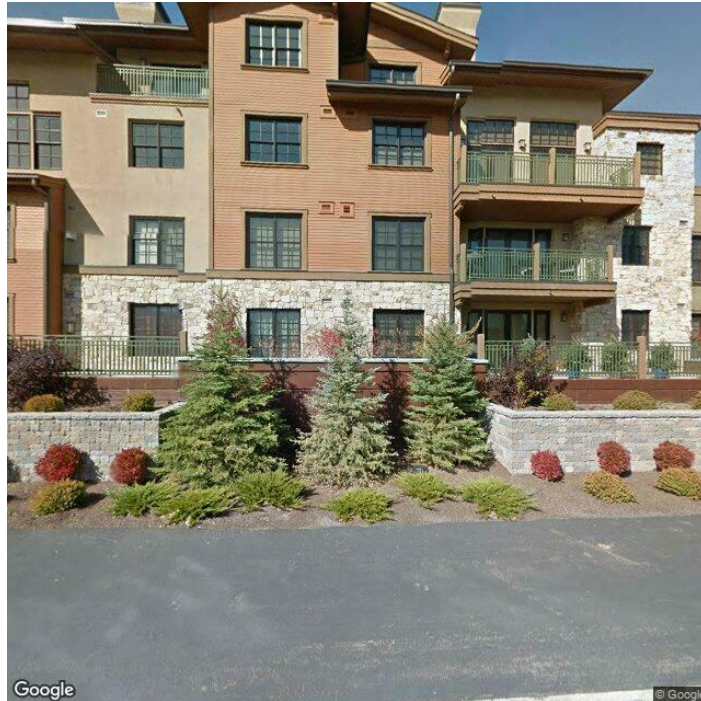




METHOD HOME INSPECTIONS

(208) 659-2810

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## METHOD HOME INSPECTION

106 Village Way 10  
Sun Valley, ID 83353

Carissa Connelly  
AUGUST 5, 2024



Inspector

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# SUMMARY

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## DEFICIENCIES

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- ⊖ 8.7.1 Electric - Switches: Not identified
- ⊖ 8.9.1 Electric - Smoke and CO alarms: None - CO Alarms
- ⊖ 13.2.1 Kitchen - Counters: Need caulk at gaps
- ⊖ 13.8.1 Kitchen - Range/Cooktop/Oven: Inoperable - Cooktop
- ⊖ 14.2.1 Bathroom and Laundry - Counters: Missing Caulk
- ⊖ 14.6.1 Bathroom and Laundry - Toilets: No or bad caulk at base
- ⊖ 15.3.1 Interior, Doors and Windows - Interior Doors: Missing doorstops
- ⊖ 15.5.1 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Minor crack
- ⊖ 15.5.2 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Damage to paint and wall

# 1: GENERAL

		IN	NI	NP	R
1.1	General	X			
1.2	Utilities not on	X			
1.3	Potential Concerns	X			
1.4	What is a home inspection?	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

**General: Present**

Client

**General: Client present at end**

Yes

**General: Age Source**

Municipal records or property listing

**General: Number of residential units inspected.**

1

**General: Occupied?**

Yes

**General: Weather**

Sunny

**General: Temperature**

Hot

**General: Type of property**

Condo

**General: Condo Inspection**

The residential dwelling unit was part of a complex that is managed and maintained by a "Homeowners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports.
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Homeowner's or Condo Association regarding these items.

**What is a home inspection?: What is a home inspection?**

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the American Society of Home Inspectors, that are both observed and deemed material by the inspector at the exact date and time of inspection.

Any and all recommendations for repair, replacement, evaluation, as well as maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

## 2: GROUNDS

		IN	NI	NP	R
2.1	General	X			
2.2	Soils / Drainage / Landscaping		X		
2.3	Driveway			X	
2.4	Sidewalks / Patios		X		
2.5	Decks / Porches	X			
2.6	Stairs		X		
2.7	Handrails		X		
2.8	Guardrails	X			
2.9	Fence		X		

