components began to leak.

8.7 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.



8.7

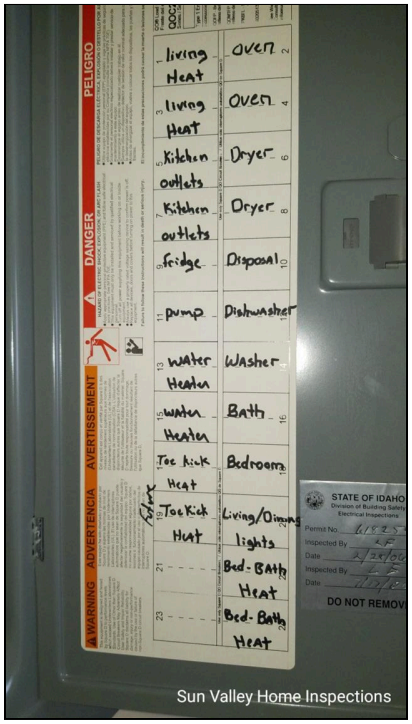
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

9. Electrical

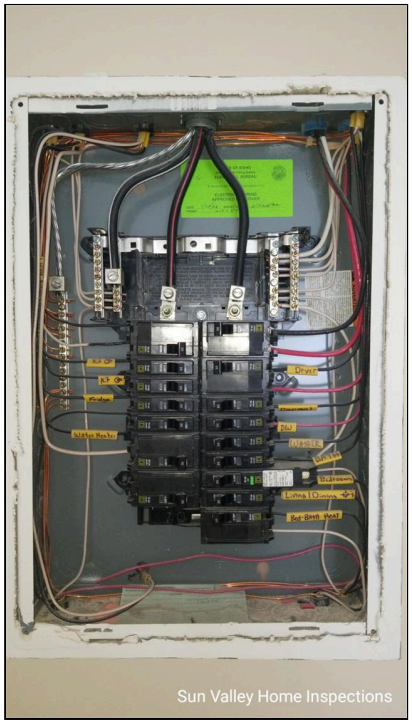
Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate 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
9.0	Electric Meter		•			
9.1	Service Disconnect		•			
9.2	Equipment Grounding & Bonding	•				
9.3	Distribution Panel Cabinet, Ampacity, and Cover				•	
9.4	Distribution Panel Wiring	•				
9.5	Electrical Panel Overcurrent Protection Devices	•				
9.6	Conventional Electrical Receptacles (interior)	•				
9.7	Switches	•				
9.8	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 Disconnect

Location:
Did not locate (HOA)

Distribution Panel

Capacity:
125 AMP

Distribution Panel

Manufacturer:
Square D

Distribution Panel

Location:
Master Bedroom

Type of Branch Wiring:
Stranded Aluminum

		IN	NI	MD	RR	NP
9.9	Visible Branch Wiring				•	

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

IN NI MD RR NP

Romex
Stranded Copper

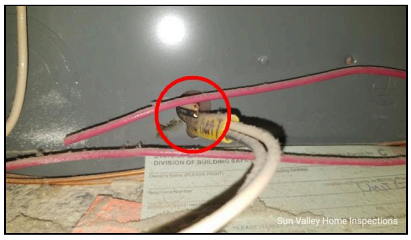
Service OCPD Type:
Breakers

Ground Fault Circuit Interruptor (GFCI) Protection:
YES

Arc Fault Circuit Interruptor (AFCI) Protection:
YES

Comments:

9.3 Non-metallic conductors passed through knock-outs in the distribution panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed.



9.3

9.5 (1) 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.

(2) Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Beginning in 2002, AFCIs are now required in all new home construction and should be installed on all bedroom electrical circuits. The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

9.7 Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice. Functionality of all switches in

the home may not be confirmed by the inspector.

9.8 A ceiling light fixture in the master bedroom 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. If after the bulb is replaced this light still fails to respond to the switch the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

9.9 Electrical wires visible in the kitchen sink base cabinet terminated outside of a junction box. Although they were not energized at the time of the inspection, these wires may have the potential to become energized by a switch or circuit breaker.

9.9

10. 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
10.0	Presence of Installed Heat Source in Each Livable Room	•				
10.1	Electric Baseboard and Electric Resistance Heaters	•				

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IN NI MD RR NP

Styles & Materials

Heating System Type:
Electric resistance heater, wall mount

Energy Source(s):
Electric

Number of Heat Systems or Types:
One

Comments:

10.1 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.

