Inspection Report



Client: Damon Hillsong

Date:

June 24, 2016 11:00 am

Inspector: Luke S. Walker ID# BOI-ID/0026

Built 1964 Sq.Ft.= 2245 2 Story Occupied*

Attended: Buyer(s)

Conditions: Warm, Sunny 85 degrees

911 North 18th St. Boise, ID 83709



How to get the most from this report.

This Inspection Report provides a comprehensive assessment of the house inspected by HouseCheck. The information contained in this report is based on our thorough visual inspection of all components and systems in accordance with established HouseCheck high quality standards.

For your convenience, everything we inspected in the house is noted with a color-coded icon both in the Summary sections and throughout this report. **Look for these symbols:**



A green check means this component or system is operating normally.



An amber check means this component or system is compromised in some way, but may not constitute a serious hazard or require an expensive repair. Pay close attention to any amber checks, and consider having a qualified construction professional thoroughly evaluate these components or systems and suggest a proper course of action.



A red check means we've found a serious safety issue or some significant damage to a particular component or system. In this case, we recommend contracting with a qualified construction professional to thoroughly evaluate and repair or replace this component or system.



A blue star icon indicates something special or desirable. As home inspectors, we see a lot of houses, so if something about your house stands out to us, we'll make note of it for the benefit of the seller, the buyer, and any real estate professionals involved.

Hazard Warning System

We've also created a simple graphic system to help call attention to any hazards that may be present in the deficiencies listed in this report. If you see any of the below icons in any of the deficiency listings, please be aware that the deficiency listed could directly cause or contribute to a hazardous condition.



= Fire



= Water



= Shock



= Gas



= Safety

Table of Contents

How to get the most from this report	2
List of Deficiencies – Walk-through	4-7
Summary of Upgrades	8-9
Complete Inspection Report Detail	10-31
Lab Testing Summary & Documentation	32-38
List of Deficiencies – Trades	39-47
Trade References	49-52
Inspection Certificate	53
Additional Services Offered including Home Warranty	54-55
Homeowner Maintenance Checklist	56-57
12 Vital Actions That Will Help You Sell Your House	58



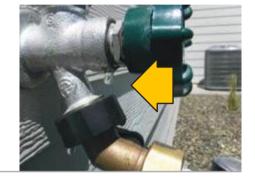
List of Deficiencies- Walk-Through





Leak noted at: rear hose faucet

RECOMMEND: Review by a plumbing contractor









Wood stove has been removed leaving a hole in the roof which could allow water to enter the home

RECOMMEND: Review by a roofing contractor





GUTTERS/DOWNSPOUTS



None present

RECOMMEND: Installing to direct rain water away from foundation























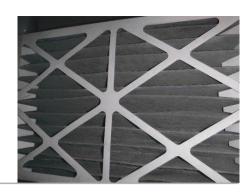


4. BY HEATING



Filter was dirty at time of inspection

RECOMMEND: Replacing filter as recommended by manufacturer





M COMMON AREAS



Railings loose/damaged at: stairs to second floor, possible safety hazard



RECOMMEND: Review by a building contractor or handyman service



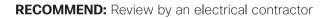




LAUNDRY



An electrical outlet on the north wall exhibited visible scorching. Indicates a potential fire hazard











LAUNDRY



Light is missing the glass cover

RECOMMEND: Repairing as necessary





























Cracked tile behind bar sink

RECOMMEND: Review by a tile contractor





MASTER BATH



Tub/Shower faucet head: Hot/Cold reversed

RECOMMEND: Review by a plumbing contractor







10. PHALL BATH



Drain stopper inoperable

RECOMMEND: Review by a plumbing contractor





HALL BATH



Exhaust fan excessively noisy

RECOMMEND: Review by an electrical contractor







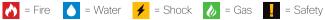














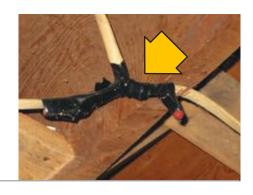




Electrical wires in attic were spliced improperly and are not contained inside an approved junction box

RECOMMEND: Review by an electrical contractor







CRAWL SPACE



Light switch in crawl space missing the cover plate. Repair of this can be done easily & inexpensively by homeowner, failing to install the cover plate poses a serious safety risk



RECOMMEND: Installing cover plate





CRAWL SPACE



Drain for the laundry washer disconnected in the crawlspace. Resulting water damage has caused some microbial growth on sub-floor & floor framing **RECOMMEND:** Repair by a plumbing contractor & review by a certified mold inspector







Summary of Upgrades



1. PIREPLACE/ENTERTAINMENT CENTER

Built-in entertainment center and gas fireplace at second floor family room.



2. MASTER BATH VANITY

Updated double vanity in Master Bath with quartz countertop and glass tile backsplash.