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### Information

**Decks / Porches: Condition**

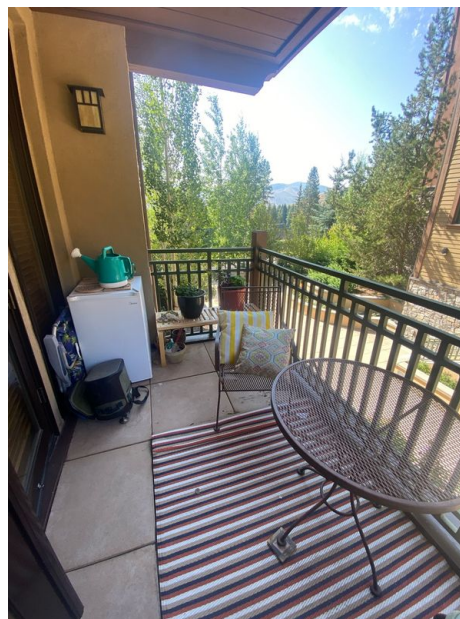
Appeared serviceable

**Decks / Porches: Material**

Concrete

**Guardrails: Condition**

Appeared serviceable



**Guardrails: Materials**

Metal

### Limitations

General

**LIMITATIONS**

These items are excluded from this inspection: detached buildings or structures, fences and gates, retaining walls, underground drainage systems, swimming pools, spas, hot tubs or saunas, trees, landscaping, ponds, water features, irrigation and playgrounds. Any comments made regarding these items are as a courtesy only.

## 3: EXTERIOR AND FOUNDATION

		IN	NI	NP	R
3.1	General		X		
3.2	Exterior Walls / Trim		X		
3.3	Foundation		X		

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### Limitations

General

#### LIMITATIONS

The inspector performs a limited visual inspection of accessible components at the exterior. Items excluded from this inspection include exterior surfaces obscured by vegetation, stored items or debris. Some items such as siding, trim, soffits, vents and windows are sometimes high off the ground, and may be viewed from the ground or from a ladder. This may limit a full evaluation. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

## 4: ROOF

		IN	NI	NP	R
4.1	General		X		
4.2	Shingles / Shakes		X		
4.3	Flashings		X		
4.4	Gutters / Downspouts / Extensions		X		
4.5	Soffits and fascia		X		
4.6	Chimney and Flues		X		

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### Limitations

General

#### LIMITATIONS

The following items or areas are outside the standards of practice and not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that inspector does not guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. I do not guarantee that leaks will not occur in the future. Total access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s).

## 5: ATTIC AND ROOF STRUCTURE

		IN	NI	NP	R
5.1	General			X	
5.2	Access			X	
5.3	Roof Structure			X	
5.4	Insulation			X	
5.5	Ventilation			X	
5.6	Moisture Present			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Limitations

General

#### LIMITATIONS

The following objects or zones are not included in this inspection: zones that could not be traversed or viewed clearly due to lack of access; zones and components blocked by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Total access to roof and attic spaces during all seasons and during extended periods of all types of weather conditions would be needed to do so. The inspector is not a licensed engineer and makes no determinations about the adequacy of roof structure components such as trusses, rafters or ceiling beams.



## 6: GARAGE OR CARPORT

		IN	NI	NP	R
6.1	General		X		
6.2	Attached Garage-House Door		X		
6.3	Vehicle Door		X		
6.4	Automatic Opener		X		
6.5	Floor		X		
6.6	Interior/Walls/Ceilings		X		
6.7	Attic access		X		
6.8	Garage-house steps		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Interior/Walls/Ceilings:

#### Ventilation

Window, Door

### Limitations

General

#### LIMITATIONS

The inspector does not determine the adequacy of firewall ratings.

## 7: CRAWL SPACE

		IN	NI	NP	R
7.1	General			X	
7.2	Access			X	
7.3	Floor Substructure			X	
7.4	Floor Insulation			X	
7.5	Vapor Barrier			X	
7.6	Ventilation			X	

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### Limitations

General

#### LIMITATIONS

Structural components and other components that are blocked by under-floor insulation are excluded from this inspection. Examples include, joists, beams, piping, wiring and/ducting. The inspector does not determine if support posts, beams, joists, studs, trusses, etc. are of correct size, spanning or spacing.

# 8: ELECTRIC

		IN	NI	NP	R
8.1	General	X			
8.2	Service		X		
8.3	Panels	X			
8.4	Wiring	X			
8.5	Exterior	X			
8.6	Receptacles	X			
8.7	Switches	X			X
8.8	Lighting / Fans	X			
8.9	Smoke and CO alarms	X			X

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## Information

**Panels: Main service panel condition**

Appeared serviceable

**Panels: Sub-panel(s) condition**  
Appeared serviceable

**Panels: Location of MAIN panel #A**

Hallway



**Panels: Location of MAIN panel #B**

None found

**Panels: Location of main disconnect**

No single main disconnect. Use all breakers in main service panel

**Wiring: Condition**

Serviceable

**Wiring: Branch circuit wiring type**

Not determined

**Wiring: Solid strand aluminum wiring present**

None visible

**Receptacles: GFCI present**

Yes

## Smoke and CO alarms: CO and smoke alarms installed

Smoke alarm

## General: Electric Service Panel



## Limitations

General

### LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, concealed wiring; underground utilities and systems. Note that the inspector does not determine the adequacy of grounding or bonding. The inspector does not operate circuit breakers as part of the inspection. The functionality of power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but these estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Service

### LOCKED

The main electrical panel is locked behind a door controlled by the property management company and not able to be accessed.