Summary

Sun Valley Home Inspections

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

Customer
Courtney Noble

Address
113 Angani Way #2091
Building III
Sun Valley ID 83353

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.

Plumber

5.4 Sinks and Faucets

Marginal Defects
The sink in the Bathroom was slow to drain. The blockage should be located and cleared by a qualified plumbing contractor.

5.7 Bathtub/Shower

Repair/Replace

(1) Neck for the showerhead was loosely secured inside of the wall.
(2) Diverter valve for the bathtub diverted water to showerhead when the valve was open and the tub spout only was operated.

6.3 Receptacles, Switches, Plumbing Connections

Repair/Replace
Both water shut-off valves for the clothes washer were actively leaking slightly at the time of the inspection.

7.2 Sewage and DWV Systems

Repair/Replace
Drain pipe in the crawlspace had signs of past water leakage and potential recent leakage. Recommend evaluation by a qualified plumbing contractor.

7.4 Sewage Ejector Pump

Repair/Replace
The area around the sewage ejector pump had a strong odor, indicating that sewer gas is leaking into the crawlspace. This condition should be corrected by a qualified contractor.

8.1 Manufactured Date

Inspected
(2) *Due to age alone consider further evaluation of water heater's condition by a licensed plumber.*

8.6 Tank Pan

Repair/Replace
The drain line of the tank pan improperly discharged into the crawlspace. As a general rule, this drain line should terminate at an appropriate location such as an indirect waste receptor (floor drain) or to the exterior of the home. This current condition may discharge excessive amounts of water into the crawlspace if the water heater and/or components began to leak.

8.7 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.

Electrician

9.3 Distribution Panel Cabinet, Ampacity, and Cover

Repair/Replace
Non-metallic conductors passed through knock-outs in the distribution panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/ electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed.

9.8 Lighting and Switched Devices

Repair/Replace
A ceiling light fixture in the master bedroom 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. If after the bulb is replaced this light still fails to respond to the switch the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

9.9 Visible Branch Wiring

Repair/Replace
Electrical wires visible in the kitchen sink base cabinet terminated outside of a junction box. Although they were not energized at the time of the inspection, these wires may have the potential to become

energized by a switch or circuit breaker.

Contractor

1.6 Wood Siding

Marginal Defects

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.

2.4 Ventilation

Repair/Replace, Not Present

Crawlspace ventilation appeared to be insufficient with no venting provisions identified at the time of the inspection. This condition can cause problems related to excessively high moisture levels in the crawlspace, and may cause moisture related issues. I recommend further evaluation and correction by a qualified contractor.

2.5 Infestation

Repair/Replace

Signs of previous animal activity was present. Active infestation was not found to the best of my ability at the time of the inspection. Monitor for any new infestation and treat as necessary.

This was evidenced by:

- Rabbit carcass

2.6 Water Intrusion or Moisture Related Issues

Repair/Replace

The crawlspace had limited areas of 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.

3.0 Floors

Marginal Defects

Floor tile(s) in the master bedroom, kitchen and entryway were cracked and had cracked/missing grout. This condition is likely due to floor movement, failed bond between the tile and substrate and/or inadequate thinset mortar below the tile.

3.1 Walls

Inspected

Base trim in the bedroom had signs of water damage. No elevated moisture content was detected in the walls when scanned with a moisture meter indicating that this was from a past event and may not be active.

3.3 Doors

Marginal Defects

Entry closet door needs adjustments of the hinges to prevent binding when closing the door.

3.4 Windows and Skylights (Interior condition, operation)

Marginal Defects

(2) Window in the bedroom was slightly loose at the lower right corner and should be resealed to prevent air leakage.

(3) A channel balance of the single-hung window in the kitchen was detached which impeded operation.

4.1 Counters and Backsplash

Marginal Defects

(2) Counter backsplash in the kitchen had moderate water damage visible.

Appliance Tech

4.5 Dishwasher

Marginal Defects

The dishwasher was not securely attached to the underside of the countertop. Secure attachment is recommended. Minor repair.

4.6 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.

Sun Valley Home Inspections

Aaron Heugly

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