

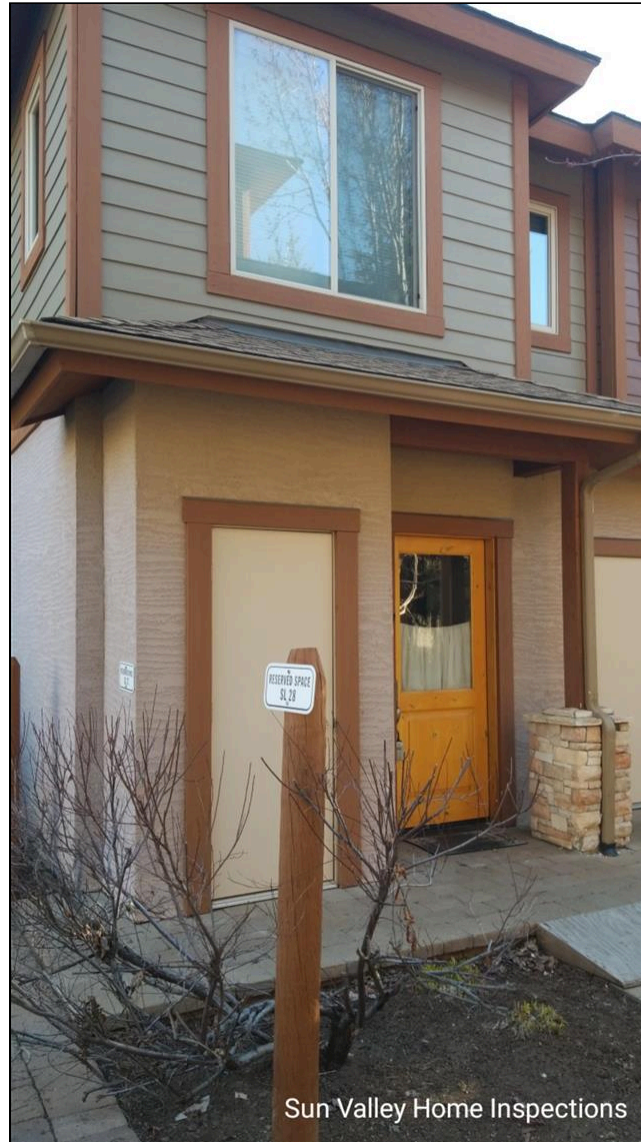


# Inspection Report

**BCHA**

**Property Address:**  
1908 Warm Springs Rd #27  
Ketchum ID 83340

# Sun Valley Home Inspections



## Sun Valley Home Inspections

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

## Table of Contents

<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents .....</a>	<a href="#">3</a>
<a href="#">Intro Page.....</a>	<a href="#">4</a>
<a href="#">1 Building Exterior.....</a>	<a href="#">7</a>
<a href="#">2 Attic.....</a>	<a href="#">9</a>
<a href="#">3 Structure .....</a>	<a href="#">11</a>
<a href="#">4 Interior .....</a>	<a href="#">12</a>
<a href="#">5 Kitchen and Built-in Appliances.....</a>	<a href="#">16</a>
<a href="#">6 Bathrooms.....</a>	<a href="#">19</a>
<a href="#">7 Laundry Room.....</a>	<a href="#">21</a>
<a href="#">8 Plumbing .....</a>	<a href="#">23</a>
<a href="#">9 Water Heating System(s) .....</a>	<a href="#">25</a>
<a href="#">10 Electrical .....</a>	<a href="#">27</a>
<a href="#">11 Hydronic Radiant Heating .....</a>	<a href="#">31</a>
<a href="#">Summary .....</a>	<a href="#">33</a>
<a href="#">Back Page .....</a>	<a href="#">37</a>

# Sun Valley Home Inspections

<b>Date:</b> 4/18/2024	<b>Time:</b> 08:30 AM	<b>Report ID:</b> 20240418-1908-Warm-Springs-Rd-27
<b>Property:</b> 1908 Warm Springs Rd #27 Ketchum ID 83340	<b>Customer:</b> BCHA	<b>Real Estate Professional:</b> 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

# Sun Valley Home Inspections

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.

