



METHOD HOME INSPECTIONS

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METHOD HOME INSPECTION

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AUGUST 20, 2024



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SUMMARY



DEFICIENCIES

- ⊖ 13.8.1 Kitchen - Range/Cooktop/Oven: Inoperable - Oven Light
- ⊖ 14.4.1 Bathroom and Laundry - Floors: Gaps at seams
- ⊖ 14.6.1 Bathroom and Laundry - Toilets: Loose-repair
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- ⊖ 14.8.1 Bathroom and Laundry - Showers: Peeling Drywall
- ⊖ 15.3.1 Interior, Doors and Windows - Interior Doors: Lock inoperable
- ⊖ 15.5.1 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Ceiling - Stain, unknown if active leak
- ⊖ 15.5.2 Interior, Doors and Windows - Walls, Ceilings and Fixtures: Minor cracks, nail pops

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

Property owner, Realtor

General: Client present at end

No

General: Age Source

Municipal records or property listing

General: Number of residential units inspected.

1

General: Occupied?

Yes

General: Weather

Sunny

General: Temperature

Warm

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		

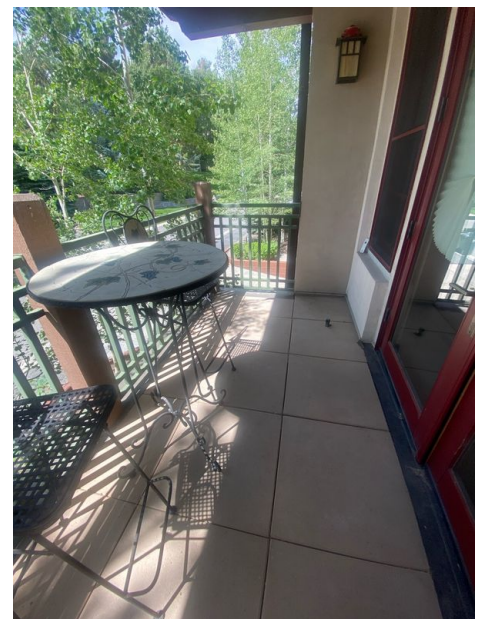
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Information

Soils / Drainage / Landscaping:
Site Profile
 Level

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		

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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		

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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			
8.8	Lighting / Fans	X			
8.9	Smoke and CO alarms	X			