3. PDATED WATER HEATER

Recently installed water heater





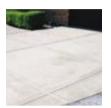
4. HIGH EFFICIENCY FURNACE

Recently installed high efficiency furnace



Complete Inspection Report Detail





DRIVEWAY: Concrete



Approved



SPRINKLERS: Automatic
• Operational test only



Approved



TREES/VEGETATION



Approved



SIDEWALKS: Concrete



Approved



LOT GRADING: Flat



Approved





ENTRY PORCH: Wood/composite decking



Approved



PATIO: Bricks/pavers/tiles/stone
Location: Rear



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details

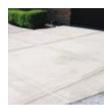




STAIRS: Wood/composite decking • Location: Front



Approved



COLUMNS/BEAMS: Wood



Approved



HOSE FAUCETS
- LOCATION: Front, Rear



Needs Attention*



FUEL SYSTEM:
Natural gas meter
LOCATION: Exterior right side



Approved



EXTERIOR LIGHTS



Approved



EXTERIOR WALLS: Wood framed • Siding: Wood



Approved



TRIM/SOFFIT/FASCIA: Wood



Approved



WATER PRESSURE



Approved



EXTERIOR DOORS



Approved



GFCI OUTLETS



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details





HOUSE ROOF: Asphalt composition shingles (1 layer)

Inspected from roof



Approved



FLASHINGS: Galvanized



GUTTERS/DOWNSPOUTS

None present









GARAGE/CARPORT -



FLOOR: Concrete · TYPE: Attached





DOOR TO INTERIOR

- TYPE: Metal
- · Self-closer operable



Approved



WINDOWS: Vinyl insulated • WINDOW SCREENS: Approved





FIREWALL/CEILING



Approved



OVERHEAD DOOR(s)

- TYPE: Metal roll-up
- OPENER: Functioned properly
- · Auto reverse operable



Approved



INTERIOR LIGHTS



- * See List of Deficiencies for details
- ** See Upgrade Summary for details



GARAGE/CARPORT continued -



LIGHT SWITCHES



Approved



GFCI OUTLETS





OUTLETS



Approved



WATER HEATER



WATER HEATER: Unit

- · LOCATION: Garage
- TYPE: Gas, with shutoff valve provided
- CAPACITY: 50 gallon



Upgrade**



VENTING

TYPE: Metal



Approved



T&P RELIEF VALVE: Installed



Approved

BRAND: Bradford White

MODEL NUMBER: RG250T6N SERIAL NI IMBER: NB37296769

- * See List of Deficiencies for details
- ** See Upgrade Summary for details



HEATING SYSTEM



FURNACE: Forced air

• FUEL TYPE: Natural Gas



Upgrade**



FILTER

• Dirty at time of inspection



Possible Issue*



SUPPLY/RETURN DUCTING



BRAND: Carrier

MODEL NUMBER: 59SC5A060S17 SERIAL NUMBER: 3115A53506



VENTING



Approved



BURNER



Approved



THERMOSTAT



Approved

NOTE: Serviceable, however we recommend cleaning/servicing entire system if not done in the past 24 months.





EXTERIOR UNIT

- · LOCATION: Rear
- · TYPE: Central air
- POWER SUPPLY: Electric 220v w/ disconnect



BRAND: Carrier

MODEL NUMBER: 24ABB336A340 SERIAL NUMBER: 1016E19908

- * See List of Deficiencies for details
- ** See Upgrade Summary for details







WATER SERVICE SHUTOFF

- TYPE: Municipal
- LOCATION: Crawlspace



Approved



SUPPLY LINES

TYPE: Copper



Approved



WASTE SYSTEM SERVICE

- TYPE: Municipal Sewer
- WASTE LINES: Galvanized
- Drain disconnected in the crawlspace



Needs Attention*



ELECTRICAL SERVICE



SERVICE TYPE: Underground

· METER LOCATION: Exterior Rear



Approved



MAIN CIRCUIT PANEL

- LOCATION: Garage
- BREAKERS OR FUSES: Breakers



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details

COMMON AREAS

This section includes areas that are not otherwise covered in the Inspection Report such as Hallways, Entryways, Lofts Stairwells, etc.



DOOR HARDWARE



Approved



WINDOWS
- TYPE: Vinyl insulated



Approved



LIGHTS



Approved



LIGHT SWITCHES



Approved



DOORBELL



Approved



^{**} See Upgrade Summary for details



INTERIOR DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



N/A



PADDLE FANS



Approved



OUTLETS



Approved



SMOKE DETECTORS

LOCATIONS: Hallways, bedrooms, second floor family room



Approved



COMMON AREAS continued —



CARBON MONOXIDE DETECTORS

• LOCATIONS: Hallway(s)