### **Standards of Practice:**

InterNACHI International Association of Certified Home Inspectors

### **Type of building:**

Residential, 2-story, Townhome

### **Type of Home:**

Single Family (2-story)

### **Approximate Square Footage:**

709

### **Approximate Year of Original Construction:**

2005

### **Home Faces:**

Southeast

### **Inspection started at:**

### **Inspection ended at:**

### **Occupancy:**

# Sun Valley Home Inspections

8:30 am

10:00 am

Unoccupied, empty of furniture

**Attending the Inspection:**

Inspector Only

**Weather during the Inspection:**

Clear

**Significant precipitation in last 3 days:**

No

**Temperature during inspection:**

Below 45 degrees (F)

**Ground/Soil surface condition:**

Dry

**Radon Test:**

Yes, In Progress

# Sun Valley Home Inspections

## 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	Styles & Materials
1.0	Exterior Doors	•					<b>Exterior wall-covering</b>
1.1	Window Exteriors			•			<b>Material:</b> Fiber-cement Siding Stucco Artificial Stone Veneer
1.2	Exterior Lighting	•					<b>Fascia &amp; Soffit</b>
1.3	Conventional and GFCI Receptacles, Exterior	•					<b>Material:</b> Wood Panel Wood Boards
1.4	Exterior Wall Penetrations	•					<b>Exterior Doors:</b> Wood
1.5	Fascia, Soffit and Trim	•					<b>Window Material:</b> Vinyl
1.6	Stucco	•					<b>Window Glazing:</b> Double-pane
1.7	Fiber-Cement	•					
1.8	Artificial Stone				•		

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

IN NI MD RR NP

### Comments:

# Sun Valley Home Inspections

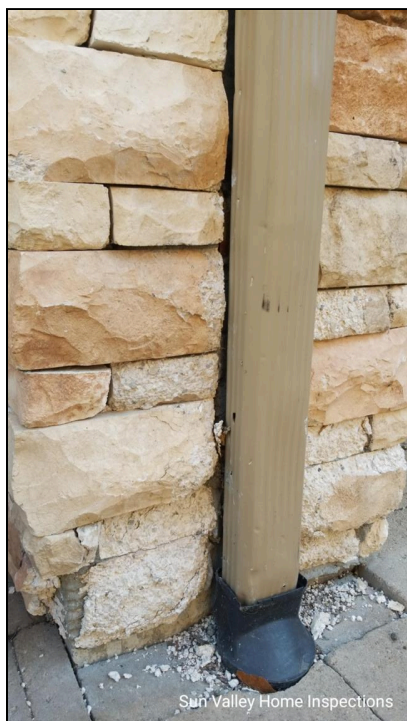
**1.1** (1) West window at the bedroom had a damaged window screen frame at the time of the inspection.

(2) **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.

**1.6** 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.

**1.8** Artificial stone veneer at the front entry had noticeable deterioration typically caused by water exposure and freeze damage.



1.8



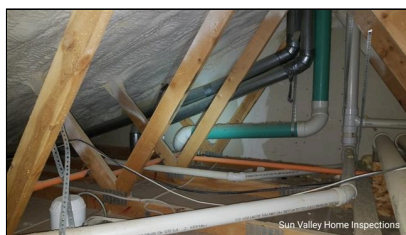
# Sun Valley Home Inspections

## 2. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



		IN	NI	MD	RR	NP
2.0	Attic Access	•				
2.1	Roof Framing	•				
2.2	Roof Sheathing			•		
2.3	Moisture Intrusion or Moisture Related Issues	•				
2.4	Attic Thermal Envelope	•				
2.5	Infestation	•				

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

**Styles & Materials**  
**Attic inspected from:**  
 Inside the attic  
**Attic thermal insulation material:**  
 Spray Foam  
**Approximate attic thermal insulation depth:**  
 Could not determine  
**Roof Framing Type:**  
 Manufactured Roof Trusses  
**Roof Sheathing Material:**  
 Not Visible