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Information

Service: Condition

Appeared serviceable

Service: Type

Underground

Service: Voltage

120-240

Service: Max Amperage

225

Service: Protection

Breakers

Service: System ground

Not determined

Service: Service entrance conductor material

HOA Inaccessible

Service: Main disconnect rating

Not applicable - no single main disconnect

Panels: Main service panel condition

Appeared serviceable

Panels: Sub-panel(s) condition

None

Panels: Location of MAIN panel #A

Hallway

Panels: Location of MAIN panel #B

None



Panels: Location of main disconnect

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

Wiring: Condition

Serviceable

Wiring: Branch circuit wiring type

Non-metallic sheathed, Copper

Wiring: Solid strand aluminum wiring present

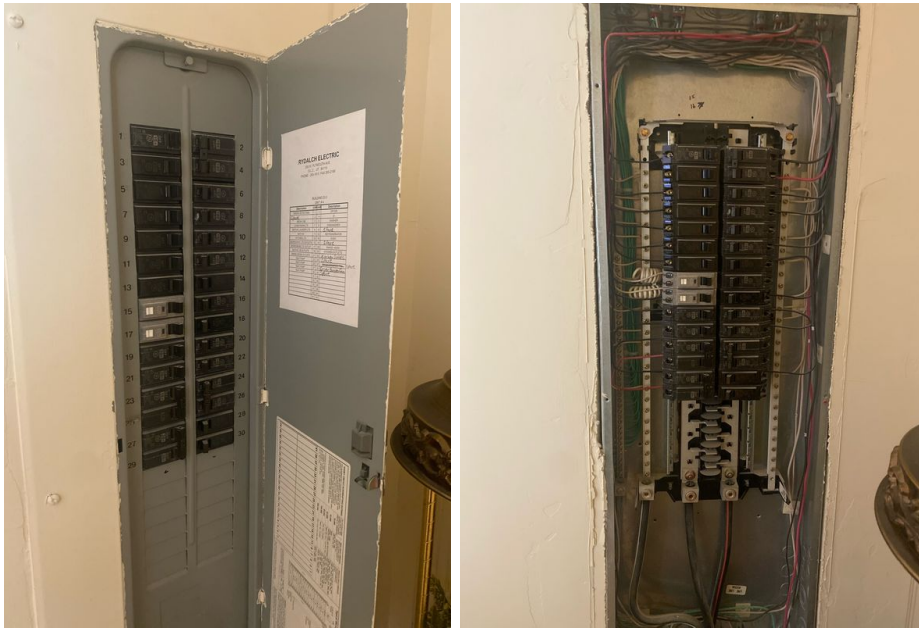
None visible

Receptacles: GFCI present

Yes

Smoke and CO alarms: CO and smoke alarms installed

Yes

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.

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	

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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			

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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

Limited evaluation

Supply Lines: Type

Not determined (inaccessible or obscured)

Drain and Waste Lines: Drain pipe condition

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

Not determined

Fuel Systems: Condition

None

Fuel Systems: Location of main fuel shut-off

Not applicable

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		

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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.

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			

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Information

General: HVAC system

Heating: Distribution Type

Heating: Heating Type

Ducts and registers

Forced air

Heating: Primary heating last service date

Heating: Date of Manufacture

Forced Air: Condition

Not determined

06/01/2022

Appeared serviceable

Forced Air: Fuel Type

Forced Air: Location

Ducts and Registers: Condition

Electric

Ceiling

Appeared serviceable

Combustion Air: Type

Flues: Condition

Heat Pump; AC: Condition

No dedicated source visible uses room air

Appeared serviceable

Appeared serviceable

Heat Pump; AC: Cooling fuel type

Heat Pump; AC: Date of Manufacture

Electric

06/01/2022

Normal Controls: Condition

Appeared serviceable



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			
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



Counters: Condition

Appeared serviceable

Counters: Material

Solid Surface

Cabinets: Condition

Appeared serviceable

Floors: Type or covering

Vinyl linoleum or marmoleum

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

Appeared serviceable

Range/Cooktop/Oven: Fuel Type

Natural gas

Range/Cooktop/Oven: Brand

Whirlpool



Ventilation: Type

Hood

Refrigerator: Condition

Appeared serviceable

Refrigerator: Brand

Whirlpool

Microwave: Condition

Appeared serviceable

Microwave: 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

13.8.1 Range/Cooktop/Oven

INOPERABLE - OVEN LIGHT

The oven light was inoperable at the time of inspection. Recommend replacing bulbs and if necessary, a qualified appliance technician evaluate further.



Oven

14: BATHROOM AND LAUNDRY

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

Vinyl linoleum or marmoleum

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



Master Bathroom



Bathroom 1



Limitations

General

LIMITATIONS

Recommendations

14.4.1 Floors

GAPS AT SEAMS

Deficiencies

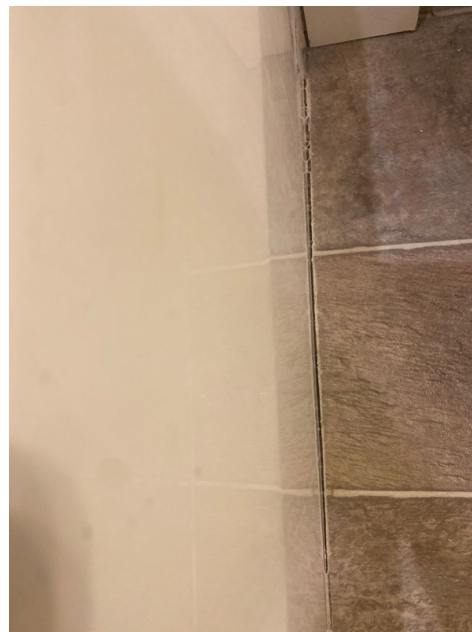
Gaps at seams in linoleum flooring were observed. Water can enter these areas and cause damage. Recommend a qualified person seal gaps where necessary to prevent lifting and water damage.