Approved



TRIM/MOLDINGS



Approved



CARPET



Approved



HEAT REGISTERS



Approved



FLOOR COVERINGS



Approved



STAIRS/RAILINGS







FLOORING: Hardwood



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details

B LAUNDRY -



DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



TRIM/MOLDINGS



Approved



LIGHT SWITCHES



Approved



WASHER/DRYER

- CONNECTED: Yes
- DRYER VENTED: Outside



Approved



DOOR HARDWARE



Approved



WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS
- TYPE: Vinyl



Approved



LIGHTS



Approved



OUTLETS



Needs Attention*



LAUNDRY SINK
- Faucet & drain operational



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details

EAUNDRY continued —



CABINETS



Approved



EXHAUST FAN



Approved



COUNTERTOPS/BACKSPLASH



Approved



HEAT REGISTERS



Approved





DOORS



N/A



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



DOOR HARDWARE



N/A



WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS
- TYPE: Hardwood



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details





TRIM/MOLDINGS



Approved



LIGHT SWITCHES



Approved



GFCI OUTLETS



Approved



COUNTERTOP/BACKSPLASH

• Cracked tile behind bar sink



Possible Issue*



DISPOSAL



Approved



DISHWASHER — Tested in Normal Wash



Approved



LIGHTS

• Pantry light is missing the glass cover



Possible Issue*



OUTLETS



Approved



CABINETS



Approved



SINK(S)
- Faucet & drain operational



Approved



HEAT REGISTERS



Approved

BRAND: Maytag

MODEL NUMBER: MDW2584N34 SERIAL NUMBER: 332B5882-7

- * See List of Deficiencies for details
- ** See Upgrade Summary for details



RANGE -

• TYPE: Freestanding Gas



Approved



RANGE HOOD -



Approved



REFRIGERATOR



Approved

BRAND: Maytag

MODEL NUMBER: MDW2584N34 SERIAL NUMBER: 332B5882-7

BRAND: Maytag

MODEL NUMBER: MDW2584N34 SERIAL NUMBER: 332B5882-7



DINING



WALLS/CEILINGS



Approved



WINDOW SCREENS



N/A

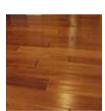


WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

TYPE: Hardwood



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details







TRIM/MOLDINGS





LIGHT SWITCHES



Approved



HEAT REGISTERS



Approved



LIGHTS





OUTLETS







WALLS/CEILINGS



Approved



WINDOW SCREENS





WINDOWS TYPE: Vinyl insulated



Approved



FLOOR COVERINGS TYPE: Carpet



- * See List of Deficiencies for details
- ** See Upgrade Summary for details



LIVING ROOM continued -



TRIM/MOLDINGS



Approved



LIGHT SWITCHES



Approved



PADDLE FANS



Approved



LIGHTS



N/A



OUTLETS



Approved



HEAT REGISTERS



Approved





WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

TYPE: Carpet



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details



MASTER BATH



DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



TRIM/MOLDINGS



Approved



COUNTERTOP/BACKSPLASH



Approved



TUB/SHOWER



Approved



DOOR HARDWARE



Approved



WINDOWS
- TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

- TYPE: Tile
- Grout approved



Approved



CABINETS
- Updated vanity



Upgrade**



SINK(S)
- Faucet & drain operational



Approved



TUB/SHOWER: Faucet
• Hot/Cold reversed



Needs Attention*

- * See List of Deficiencies for details
- ** See Upgrade Summary for details

BATH continued ————



TUB/SHOWER: Drain



Approved



TOILET(S)



Approved



LIGHT SWITCHES



Approved



GFCI OUTLETS



Approved



BATH HARDWARE



Approved



SHOWER DOOR(S)



N/A



LIGHTS



Approved



EXHAUST FANS



Approved



HEAT REGISTERS



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details





DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



TRIM/MOLDINGS



Approved



COUNTERTOP/BACKSPLASH



Approved



TUB/SHOWER



Approved



DOOR HARDWARE



Approved



WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

- TYPE: Tile
- Grout approved



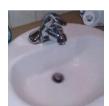
Approved



CABINETS



Approved



SINK(S)
- Drain stopper inoperable



Possible Issue*



TUB/SHOWER: Faucet



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details

HALL BATH continued



TUB/SHOWER: Drain



Approved



TOILET(S)



Approved



LIGHT SWITCHES



Approved



GFCI OUTLETS



Approved



BATH HARDWARE



Approved



SHOWER DOOR(S)



N/A



LIGHTS



Approved



EXHAUST FAN

• Excessively noisy



Possible Issue*



HEAT REGISTERS



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details

MASTER BEDROOM



DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



TRIM/MOLDINGS



Approved



LIGHT SWITCHES



Approved



OUTLETS



Approved



DOOR HARDWARE



Approved



WINDOWS

TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

TYPE: Carpet



Approved



LIGHTS



Approved



PADDLE FANS



Approved



HEAT REGISTERS



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details

GUEST BEDROOM



DOORS



Approved



WALLS/CEILINGS



Approved



WINDOW SCREENS



Approved



TRIM/MOLDINGS



Approved



LIGHT SWITCHES



Approved



OUTLETS



Approved



DOOR HARDWARE



Approved



WINDOWS
- TYPE: Vinyl insulated



Approved



FLOOR COVERINGS

TYPE: Carpet



Approved



LIGHTS



N/A



PADDLE FANS



N/A



HEAT REGISTERS



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details





ACCESS PANEL

- LOCATION: Bedroom Closet
- HOW INSPECTED: Entered



Approved



ROOF SHEETING



Approved



VENTING

- Roof vents
- Gable vents
- Eave vents



Approved



OTHER

Wires spliced improperly





ROOF FRAMING

• TYPE: Rafters/Joists



Approved



INSULATION

- TYPE: Blow-in
- Approximate depth = 15 in.



Approved



SUPPLY/RETURN DUCTING



Approved

^{*} See List of Deficiencies for details

^{**} See Upgrade Summary for details

CRAWL SPACE



ACCESS PANEL

- LOCATION: Bedroom Closet
- HOW INSPECTED: Entered



Approved



FOUNDATION

- TYPE: Concrete
- Minor/common cracks



Approved



FLOOR FRAMING

• 2x8 Joists on pony walls



Approved



INSULATION

- LOCATION: Between floor joists only



Approved



OTHER

• Light switch in crawl space was missing the cover plate



Needs Attention*



VAPOR BARRIER



Approved



FOUNDATION VENTS



Approved



FLOOR SHEETING

Covered by insulation, unable to inspect



SUPPLY/RETURN DUCTING



Approved

- * See List of Deficiencies for details
- ** See Upgrade Summary for details

Lab Testing Summary

The following list is a summary of the official testing done during this inspection. See the actual documentation (attached) for details.



