



# INSPECTION REPORT

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Meridian, ID.



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**For the Exclusive use of**  
**John Doe**

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# REPORT SUMMARY

INSPECTION DATE: 0-00-00

REPORT NUMBER: 0000

## WEATHER CONDITIONS

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WEATHER	Clear
TEMPERATURE	55 Degrees F
SOIL CONDITIONS	Dry

## RECOMMENDATIONS AND HIGHLIGHTS

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The following is a summary of the significant items in this report; it is NOT a complete list, PLEASE read the entire report.

1. Found a 1 foot section of the floor joist directly under the tub in the master bathroom modified beyond limits. NO modification of the top flange or bottom flange of the joist is allowed recommend additional support under the modified area. FLOOR JOIST – “T”-joist flanges should not be notched, small holes are usually allowed anywhere in the web, while large holes (Typically, holes NOT GREATER than 1/3 the depth of the joist can be installed anywhere in the joist as long as they are 2 inches or more from the top or bottom of the joist) are limited to the middle span. See Photo P#4
2. Found the cap shingles missing from the overhang area above the front upstairs bedroom. Repair as needed. See Photo P#5
3. Surface drainage could be improved to drain away from the foundation. Ideal grading slope away from the foundation is 1 inch per foot for 6 feet
4. Screen for the two windows in the family room removed and in disrepair. Repair as needed.
5. Patio screen removed, unknown condition. Repair as needed.
6. The garage door contact safety switch is out of adjustment or defective. The door does not reverse the door operation when the door comes in contact with an object in its path. This situation could cause personal injury or property damage and therefore should be corrected as soon as possible.
7. The kitchen sink is slow to drain and will backup when the dishwasher drains. Repair as needed.
8. I **HIGHLY** recommend changing the filter. 20 X 25 inches
9. A few insulation batts in the floor under the utility room have come down. The waste disposal had a slight ticking noise in it. See Photo P#12

# STRUCTURE

## DESCRIPTION

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FOUNDATION:	Raised Poured Concrete
COLUMNS:	Wood
FLOOR STRUCTURE:	Wood I Joist & Waferboard Sheathing
WALL STRUCTURE:	Wood Frame
CEILING STRUCTURE:	Wood Truss
ROOF STRUCTURE:	Wood Truss & Waferboard Sheathing

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The construction of the home is good quality. The materials and workmanship, where visible, are good.

### COMMENTS

No major defects were observed in the accessible structural components.

### OBSERVATIONS AND RECOMMENDATIONS

#### CRAWL SPACE

Found a 1 foot section of the floor joist directly under the tub in the master bathroom modified beyond limits. NO modification of the top flange or bottom flange of the joist is allowed recommend additional support under the modified area. FLOOR JOIST – “T”-joist flanges should not be notched, small holes are usually allowed anywhere in the web, while large holes (Typically, holes NOT GREATER than 1/3 the depth of the joist can be installed anywhere in the joist as long as they are 2 inches or more from the top or bottom of the joist) are limited to the middle span.



NO modification allowed to the top or bottom flanges.

### SCOPE AND LIMITATIONS OF THE INSPECTION

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The scope of the inspection and report is a limited **visual** inspection of the general systems and components of the home to identify any system or component which may be in need of immediate major repair. The inspection has been performed in compliance with generally accepted standards of practice. Limitations of this inspection would include any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls floor carpet, ceiling, furnishing, or any other thing not included in this inspection. The inspection does not include any destructive testing or dismantling.

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# ROOFING

## DESCRIPTION

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METHOD OF INSPECTION:	Walked on roof
ROOF COVERING:	Three tab Asphalt Shingle
ROOF FLASHING:	Metal
ROOF DRAINAGE SYSTEM:	Aluminum Gutters and Downspouts

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The roof is in typical condition for its age.

### OBSERVATIONS AND RECOMMENDATIONS

Found the cap shingles missing from the overhang area above the front upstairs bedroom. Repair as needed.



Cap shingle missing  
Notice the hole where water might enter.