## Recommendations

### 8.7.1 Switches

#### **NOT IDENTIFIED**



The inspector operates every accessible switch in the home. Multiple switches appeared to do nothing. The property owner stated these switches were for old lights that have been removed. Recommend having a qualified electrician install new lights or remove the switches if necessary.



Bedroom 1



Master Bedroom

### 8.9.1 Smoke and CO alarms

#### **NONE - CO ALARMS**



No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

## 9: FIREPLACES, STOVES

		IN	NI	NP	R
9.1	General			X	
9.2	Wood-burning fireplace, stove			X	
9.3	Fireplace			X	
9.4	Wood Stove			X	
9.5	Hearth			X	
9.6	Gas-fired fireplace, stove, or log lighter			X	
9.7	Type B/L Gas Vents			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Limitations

General

#### LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device.

# 10: PLUMBING / FUEL SYSTEMS

		IN	NI	NP	R
10.1	General	X			
10.2	Service / Main Line	X			
10.3	Supply Lines	X			
10.4	Drain and Waste Lines	X			
10.5	Venting	X			
10.6	Sump Pump			X	
10.7	Sewage Ejector Pump			X	
10.8	Irrigation		X		
10.9	Fuel Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Service / Main Line: Condition

Appeared serviceable

### Service / Main Line: Main shut-off location

(inaccessible or none found)

### Service / Main Line: Type

Public

### Supply Lines: Condition

Appeared serviceable

### Supply Lines: Type

Copper, PEX plastic

### Drain and Waste Lines: Drain pipe condition

Appeared serviceable, Limited evaluation

### Drain and Waste Lines: Waste pipe condition

Limited evaluation

### Drain and Waste Lines: Drain pipe material

PVC

### Drain and Waste Lines: Waste pipe material

Not determined

### Venting: Condition

Appeared serviceable

### Venting: Vent pipe material

ABS

### Fuel Systems: Condition

Not determined

### Fuel Systems: Location of main fuel shut-off

Not determined

### Fuel Systems: Visible fuel storage systems

None visible

## Limitations

General

### LIMITATIONS



---

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. It is our recommendation that all homes over 20 years of age have the waste lines inspected using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

# 11: WATER HEATER

		IN	NI	NP	R
11.1	General		X		
11.2	Tank Casing		X		
11.3	Temp		X		
11.4	Water Shut off		X		
11.5	TPR drain valve/line		X		
11.6	Electric		X		
11.7	Burners		X		
11.8	Flues		X		
11.9	Expansion tank		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Limitations

General

### LIMITATIONS

The inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

General

### BLOCKED



# 12: HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

		IN	NI	NP	R
12.1	General	X			
12.2	Heating	X			
12.3	Electric Heat (not forced air)			X	
12.4	Forced Air	X			
12.5	Filters	X			
12.6	Ducts and Registers	X			
12.7	Burners (furnace or boiler)		X		
12.8	Combustion Air	X			
12.9	Flues	X			
12.10	Heat Pump; AC		X		
12.11	Normal Controls	X			
12.12	Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Heating: Distribution Type

Ducts and registers

### Heating: Heating Type

Forced air, Furnace

### Heating: Primary heating last service date

Not determined

### Forced Air: Condition

Appeared serviceable

### Forced Air: Fuel Type

Not determined

### Forced Air: Location

Not determined

### Forced Air: BTU's Adequate?

Yes

### Filters: Condition

Appeared serviceable

### Filters: Filter location

At end of air handler

**Filters: Size**

10x20x1

**Ducts and Registers: Condition**

Appeared serviceable

**Combustion Air: Type**

Vent(s) to exterior



**Flues: Condition**

Appeared serviceable

**Heat Pump; AC: Condition**

Appeared serviceable

**Heat Pump; AC: Type**

Heat pump

**Normal Controls: Condition**

Appeared serviceable



## General: HVAC system



## Limitations

General

### LIMITATIONS

This inspection excludes: humidifiers, dehumidifiers, electronic air filters, solar, coal or wood-fired heat systems, thermostat accuracy, timed functions, heating components concealed within the building, underground utilities, safety devices, and controls due to automatic operation. Comments made on these items are provided as a courtesy only. The inspector doesn't estimate remaining life on heating or cooling system components, determine system size adequacy, test coolant pressure, or perform evaluations requiring specific operational actions, such as lighting a pilot light or operating shut-off valves. Additionally, furnace heat exchanger integrity and leak detection are beyond the scope of this inspection.