Master Bathroom



Master Bathroom



Bathroom 1



Bathroom 1

14.6.1 Toilets

LOOSE-REPAIR

Deficiencies

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair.



Bathroom 1

14.7.1 Bathtubs

GAP OR NO CAULK BEHIND SPOUT

Deficiencies

Caulk was missing around the base of the bathtub spout, or there was a gap behind it. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Bathroom 1

14.8.1 Showers

PEELING DRYWALL



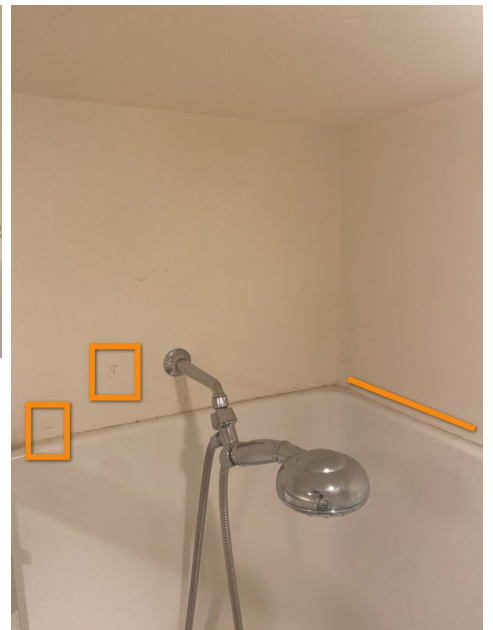
Peeling drywall was observed in both bathrooms. The peeling drywall is likely due to moisture infiltration, which is a common issue in areas of high humidity like bathrooms. Recommend a qualified contractor evaluate and repair as necessary.