If Radon level exceeds 4.0 pCi/L, a follow-up test is recommended to confirm actual level.

Average Radon Level pCi/L: 1.3

Recommendations: None



No visible evidence of wood destroying insects was observed.

Recommendations: None



No Asbestos detected.

Recommendations: None



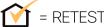
COLIFORMS = ABSENCE E.COLI = ABSENCE ARSENIC = SAFE LEVEL LEAD = SAFE LEVEL NITRATE = SAFE | EVEL

Recommendations: None



No mold inspection done. **Recommendations: None**









RADON INSPECTION REPORT

General Information

Start Date: 6/24/16 Start Time: 8:00 a.m. End Date: 6/26/16 End Time: 8:00 a.m.

Weather Conditions at Start: Mostly sunny, 65F

Weather Conditions at End: Cloudy, 58F

Basement/Crawlspace: Crawlspace

Crawlspace Access: Interior

Possible Radon Entry Points:

Cracks in Foundation Walls: Minor cracks noted

Exposed soil: None

Gaps around service pipes: None Sufficient ventilation: Acceptable

Testing Device:

Type: Continuous Radon Monitor

Brand: Sun Nuclear

Model: 1027

Placement Location: Family Room

Test Results

If Radon level exceeds 4.0 pCi/L, a follow-up test is recommended to confirm actual level.

Average Radon Level pCi/L: 1.3

Recommendations: None

Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page 2.					
Section I. General Information	Company's Business Lic. No).	Date of Inspection		
Inspection Company, Address & Phone	Address of Property Inspecto	Advoce of Deposits Unexpected			
	Address of Froperty Inspects	Address of Property Inspected			
Inspector's Name, Signature & Certification, Registration, or Lic. #		S tructure(s) Ir	nspected		
Section II. Inspection Findings This report is indicative of the condition of the guarantee or warranty against latent, concealed, or future infestations or defects. Based inspected:	above identified structure(s) c on a careful visual inspection of				
A. No visible evidence of wood destroying insects was observed.					
B. Visible evidence of wood destroying insects was observed as follows:					
1. Live insects (description and location):					
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):					
3. Visible damage from wood destroying insects was noted as follows (description and location):					
					
NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties c contact a qualified structural professional to determine the extent of damage and the need for repairs.					
Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:					
The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.					
Section III. Recommendations					
No treatment recommended: (Explain if Box B in Section II is checked)					
Recommend treatment for the control of:					
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:			The inspector may write out obstructions or use the following optional key: 1. Fixed ceiling 13. Only visual access		
Basement					
Crawlspace			Suspended ceiling Fixed wall covering	14. Cluttered condition 15. Standing water	
Main Level			4. Floor covering 16. Dense vegetation 5. Insulation 17. Exterior siding 6. Cabinets or shelving 18. Windowwell covers 7. Stored items 19. Woodpile 8. Fumishings 20. Snow 9. Appliances 21. Unsafe conditions		
Garage					
Exterior					
☐ Porch			10. No access or entry 11. Limited access	22. Rigid foam board 23. Synthetic stucco	
Other —			12.Noaccessbeneath	24. Duct work, plumbing, and/or wiring	
Section V. Additional Comments and Attachments (these are an integral part of the report)					
Attachments					
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.	Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information				
nistory has been disclosed to the buyer.	reported.				
χ	X				

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage any other building construction technology and/or repair.

destroying evaluation or

- A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page About the Inspection: 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot quarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildewornoninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty .There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites but no activity are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites but no activity if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulat ion, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if the re is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been report ed as inaccessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

Analytical Laboratories, Inc. 1804 N. 33rd Street

1804 N. 33rd Street
Boise, Idaho 83703
Phone (208) 342-5515
http://www.analyticallaboratories.com

Date Report Printed:

8/17/2016 10:52:3

These test results relate only to the items tested.

Laboratory Analysis Report

Sample Number: 1636129

Attn:

Collected By:

Submitted By:

Source of Sample:

Time of Collection:

Date of Collection:

8/4/2016

Date Received:

8/8/2016

Report Date:

8/16/2016

Field Temp:

Temp Rcvd in Lab:

PWS:

Asbestos testing was performed by Materials Testing & Inspection (MTI). **% Non-Asbestos Fibers= 100% Cellulose. NAD=No Asbestos Detected.

Test Requested MCL Analysis
Result Units MDL Method Date
Completed Analyst

Asbestos ** NAD % EPA600/R93/11 8/15/2016 MTI

	MPLE TYPE CODE		ANALYTICAL LABORATORIES, INC.								
S - Routine				AINAL	1110		ID00020	.J, IIVC.			
	sample (at origin										
E - Enforcement (chain of custody) 1804 N. 33rd Street											
U - Upstream repeat				Boise, Idaho 83703							
D - Downstream repeat 1-800-574-5773											
					208-342-5515						
W - Untrea			www.analyticallaboratories.com								
	ated by Lab		Public Water Supply Private W. X. Jupply Other								
	uction / Special		Tub	ic water supply i fivate	- VV: X	чарріу					
NAME OF	WATER SYSTEM						COUNTY		PWS		
							CA	NOYN			
REPORT RESULTS TO:						DATE RECEIVED 7/26/2016					
						TIME RECEIVED 8:			8:30		
Р	ERRY CAMPBEL	L						DATE ANALYZED			
4	15 W. IVYWILD	ST									7/26/2016
В	OISE, ID 83706							TIME ANALYZED 14:00			
	,										1 1.00
SEND ADD	DITIONAL COPIES	TO:						IF RETEST,			
								ORIGINAL			
e-mail:	PERRY.CAMPBE	LL@HOUSE	CHECK.NET					SAMPLE DATE			
Phone	(208) 869-23	843 E	xt	Fax				CHILLED 10 C		X YES	NO
COLLECTE	D BY: P CAM	PBELL			Т	RANSPORTE	D BY: P CAN	1PBELL	•		
SAMPLE	COLLECTION		Sampling	Location	Cl res	TOTA	L COLIFORMS	E.	COLI		HPC
TYPE	DATE/TIME			SM 9223 SM 9223		23		SM 9215			
					1						
	7/25/2016	LAB#	1633115								
С	12:00	20371	RED TOP RD	CALDWELL,ID		A	BSENCE	ABSENCE			
					-	-		-			