# 13: KITCHEN

		IN	NI	NP	R
13.1	General	X			
13.2	Counters	X			X
13.3	Cabinets	X			
13.4	Floors	X			
13.5	Sinks	X			
13.6	Under-Sink Food Disposal	X			
13.7	Dishwasher	X			
13.8	Range/Cooktop/Oven	X			X
13.9	Ventilation	X			
13.10	Refrigerator	X			
13.11	Microwave			X	

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## Information

### General: Kitchen



Kitchen

### Counters: Condition

Appeared serviceable

### Counters: Material

Wood

### Cabinets: Condition

Appeared serviceable

### Floors: Type or covering

Wood or wood products

### Floors: Condition

Appeared serviceable

### Sinks: Condition

Appeared serviceable

### Under-Sink Food Disposal: Condition

Appeared Serviceable

### Dishwasher: Condition

Appeared serviceable

**Dishwasher: Brand**  
Whirlpool



**Range/Cooktop/Oven: Condition**  
Required repair or replacement

**Range/Cooktop/Oven: Fuel Type**  
Natural gas

**Range/Cooktop/Oven: Brand**  
Whirlpool



**Ventilation: Type**  
Hood

**Refrigerator: Condition**  
Appeared serviceable

**Refrigerator: Brand**

Whirlpool

**Limitations**

General

**LIMITATIONS**

This inspection excludes these items: household appliances such as warming ovens, griddles, broilers, trash compactors, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self-continuous cleaning operations. Any comments made regarding these items are provided as a courtesy only. An estimate of the remaining life of appliances and the adequacy of operation of appliances is excluded from this report.

**Recommendations**

13.2.1 Counters

**NEED CAULK AT GAPS** Deficiencies

Gaps were present at the countertop in the kitchen. Water can penetrate this area and cause damage. Recommend installing caulk at gaps now and in the future, when necessary, to prevent water damage.



Kitchen



Kitchen



## 13.8.1 Range/Cooktop/Oven

**INOPERABLE - COOKTOP**

1 cooktop *burner* was inoperable. The ports may need cleaning. Recommend that a qualified person repair as necessary.



Kitchen

## 14: BATHROOM AND LAUNDRY

		IN	NI	NP	R
14.1	General	X			
14.2	Counters	X			X
14.3	Cabinets	X			
14.4	Floors	X			
14.5	Sinks	X			
14.6	Toilets	X			X
14.7	Bathtubs	X			
14.8	Showers	X			
14.9	Ventilation	X			
14.10	Laundry	X			