Master Bathroom



Master Bathroom



Master Bathroom



Bathroom 1



Bathroom 1



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	

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Information

Exterior Doors: Condition

Appeared serviceable

Exterior Doors: Exterior door material

Wood, Sliding glass

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 or plaster

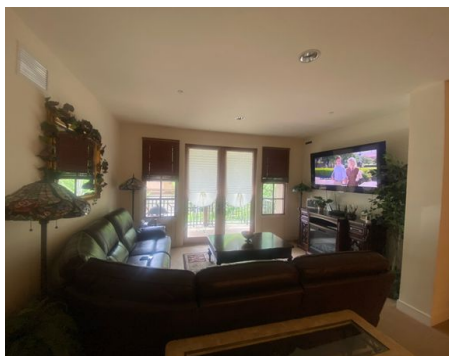
Floors: Condition

Appeared serviceable

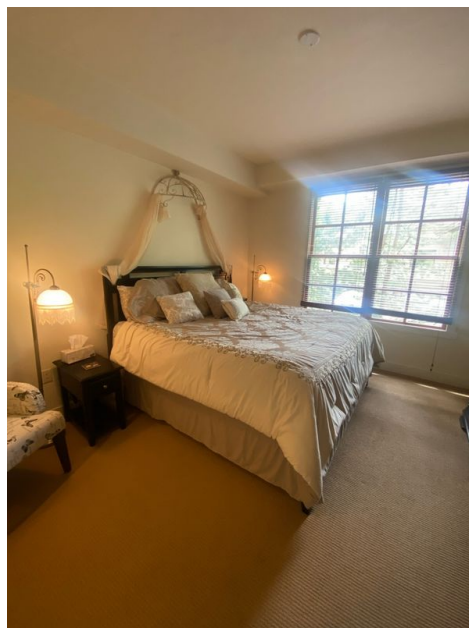
Floors: Type or covering

Carpet

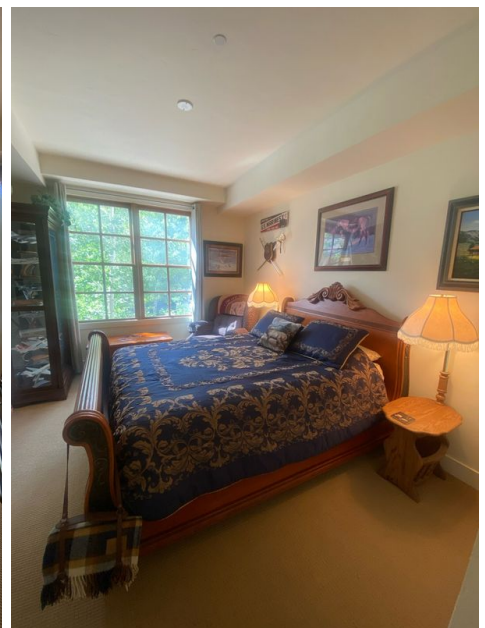
General: Interior view



Living Room



Master Bedroom



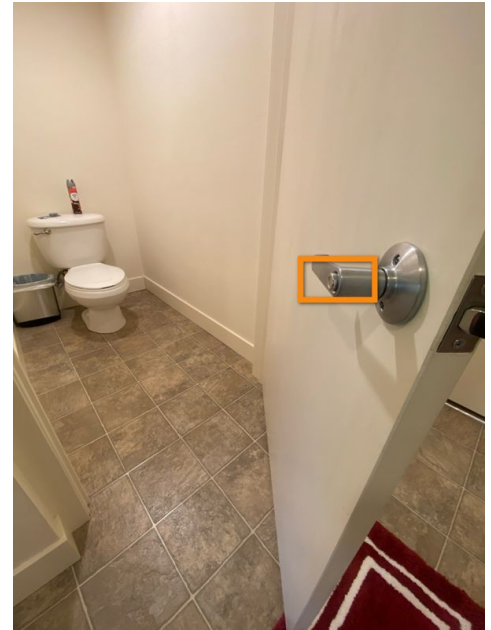
Bedroom 1

Recommendations

15.3.1 Interior Doors

LOCK INOPERABLE

The door to the bathroom would not lock. Recommend a qualified person repair if necessary.



Master Bathroom

15.5.1 Walls, Ceilings and Fixtures

CEILING - STAIN, UNKNOWN IF ACTIVE LEAK

A stain was present in the closet in Bedroom 1. This appeared to be some kind of oil leaking from the unit above. The owner stated that the leak has grown in the last year. Recommend a qualified contractor evaluate and repair as necessary.



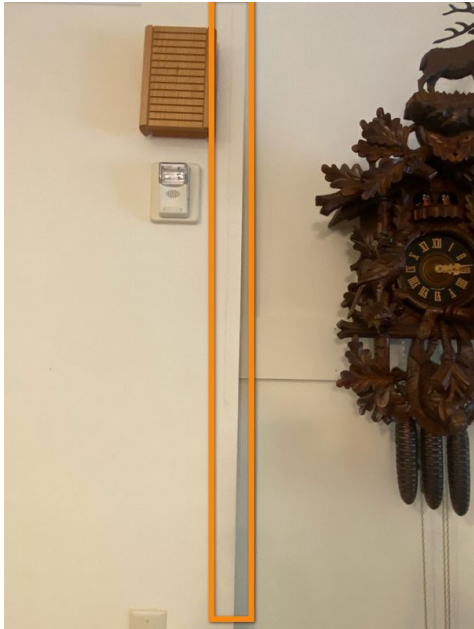
Bedroom 1 Closet

15.5.2 Walls, Ceilings and Fixtures

MINOR CRACKS, NAIL POPS

Multiple vertical cracks were observed inside the unit. These cracks did not appear to be structural. Recommend monitoring in the future and alerting the HOA with any major change in appearance.





Entryway



Hallway