REMARKS:	ANALYST: LM		
		DATE PRINTED: 7/29/2016	
ANALYTICAL METHODS		A 1 11 11 1	
<u>Total Coliforms</u>	<u>E. coli</u>	Analytical Laborat	ories, inc.
SM 9222 Membrane Filter Technique, Parts 909 and 909A, Standard Methods16th ed.,1985	MUG Test Per 141.214(x)(7) and 40 CFR 141.21(f)(6)() -	
Mutiple Tube Fermentation , Parts 908 and 908A, and 908B, Standard Methods16th	HPC Pour Plate, Part 907, Standard Methods, 16th ed. , 1		
SM 9223 MMO-MUG Test Per 40 CFR141.21(f)(3)(IV)		Brian McGovern	Date
Records shall be retained and destroyed in accordan In general, records shall not be retained beyond pr	Laboratory Supervisor		



Analytical Laboratories, Inc.

1804 N. 33rd Street Boise, Idaho 83703 Phone (208) 342-5515

Date Report Printed:

7/30/2016 12:44:24 PM

http://www.analyticallaboratories.com

These test results relate only to the items tested.

Laboratory Analysis Report

Sample Number: 1633116

Collected By: P CAMPBELL

Submitted By: P CAMPBELL

Source of Sample:

20371 RED TOP RD CALDWELL,ID

Attn:

PERRY CAMPBELL 415 W. IVYWILD ST BOISE, ID 83706

Time of Collection:

12:00

Date of Collection:

7/25/2016

Date Received:

7/26/2016

Report Date:

7/30/2016

Field Temp:

Temp Revd in Lab:

PWS#:

PWS Name:

Test Requested	MCL	Analysis Result	Units	MDL	Method	Date Completed	Analyst
Arsenic Low Value Exceeds the MCL of	0.01 f 0.010 mg/L	0.011	mg/L	0.002	EPA 200.8	7/29/2016	JH
Lead Low	0.015	< 0.005	mg/L	0.005	EPA 200.8	7/29/2016	JH
Nitrate (as N)	10	<0.2	mg/L	0.2	EPA 300.0	7/26/2016	NC

MCL = Maximum Contamination Level



1. DRAIN



Leak noted at: rear hose faucet

Drain for the laundry washer disconnected in the crawlspace. Resulting water damage has caused some microbial growth on sub-floor & floor framing **RECOMMEND:** Repair by a plumbing contractor & review by a certified mold inspector



2. | FAK



Leak noted at: rear hose faucet

RECOMMEND: Review by a plumbing contractor





3. FAUCET



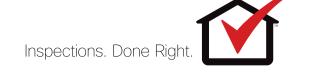
Tub/Shower faucet head: Hot/Cold reversed

RECOMMEND: Review by a plumbing contractor







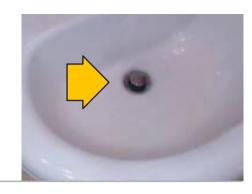


4. DRAIN



Drain stopper inoperable

RECOMMEND: Review by a plumbing contractor







1. MISSING



Wood stove has been removed leaving a hole in the roof which could allow water to enter the home

RECOMMEND: Review by a roofing contractor







GUTTERS/DOWNSPOUTS

1. ADDITION



None present

RECOMMEND: Installing to direct rain water away from foundation









1. REPLACE



Filter was dirty at time of inspection

RECOMMEND: Replacing filter as recommended by manufacturer

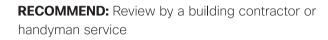




1. REPAIR



Railings loose/damaged at: stairs to second floor, possible safety hazard











1. FIRE HAZARD



An electrical outlet on the north wall exhibited visible scorching. Indicates a potential fire hazard

RECOMMEND: Review by an electrical contractor





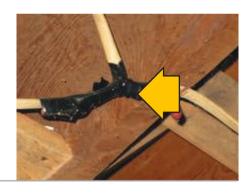
2. FIRF HAZARD



Electrical wires in attic were spliced improperly and are not contained inside an approved junction box

RECOMMEND: Review by an electrical contractor





3. SAFFTY RISK



Light switch in crawl space missing the cover plate. Repair of this can be done easily & inexpensively by homeowner, failing to install the cover plate poses a serious safety risk



RECOMMEND: Installing cover plate





















4. MISSING



Light is missing the glass cover

RECOMMEND: Repairing as necessary



5. NOISE



Exhaust fan excessively noisy

RECOMMEND: Review by an electrical contractor



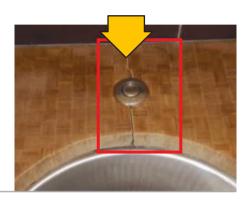


1. REPAIR



Cracked tile behind bar sink

RECOMMEND: Review by a tile contractor



The following list is a sampling of contractors that have been listed on HomeAdvisor.com, a list which changes from time to time. HouseCheck recommends that you make your own determination regarding who you select. HouseCheck makes no warranty or representation regarding the quality of workmanship or availability of these contractors, but encourage you to explore their website.