**Comments:**

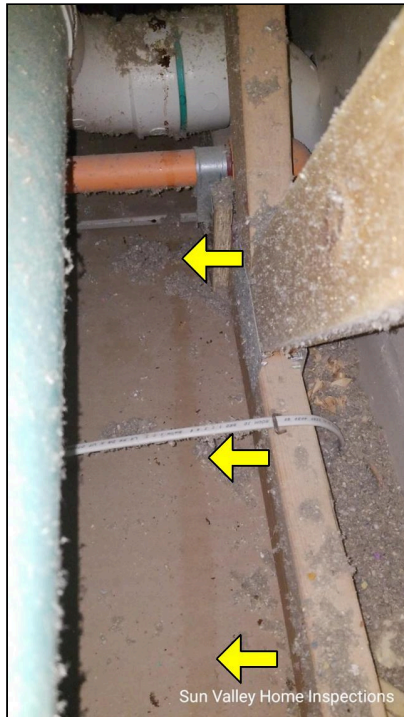
# Sun Valley Home Inspections

2.0 The attic was accessed through a hatch in the bedroom ceiling.

2.3 Water staining visible on the exhaust vents and ceiling drywall in the attic indicate past water leakage, potentially from the roof system. No signs of active water leakage were observed at the time of the inspection.



2.3



2.3

## 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	Styles & Materials
3.0	Floor Structure		•				<b>Foundation</b>
3.1	Foundation	•					<b>Configuration:</b> Concrete Slab-on-Grade
3.2	Infestation	•					<b>Foundation Method/</b>
3.3	Water Intrusion or Moisture Related Issues	•					<b>Materials:</b> Poured concrete footings Poured concrete foundation walls
3.4	Radon Gas Mitigation System		•				<b>Main Floor Structure:</b> Concrete Slab
3.5	Slab-on-Grade	•					<b>Radon Mitigation System:</b> No mitigation system installed or identified

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

### Comments:

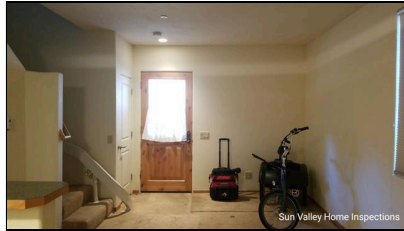
**3.4** A short-term continuous radon monitoring test was being conducted at the time of the inspection. A testing device was located in the family room

**3.5** 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.



Loft/Bedroom

		IN	NI	MD	RR	NP	Styles & Materials
4.0	Floors				•		<b>Floor Covering</b> <b>Materials:</b> Carpet
4.1	Walls	•					<b>Walls and Ceilings:</b> Drywall
4.2	Ceilings	•					<b>Interior Doors:</b> Wood Hollow Core
4.3	Doors	•					<b>Window Operation or</b>
4.4	Windows and Skylights (Interior condition, operation)				•		<b>Style:</b> Casement Sliding
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				•		

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

IN NI MD RR NP

### Comments:

🔧 **4.0** (1) Carpets in the home were generally old and worn.

🔧 (2) One section of carpeting was missing from the bathroom at the time of the inspection.

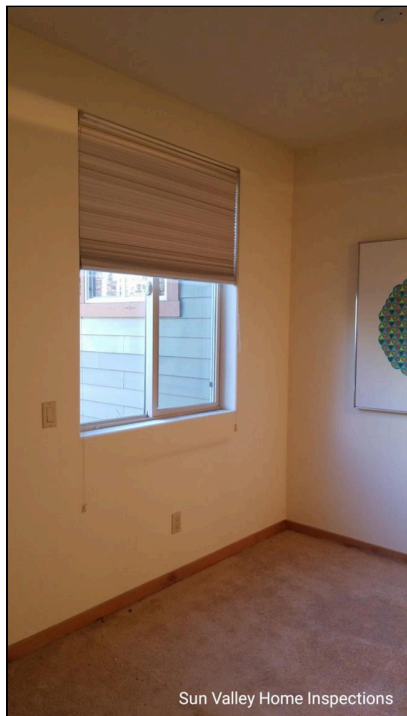


4.0

## Sun Valley Home Inspections

**4.4** (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) One window at the dining area did not close fully and lock securely when tested.