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### Information

#### General: Location

2nd Floor

#### Floors: Condition

Appeared serviceable

#### Toilets: Condition

Appeared serviceable

#### Ventilation: Condition

Appeared serviceable

#### Laundry: Gas supply for laundry equipment present

No

#### Counters: Condition

Appeared serviceable

#### Floors: Type or covering

Tile

#### Bathtubs: Condition

Appeared serviceable

#### Ventilation: Bathroom and laundry ventilation type

Central exhaust fan

#### Cabinets: Condition

Appeared serviceable

#### Sinks: Condition

Appeared serviceable

#### Showers: Condition

Appeared serviceable

#### Laundry: 240 present

Yes

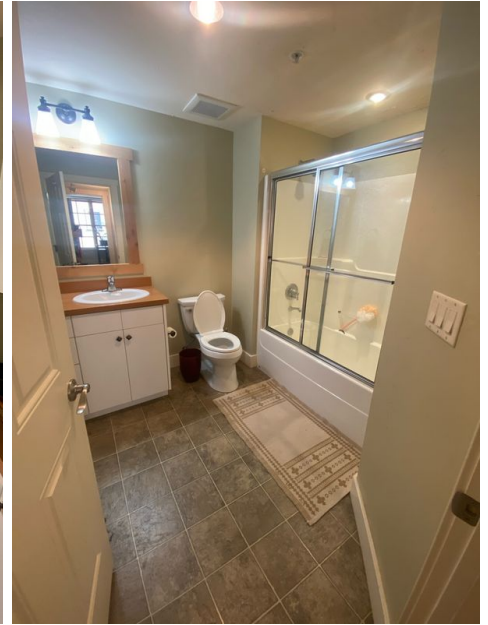
**General: Laundry and bathrooms**



Laundry



Master Bathroom



Bathroom 1

**Limitations**

General

**LIMITATIONS**

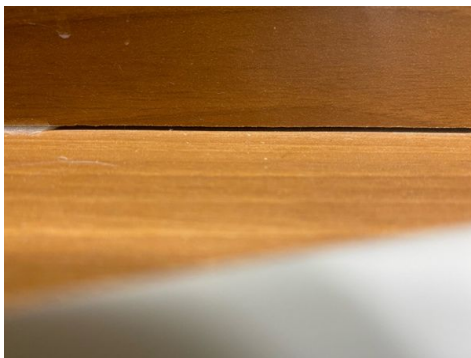
**Recommendations**

14.2.1 Counters

**MISSING CAULK**

Deficiencies

Gaps were present at the countertops in the master bathroom. Water can penetrate these areas and cause damage. Recommend cleaning the area and installing caulk to prevent water damage.



Master Bathroom



Master Bathroom

14.6.1 Toilets

**NO OR BAD CAULK AT BASE**

Deficiencies

Caulk around the base of the toilet was substandard or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Recommend that a qualified person caulk around toilet bases per standard building practices.



Bathroom 1

# 15: INTERIOR, DOORS AND WINDOWS

		IN	NI	NP	R
15.1	General	X			
15.2	Exterior Doors	X			
15.3	Interior Doors	X			X
15.4	Windows and Skylights	X			
15.5	Walls, Ceilings and Fixtures	X			X
15.6	Floors	X			
15.7	Stairs/Handrails/Gaurdrails			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Exterior Doors: Condition

Appeared serviceable

### Exterior Doors: Exterior door material

Glass panel, Wood

### Interior Doors: Condition

Appeared serviceable

### Windows and Skylights: Condition

Appeared serviceable

### Windows and Skylights: Window Type

Wood, Single-hung

### Walls, Ceilings and Fixtures: Ceiling type or covering

Drywall or plaster

### Walls, Ceilings and Fixtures: Condition

Appeared serviceable

### Walls, Ceilings and Fixtures: Wall type or covering

Drywall

### Floors: Condition

Appeared serviceable

### Floors: Type or covering

Carpet, Wood or wood products

### General: Interior view



Bedroom 1



Living Room

## Recommendations

### 15.3.1 Interior Doors



#### MISSING DOORSTOPS

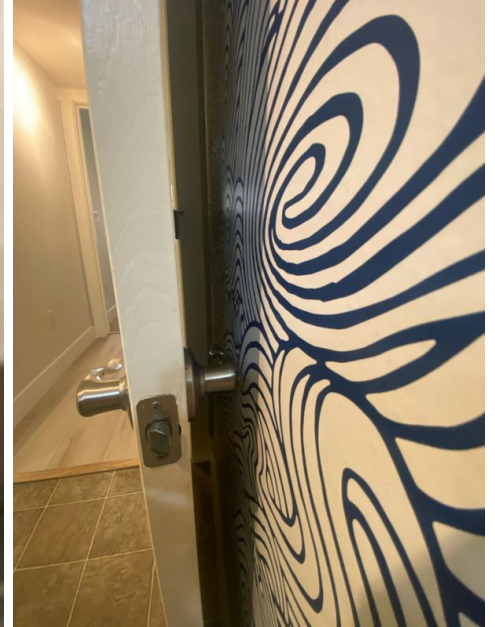
Doorstops were missing or not working properly in multiple locations. Recommend installing doorstops to prevent wall damage.



Bedroom 1



Bedroom 1



Bathroom 1



### 15.5.1 Walls, Ceilings and Fixtures



#### MINOR CRACK

One interior crack was present. This crack did not appear to be structural. Recommend monitoring in the future for change in appearance. The client may wish to seal and paint the crack for cosmetic purposes.



15.5.2 Walls, Ceilings and Fixtures

**DAMAGE TO PAINT AND WALL**

 Deficiencies

Damage to paint and wall appears to be due to moisture from the shower. Recommend cleaning the area and repainting to prevent further moisture damage.



Bathroom 1



Bathroom 1



Living Room



Master Bathroom



Master Bathroom