Morningstar Construction

(208) 392-0576 5703 W. Cassia St. Boise, ID 83705

Borup Construction, LLC

(208) 859-1965 PO Box 365 Star, ID 83669

All in One Construction & Remodel

(208) 869-7619 2892 Tiber Dr. Meridian, ID 83642



Fortis Concrete Co.

(866) 880-8938 2006 Mortimer Dr. Boise, ID 83712

Coburn Concrete Construction

(208) 929-3927 23624 Lansing Ln. Middleton, ID 83644

Flatstone Concrete, LLC

(208) 830-7836 6327 E. Lemhi Nampa, ID 83687



Sterling Construction

(208) 908-9487 3512 N. Weston Way Meridian, ID 83646

SMC Framing & Drywall

(208) 608-6241 184 W. Pennwood Meridian, ID 83642

Cortez Real Estate & Construction, LLC

(208) 739-7111 PO Box 1858 Boise, ID 83701

ELECTRICAL

Paz Electrical, LLC

(208) 284-0353 1507 S. Michigan Ave. Boise, ID 83706

Total Precision Electric, LLC

(208) 599-3910 1226 N. Cheshire Dr. Kuna, ID 83634

Eco Electric, LLC

(208) 392-1470 3779 N. Elsinor Way Meridian, ID 83646

The following list is a sampling of contractors that have been listed on HomeAdvisor.com, a list which changes from time to time. HouseCheck recommends that you make your own determination regarding who you select. HouseCheck makes no warranty or representation regarding the quality of workmanship or availability of these contractors, but encourage you to explore their website.



T & R Masonry, LLC

(208) 272-9121 328 W. Lincoln Ave, Nampa, ID 83686

One Call Heating & Cooling & Sales

(208) 871-8789 16658 Zaragosa Way Caldwell, ID 83607



Sunrise Floors, Inc.

(866) 334-4690 8883 Witchita Dr. Boise, ID 83709

Superior Installations, LLC

(208) 283-8351 5205 S. Morrow Rd. Boise, ID 83709

ProFloors

(208) 559-0915 1000 S. Kingfisher Way Boise, ID 83709



Blue House Specialties

(877) 845-4075 560 N. Ripple Rock Pl. Star, ID 83669

Hanson Overhead Garage Door Service

(866) 746-0108 958 W. Walton Dr. Meridian, ID 83642

Sunrise Garage Door Company

(208) 880-1561 2017 North Middleton Rd. Nampa, ID 83651



Redux Roofing & Exteriors, LLC

(208) 929-3021 1134 E. Rutherglen St. Kuna, ID 83634

Superior Gutter Company, LLC

(877) 675-8493 512 N. Copper Tree Dr. Nampa, ID 8365

Hollinshead Home Solutions, LLC



The following list is a sampling of contractors that have been listed on HomeAdvisor.com, a list which changes from time to time. HouseCheck recommends that you make your own determination regarding who you select. HouseCheck makes no warranty or representation regarding the quality of workmanship or availability of these contractors, but encourage you to explore their website.



SMS Handyman

(208) 230-7726 560 N. Ripple Rock Pl. Star, ID 83669

Handyman Dave, LLC

(208) 272-9074 1381 W. Crestwood Dr. Meridian, ID 83642

Residential Renovations

(208) 871-8789 16658 Zaragosa Way Caldwell, ID 83607



Dowdy Heating & Cooling, LLC

(866) 334-4690 8883 Witchita Dr. Boise, ID 83709

Right Now Heating & Air

(208) 283-8351 5205 S. Morrow Rd. Boise, ID 83709

Velocity Heating & Air Conditioning, LLC

(208) 559-0915 1000 S. Kingfisher Way Boise, ID 83709



HD Insulation, Inc.

(866) 746-0108 958 W. Walton Dr. Meridian, ID 83642

RestoClean

(208) 880-1561 2017 North Middleton Rd. Nampa, ID 83651



Two Rivers Landscape, Inc.

(208) 929-3021 1134 E. Rutherglen St. Kuna, ID 83634

The Art of the Earth by Modern

(877) 675-8493 512 N. Copper Tree Dr. Nampa, ID 8365

Perfect Earth Landscaping & Design, LLC



The following list is a sampling of contractors that have been listed on HomeAdvisor.com, a list which changes from time to time. HouseCheck recommends that you make your own determination regarding who you select. HouseCheck makes no warranty or representation regarding the quality of workmanship or availability of these contractors, but encourage you to explore their website.



Doug Burke, The Paint Contractor

(208) 230-7726 560 N. Ripple Rock Pl. Star, ID 83669

Rocket Painting Services

(208) 272-9074 1381 W. Crestwood Dr. Meridian, ID 83642

AAA Action Painting

(208) 871-8789 16658 Zaragosa Way Caldwell, ID 83607



208 Plumbing Solutions

(866) 334-4690 8883 Witchita Dr. Boise, ID 83709

JRS Plumbing

(208) 283-8351 5205 S. Morrow Rd. Boise, ID 83709

Mr. Rooter Plumbing of Boise

(208) 559-0915 1000 S. Kingfisher Way Boise, ID 83709



Rocky Mountain Pools, LLC

(208) 230-7726 560 N. Ripple Rock Pl. Star, ID 83669

Premier Pool & Spa, LLC

(866) 746-0108 958 W. Walton Dr. Meridian, ID 83642

Mirage Pools Idaho, Inc.