4.4

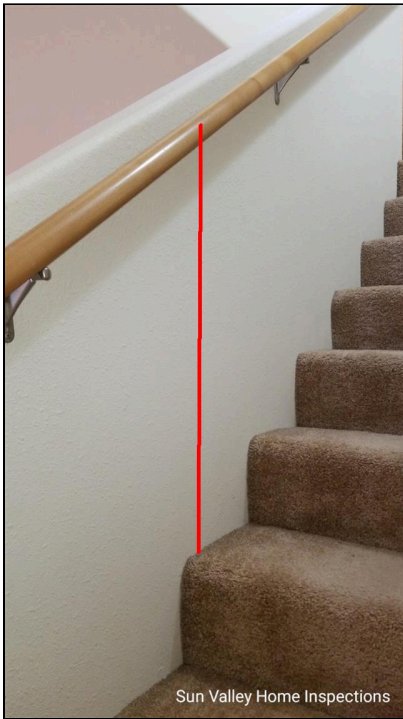
**🔧** (3) Moisture staining, haziness or visible condensation within the dual panes of glass at a window in the bedroom indicated a potentially failed thermal seal. Energy efficiency and clarity are affected by this condition.



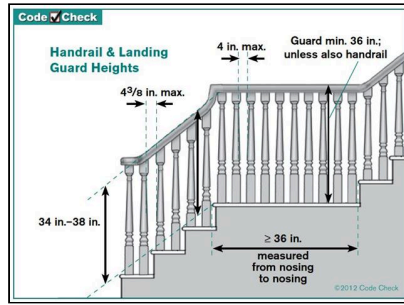
4.4

# Sun Valley Home Inspections

**4.6 (1)** This staircase had a handrail that was lower than recommended by generally-accepted current safety standards. Current safety standards require handrails to be installed from 34 inches to 38 inches above the sloped plane represented by the noses of the stair treads.



4.6 33 Inches



4.6 Handrails & Guardrails

**4.6 (2)** The horizontal guardrail protecting this stairwell was less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.



4.6 34 inches

# Sun Valley Home Inspections

(3) The stair lift chair system was not inspected for operation.

**4.7** The Inspector observed what appeared to be microbial growth in the understairs closet . 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.

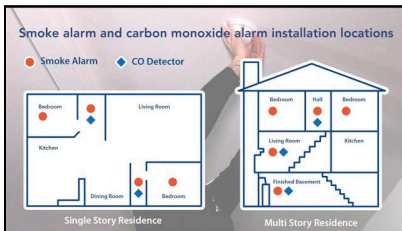


4.7



4.7

**4.9** The home had limited Carbon Monoxide detectors installed. 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.



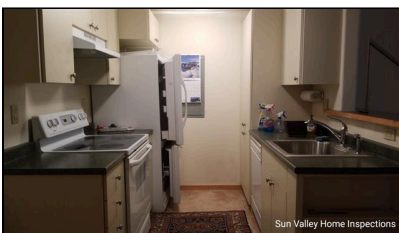
4.9

## 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	Styles & Materials
5.0	Electrical Receptacles, Kitchen	•					<b>Countertop Material:</b> Laminate
5.1	Counters and Backsplash	•					<b>Range/Oven:</b> Electric
5.2	Cabinets	•					<b>Range/Oven Brand:</b> Kenmore
5.3	Plumbing Drain and Vent Systems			•			<b>Range/Oven Anti-Tip</b>
5.4	Plumbing Water Supply, Faucets and Fixtures				•		<b>Bracket Installed:</b> NO
5.5	Dishwasher	•					<b>Range Hood:</b> Recirculating (removable filter) Lights and fan operable
5.6	Range/Oven				•		<b>Range Hood Brand:</b> Broan
5.7	Range Hood, Cooktop Exhaust	•					<b>Dishwasher Brand:</b> Whirlpool
5.8	Garbage Disposal	•					<b>Dishwasher Anti-</b>
5.9	Refrigerator		•				<b>siphon method:</b> High-loop installed
							<b>Garbage Disposal</b>
							<b>Brand:</b> EverGrind
							<b>Refrigerator Brand:</b> Kenmore

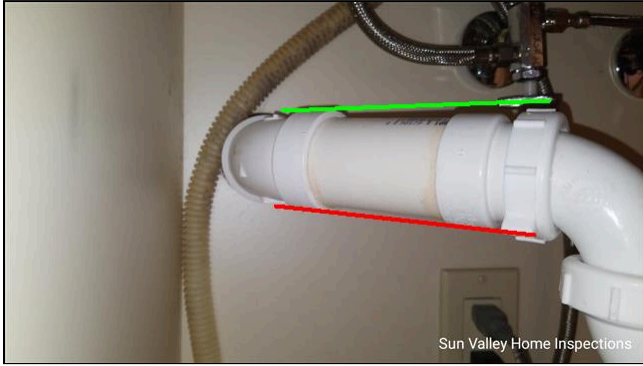
IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

### Comments:



# Sun Valley Home Inspections

**5.3** Drain pipe for the kitchen sink was improperly sloped. This condition may result in improper drainage or pipe blockage. The Inspector recommends correction by a qualified plumbing contractor



5.3

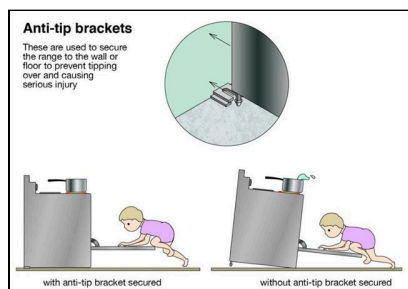
**5.4** The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.



5.4

# Sun Valley Home Inspections

**FI 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

**5.7** The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

**5.8 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.

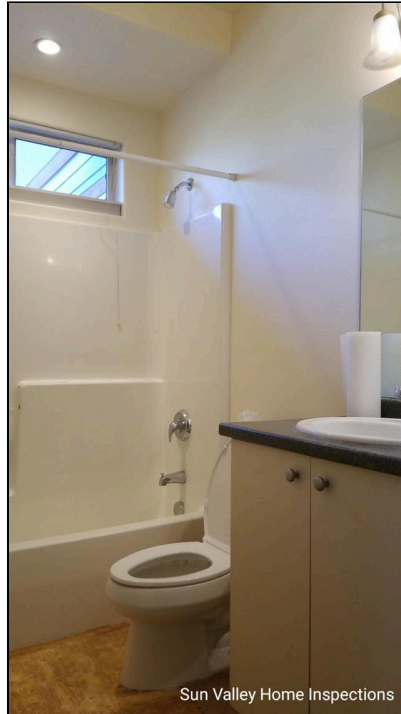
**5.9** The refrigerator was turned off at the time of the inspection and was not inspected for functional operation.

---

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



		IN	NI	MD	RR	NP	Styles & Materials
6.0	Electrical Receptacles, Bathrooms	•					<b>Floor:</b> Carpet
6.1	Counters and Cabinets	•					<b>Countertops:</b> Laminate
6.2	Mirrors	•					<b>Ventilation:</b> Fan and/or Operable Window(s)
6.3	Bath Hardware (towel bar, hooks, toilet paper holder, mirror)	•					<b>Bathtub:</b> Bathtub with shower
6.4	Sinks and Faucets	•					
6.5	Ventilation	•					
6.6	Toilet	•					
6.7	Shower	•					
6.8	Bathtub	•					

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

**IN NI MD RR NP**

### Comments:

**6.4** A sink drain pipe connection in the cabinet beneath the bathroom sink had visible corrosion or mineral buildup indicating previous water leakage. No active water leakage was detected at the time of the inspection.

**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

## Sun Valley Home Inspections

from forming on bathroom walls and ceilings.

## 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.



Sun Valley Home Inspections

		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

**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:**  
 KENMORE  
**Clothes Dryer Brand:**  
 KENMORE

**Comments:**

# Sun Valley Home Inspections

**7.0** (1) Clothes dryer was activated and ran through a complete drying cycle on high-heat.

**F** (2) The clothes dryer was moderately noisy when operated indicated potential wear of the drum and/or motor components.