(208) 880-1561 2017 North Middleton Rd. Nampa, ID 83651



Reve Exteriors, LLC

(208) 929-3021 1134 E. Rutherglen St. Kuna, ID 83634

Olson Brothers Roofing, LLC

(877) 675-8493 512 N. Copper Tree Dr. Nampa, ID 8365

Excel Roofing Inspections



The following list is a sampling of contractors that have been listed on HomeAdvisor.com, a list which changes from time to time. HouseCheck recommends that you make your own determination regarding who you select. HouseCheck makes no warranty or representation regarding the quality of workmanship or availability of these contractors, but encourage you to explore their website.



ABC Septic Services, Inc.

(208) 230-7726 560 N. Ripple Rock Pl. Star. ID 83669

TNG Excavation, LLC

(208) 272-9074 1381 W. Crestwood Dr. Meridian, ID 83642

Nallion Plumbing

(208) 871-8789 16658 Zaragosa Way Caldwell, ID 83607



Parker Masonry & Tile, LC

(866) 334-4690 8883 Witchita Dr. Boise, ID 83709

Idaho Hard Surface

(208) 283-8351 5205 S. Morrow Rd. Boise, ID 83709

Classique Tile, Inc.

(208) 559-0915 1000 S. Kingfisher Way Boise, ID 83709



New Age Plumbing, LLC

(208) 230-7726 560 N. Ripple Rock Pl. Star, ID 83669

Dan's Pump & Filter, LLC

(866) 746-0108 958 W. Walton Dr. Meridian, ID 83642

Custom Pump Services, LLC

(208) 880-1561 2017 North Middleton Rd. Nampa, ID 83651



Affordable Roofing & Windows, Inc.

(208) 929-3021 1134 E. Rutherglen St. Kuna, ID 83634

Energy Smart Windows, LLC

(877) 675-8493 512 N. Copper Tree Dr. Nampa, ID 8365

Treasure Valley Exteriors, LLC



Inspections. Done Right.



Certificate of Home Inspection

This certifies that the dwelling at

911 North 18th Street Boise, ID 83709

has been thoroughly inspected by the home inspection experts at



President & CEO

//ce President, Inspector Operations

Additional Services

The following inspections/tests are offered by HouseCheck for an additional fee. All re-inspections, whether requested by a Seller or Buyer will be performed by a different HouseCheck inspector than the original inspector. Please call the office to schedule an appointment.

SELLER RE-INSPECTION (after repairs completed) —————	^{\$} 49
BUYER RE-INSPECTION (prior to closing)	\$ 49
RADON TEST (if included in Home Inspection) or \$149 stand-alone (mileage & travel charges may apply in some locations)	\$ 99
WOOD-DESTROYING INSECT INSPECTION ————————————————————————————————————	^{\$} 49
ASBESTOS TEST (if included in Home Inspection) or \$99 stand-alone (mileage & travel charges may apply in some locations)	^{\$} 49
WELL-WATER QUALITY TEST———————————————————————————————————	\$ 99
MOLD INSPECTION & TEST	\$159 e determined
APPLIANCE RECALL NOTIFICATION ————————————————————————————————————	\$19 per appliance

For more information, call 844-94-CHECK, or visit HouseCheck.net





Your home is an incredibly complex combination of dozens of interdependent systems.

What could possibly go wrong?

Plumbing. Heating. Cooling. Electrical. Structural. For something that sits in one place, a house sure has a lot of moving parts!

To make matters worse, many of those systems operate invisibly to the homeowner, making it almost impossible for the average person to project when a given system may fail.

That's why it makes sense to protect yourself with a comprehensive HouseCheck Home Inspection, combined with a HouseCheck Home Warranty!

If you're **BUYING** a house, our home warranty protects you from expensive surprises.

And if you're **SELLING** your house, our Home Warranty will cover you until your home transfers to the buyer...and then any remaining warranty can be transferred to the new owner for a fee of just \$25!

Whether bundled with a HouseCheck Home Inspection or purchased by itself, a HouseCheck Home Warranty is a smart investment!

For more information, or to apply, call 844-94-CHECK, or visit HouseCheckHomeWarranty.com.

HOMEOWNER MAINTENERCE CHECKLIST This checklist is provided as a courtesy to assist homeowners in the normal maintenance of a home. Some items may not apply to your home and the Spring and Fall assessments are only recommendations based on weather patterns in most states.



SPRING

Foundation & Basements

- Check grading to assure that water will drain away from the foundation

Windows & Doors

- ☐ Check doors, windows and trim for finish failure

Exterior Walls

- ☐ Check painted surface for paint flaking or paint failure
- ☐ Check siding, shingles, and trim for damage, looseness, warping and/or decay.
- ☐ Check exterior masonry walls for cracks, looseness, and missing or broken mortar
- ☐ Cut back and/or trim shrubbery against walls

Roof

- ☐ Check for damaged, blistered, or loose shingles
- ☐ Check underside of roof where accessible for water stains or dampness

- △ Check vents, louvers, chimney caps, and eaves for bird nests, hives, etc.
- ☐ Check antenna guy wires and supports

Electrical

☐ Trip circuit breakers and GFCI outlets every 6 months

Plumbing

☐ Check faucets/hose bibbs/valves for leakage

Heating & Cooling

☐ Change/clean furnace, AC, electronic filters.