**7.1 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.

**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

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	•				
8.4	Fire Suppression System		•			

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

**Styles & Materials**

**Water Supply Source:**  
Public Water Supply

**Main Water Supply**

**Pipe:**  
Poly

**Main Water Shut-off**

**Device Location:**  
Under stairs closet

**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:**  
All plumbing fixtures had functional drainage

**Sewage System Type:**  
Public

**Gas Pipe Material:**  
Black Steel  
Corrugated Stainless Steel Tubing (CSST)

**Type of Gas:**  
Natural Gas

**Fire Suppression:**  
Interior system installed, not inspected

### Comments:

**8.1** The main water supply shut-off valve is located in the understairs closet.



8.1

## Sun Valley Home Inspections

**8.2** Floor drain below the boiler was partially clogged with buildup. Recommend cleaning as needed to keep the drain free for condensate drainage.



8.2

**8.4** 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.

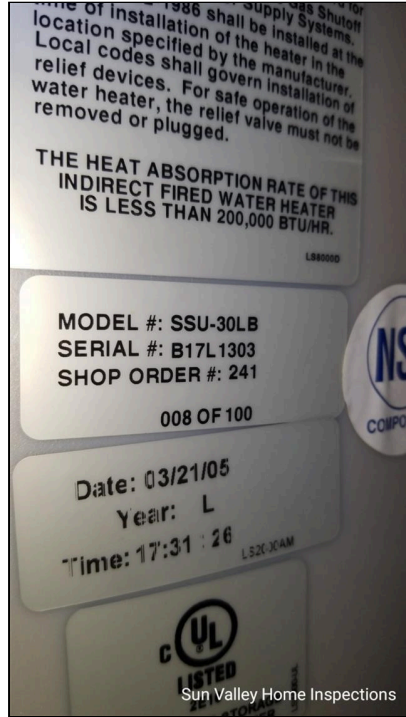
Fire suppression systems should be inspected annually.



## 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	Indirect 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	Tank Pan	•				
9.6	Temperature Pressure Release Valve (TPR)/Discharge Pipe	•				

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

### Styles & Materials

**Water Heater Brand:**  
SUPERSTOR

**Water Heater Location:**  
Exterior closet

**Water Heater Power Source:**  
Indirect fired (boiler heated)

**Water Heater Capacity:**  
30 Gallon

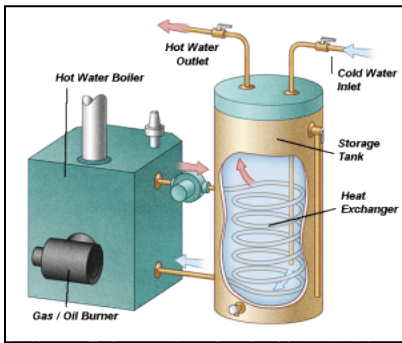
**Number of Water Heaters:**  
1

### Comments:

**9.0** Domestic hot water in this home was provided by an indirect water heater. Indirect water heaters are an efficient choice for most homes, even though they require a storage tank. An indirect water heater uses the main furnace or boiler to heat a fluid that's circulated through a heat exchanger in the storage tank. The hot water heater does not have a heat source of it's own other than the heat exchanger.

# Sun Valley Home Inspections

Indirect systems can be fired by gas, oil, propane, electric, solar energy, or a combination of any of these.



## 9.0 Indirect Hot Water Heater

**9.1** Manufactured Date: 2005

**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.

---

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

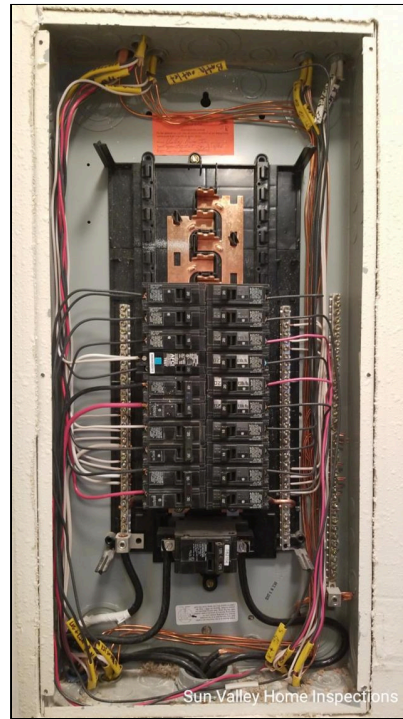


Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate 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