KNOW THE LOCATION!

- Main water shut-off valve
- Main electrical disconnect
- Main emergency shut-off for heating system

HOMEOWNER MAIN CHECKLIST This checklist is provided as a courtesy to assist homeowners in the normal maintenance of a home. Some items may not apply to your home and the Some items may not apply to your home and the Some items. maintenance of a home. Some items may not apply to your home and the Spring and



Doors & Windows

- ☐ Check doors & windows for proper closing/latching

Roof

- ☐ Sweep debris from flat & low-slope roofs
- ☐ Evaluate roof for future replacement
- △ Check vents, louvers, chimney caps, and eaves for bird nests, hives, etc.

Electrical

- ☐ Trip circuit breakers and GFCI outlets every 6 months
- △ Check condition of lamps, extension cords & plugs. Replace if worn or damaged
- ☐ Frequently tripped fuses or breaker should be checked by an electrician to determine cause

If you experience slight tingling or shock from touching an appliance or connection, disconnect it an call an electrician.

Fall assessments are only recommendations based on weather patterns in most states.

Plumbing

- ☐ Drain exterior water lines, hose bibs, sprinklers & pool equipment
- ☐ Check for leaks at sinks, drain pipes & sewer clean-outs
- ☐ Draw off sediment in water heaters per manufacturers instructions
- ☐ Have septic tank cleaned every 2 years

Heating & Cooling

☐ Change/clean furnace, AC, electronic filters.

Interior

- ☐ Check tiles, tub grouting & caulking areas
- △ Keep exposed water lines & drains wrapped with insulation
- ☐ Check ceiling for water stains, leaks, etc. Particularly attics & chimneys

KNOW THE LOCATION!

- Main water shut-off valve
- Main electrical disconnect
- Main emergency shut-off for heating system

12 Vital Actions That Will Help You Sell Your House

1. Get a home inspection.

Why wait until your house is under contract to find out what's wrong with it? Be proactive...make a home inspection the first thing you do, even before calling a real estate agent. This will put you in a much stronger negotiating position down the road.

2. Make some repairs.

Your home inspection will reveal some deficiencies you were already aware of, plus some you didn't know about. This is your opportunity to repair or replace anything that could get in the way of a quick, easy transaction...and since the home isn't yet under contract, you can bid out the work and hire contractors without the pressure of a tight deadline.

3. Get a re-inspection.

The best home inspection firms offer a low-cost re-in-spection that certifies the repairs you've made as a result of the original inspection. This full-disclosure report can then be shared with potential buyers, providing them with objective verification of the true condition of the home.

4. Buy a transferable Home Warranty.

For the ultimate in buyer confidence, purchase a transferrable Home Warranty. A warranty will cover anything that might go wrong with your home while it's on the market, but even more importantly, it can be transferred to the new owner, eliminating buyer anxiety about what unseen problems they might be inheriting.

5. Focus on curb appeal.

Don't let a potential buyer reach a "no way" decision before they even reach your front door! Do everything you can to make that all-important journey from the curb to the entryway a pleasant experience. Remove clutter. Hack away at overgrown greenery. Add some flowers. And for goodness sake, if the front door is looking shabby...even a little...treat it to a fresh coat of paint!

6. Make it sparkle.

When a potential buyer sees a clean home, they infer that the house has been well cared-for. Do a deep cleaning, especially in the kitchen and bathrooms. Eradicate mold, mildew, and soap scum. Touch up paint. Re-caulk as necessary. And if the job is too daunting, consider bringing in a professional cleaning service.

7. Bring in the light.

Buyers routinely cite that good light in a home is near the top of their list...right after "location." Do everything you can to bring natural light into your home, including taking down drapes and trimming greenery outside the windows. Even a thorough window cleaning will bring in more light! Inside the home, make sure all light bulbs are working...maybe even consider increasing the wattage to create a brighter, more welcoming environment.

8. Take the "home" out of your house.

It's vitally important to de-personalize your home when selling it. All the personal photos and chatychkes that make your house your home prohibit potential buyers from imagining the house as THEIR home. Make your home a blank slate upon which buyers can write their own dreams.

9. Set the table.

Before a showing or open house, set the dining room table with your most elegant linen, china, and fresh flowers. Set the kitchen table, too, but more casually. The more vividly a potential buyer can imagine entertaining their friends in your home, the more emotional involvement they'll experience.

10. Play up the storage.

A fully-packed closet gives the appearance of cramped storage space. Remove half the articles in every closet, stow that stuff in storage, and you'll be creating an impression that your house offers lavish closet space...an attribute that animates all home buyers.

11. Do some staging.

They say you only get one chance to make a good first impression, and this applies to your home, as well. Engaging a professional home staging service is a good way to make sure your house stands out. In addition to some creative rearranging and de-cluttering, home stagers may actually send some of your furniture out to storage, bringing in temporary replacements to enliven your rooms and create an irresistible visual impact.

12. Ask your agent.

Most people only buy or sell a house a few times in their lifetime, but a professional real estate agent does it every day! Take advantage of your agent's ability to offer insights and make suggestions that will make the whole process easier, less stressful, and more effective!





1-844-94-CHECK HouseCheck.net