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 Disconnect

**Location:**  
Did not locate (HOA)

#### Distribution Panel

**Capacity:**  
125 AMP

#### Distribution Panel

**Manufacturer:**  
Siemens

#### Distribution Panel

**Location:**  
Kitchen

#### Type of Branch Wiring:

Romex

# Sun Valley Home Inspections


		IN	NI	MD	RR	NP
10.9	Visible Branch Wiring				•	
10.10	Doorbell			•		

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

IN NI MD RR NP

Stranded Copper  
**Service OCPD Type:**  
 Breakers  
**Ground Fault Circuit  
 Interruptor (GFCI)**  
**Protection:**  
 YES  
**Arc Fault Circuit  
 Interruptor (AFCI)**  
**Protection:**  
 YES

## Comments:

 **10.3** Gaps in the cover of the distribution panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard.



10.3


# Sun Valley Home Inspections

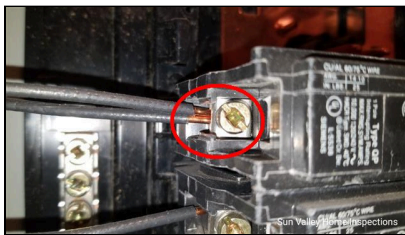
**10.5** (1) The home's electrical service contained Ground Fault Circuit Interrupter (GFCI) breakers and/or receptacles designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

(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.

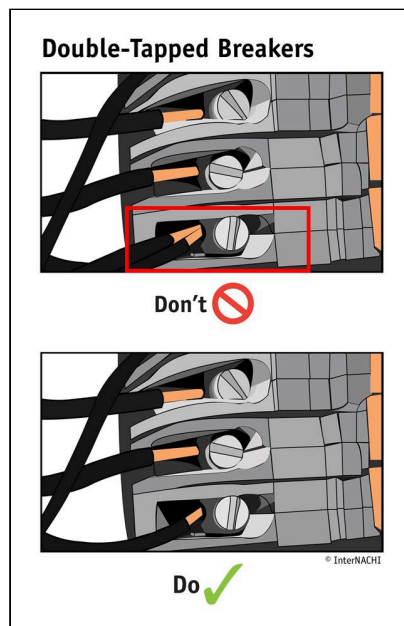
## THE FIRE PROBLEM

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.

 (3) In the distribution panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.



10.5



10.5

## Sun Valley Home Inspections

**10.8** Several light fixtures in the 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.

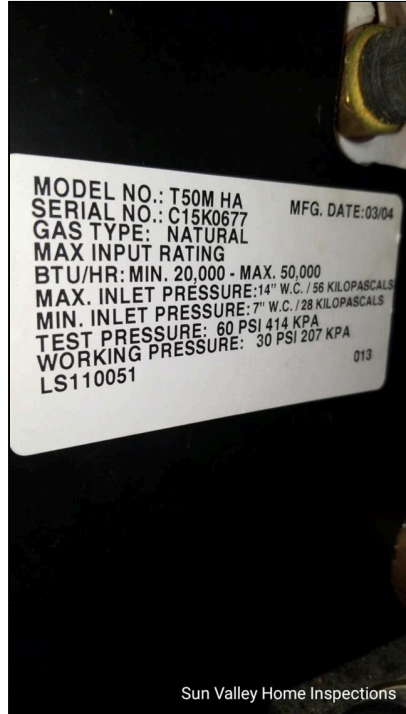
**10.9** Electrical junction box installed in the attic had a missing cover plate and energized electrical components were exposed to touch or physical damage. This condition is a potential electrical shock hazard.



10.9

**10.10** The doorbell had a weak response to the button.

11. Hydronic Radiant Heating



		IN	NI	MD	RR	NP
11.0	Presence of Installed Heat Source in Each Room		•			
11.1	Thermostat	•				
11.2	Gas-Fired Boiler				•	
11.3	Plumbing Pipes, Valves (inlet, outlet)	•				
11.4	Burner		•			
11.5	Flues and Vents	•				
11.6	Gas Piping, Valves, and Fittings	•				
11.7	Distribution Pipes (where visible)	•				
11.8	Pump(s)		•			
11.9	Temperature Pressure Release Valve (TPR)/Discharge Pipe	•				
11.10	Controls/Gauges		•			
11.11	Expansion Tank(s)	•				

Styles & Materials

Boiler/Water Heater

Brand:  
MUNCHKIN

Manufactured Date:  
2004

Energy Source:  
Natural gas

Pump(s) Brand:  
GRUNDFOS

Control Brand:  
TACO

Distribution pipes:  
PEX tubing  
Copper

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

IN NI MD RR NP

Comments:

## Sun Valley Home Inspections

**11.2** The boiler failed to ignite after multiple attempts placing the boiler into a lockout code "F09". Evaluation by a qualified plumbing contractor is advised. The radiant floor heat system could not be further inspected for functional operation.



11.2

---

The heating system of this 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.



## Summary



### Sun Valley Home Inspections

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

**Customer**  
BCHA

**Address**  
1908 Warm Springs Rd #27  
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.

### **Plumber**

#### **5.3 Plumbing Drain and Vent Systems**

##### **Marginal Defects**

Drain pipe for the kitchen sink was improperly sloped. This condition may result in improper drainage or pipe blockage. The Inspector recommends correction by a qualified plumbing contractor

#### **5.4 Plumbing Water Supply, Faucets and Fixtures**

##### **Repair/Replace**

The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging

# Sun Valley Home Inspections

the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person.

## 8.2 Sewage and DWV Systems

### Repair/Replace

Floor drain below the boiler was partially clogged with buildup. Recommend cleaning as needed to keep the drain free for condensate drainage.

## 11.2 Gas-Fired Boiler

### Repair/Replace

The boiler failed to ignite after multiple attempts placing the boiler into a lockout code "F09". Evaluation by a qualified plumbing contractor is advised. The radiant floor heat system could not be further inspected for functional operation.

## Electrician

### 4.9 Carbon Monoxide Detectors

#### Repair/Replace

The home had limited Carbon Monoxide detectors installed. 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

Gaps in the cover of the distribution panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard.

### 10.5 Electrical Panel Overcurrent Protection Devices

#### Repair/Replace

(3) In the distribution panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

### 10.8 Lighting and Switched Devices

#### Repair/Replace

Several light fixtures in the 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 Visible Branch Wiring

#### Repair/Replace

Electrical junction box installed in the attic had a missing cover plate and energized electrical components were exposed to touch or physical damage. This condition is a potential electrical shock hazard.

### 10.10 Doorbell

#### Marginal Defects

The doorbell had a weak response to the button.

## Contractor

### 1.1 Window Exteriors

#### Marginal Defects

(1) West window at the bedroom had a damaged window screen frame at the time of the inspection.

### 1.8 Artificial Stone

#### Repair/Replace

Artificial stone veneer at the front entry had noticeable deterioration typically caused by water exposure and freeze damage.

### 4.0 Floors

# Sun Valley Home Inspections

## Repair/Replace

- (1) Carpets in the home were generally old and worn.
- (2) One section of carpeting was missing from the bathroom at the time of the inspection.

### 4.4 Windows and Skylights (Interior condition, operation)

#### Repair/Replace

- (2) One window at the dining area did not close fully and lock securely when tested.
- (3) Moisture staining, haziness or visible condensation within the dual panes of glass at a window in the bedroom indicated a potentially failed thermal seal. Energy efficiency and clarity are affected by this condition.

### 4.6 Steps, Stairways, Balconies and Railings

#### Repair/Replace

- (1) This staircase had a handrail that was lower than recommended by generally-accepted current safety standards. Current safety standards require handrails to be installed from 34 inches to 38 inches above the sloped plane represented by the noses of the stair treads.
- (2) The horizontal guardrail protecting this stairwell was less than 36 inches in height. This condition is a potential fall hazard. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.

### 4.7 Misc. Components: Env. Hazards, etc.

#### Repair/Replace

The Inspector observed what appeared to be microbial growth in the understairs closet . 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.

## 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.

### 7.0 Clothes Dryer/Operation

#### Marginal Defects

- (2) The clothes dryer was moderately noisy when operated indicated potential wear of the drum and/or motor components.

---

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

## Sun Valley Home Inspections

---

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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Aaron Heugly*



**Sun Valley Home Inspections**

**Aaron Heugly**

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