## SCOPE AND LIMITATIONS OF THE INSPECTION

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The scope of the inspection and report is a limited **visual** inspection of the roof system. The report is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

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# EXTERIOR

## DESCRIPTION

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SIDING:	Vinyl
EAVES, SOFFITS & FASCIAS:	Metal
EXTERIOR DOORS & DOOR FRAMES	Front-wood Patio-Vinyl Back door to garage-metal
WINDOWS & TRIM:	Vinyl Sliders
DRIVEWAY:	Concrete
GARAGE DOOR(S):	Metal sectional
ENTRYWAY:	Concrete
PATIO/DECK:	Concrete patio
SURFACE DRAINAGE:	Neutral / Flat
FENCING:	Wood

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

Vinyl siding with metal soffits and fascias make the exterior very maintenance free.

### OBSERVATIONS AND RECOMMENDATIONS

Surface drainage could be improved to drain away from the foundation.

Ideal grading slope away from the foundation is 1 inch per foot for 6 feet.

Screen for the two windows in the family room removed and in disrepair. Repair as needed.

Patio screen removed, unknown condition. Repair as needed.

### SAFTY ISSUE

The garage door contact safety switch is out of adjustment or defective. The door does not reverse the door operation when the door comes in contact with an object in its path. This situation could cause personal injury or property damage and therefore should be corrected as soon as possible.

### SCOPE AND LIMITATIONS OF THE INSPECTION

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# ELECTRICAL

## DESCRIPTION

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SIZE OF ELECTRICAL SERVICE:	125 Amps
SERVICE DROP:	Underground
SERVICE ENTRANCE CONDUCTOR:	Copper
MAIN SERVICE DISCONNECT LOCATDE:	Northwest corner of the garage
SUB PANEL & EQUIPMENT:	Same as above
SERVECE GROUNDING:	Copper (connection not visible)
DISTRIBUTION WIRING:	Copper
WIRING METHOD:	Non-Metallic Cable (Romex)
SWITCHES & RECEPTACLES:	Grounded
GROUND FAULT CIRCUIT INTERRUPTERS:	Bathrooms, Garage, Kitchen and Patio
SMOKE DETECTORS:	Present

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The size of the electrical service should be sufficient for a home of this size.

### COMMENTS

A random number of electrical receptacles were tested using a testing device. Tested receptacles checked as being wired properly and grounded.

FYI – The east receptacles in the kitchen are controlled by the GFCI receptacle by the refrigerator.

FYI – The south receptacles in the kitchen are controlled by the GFCI receptacle on the south wall.

FYI - ALL BATHROOM receptacles are controlled by the GFCI receptacle located in the downstairs bathroom.

## OBSERVATIONS AND RECOMMENDATIONS

### SCOPE AND LIMITATIONS OF THE INSPECTION

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# PLUMBING

## DESCRIPTION

WATER SUPPLY:	Municipal Water Supply
SERVICE TO THE HOUSE:	Plastic
WATER SUPPLY SHUT- OFF VALVE:	In the crawl space entry
INTERIOR SUPPLY PIPES:	PEX (plastic)
WASTE SYSTEM:	Municipal
WASTE SYSTEM PIPING:	ABS
WATER HEATER:	Gas
GAS SHUT-OFF VALVE:	Natural Gas shut off at the meter NW corner of garage

## OBSERVATIONS

### POSITIVE CHARACTERISTICS

The plumbing system is generally in good condition.

### COMMENTS

### OBSERVATIONS AND RECOMMENDATIONS

The kitchen sink is slow to drain and will backup when the dishwasher drains. Repair as needed.

## SCOPE AND LIMITATIONS OF THE INSPECTION

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# HEATING

## DESCRIPTION

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ENERGY SOURCE:	Natural Gas
HEATING SYSTEM TYPE:	Forced Air
VENTS, FLUES & CHIMNEYS:	Metal – Multi Wall
DISTRIBUTION METHOD:	Ductwork

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The heating system has adequate capacity for this house.

### COMMENTS

Manufacturer	Trane
Model #	XL90
Serial #	86391754
Capacity	50,000 BTUs

The Heating system is in typical condition for its age and shows no visible evidence of major defects.

### OBSERVATIONS AND RECOMMENDATIONS

I **HIGHLY** recommend changing the filter. 20 X 25 inches

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# COOLING/HEAT PUMPS

## DESCRIPTION

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ENERGY SOURCE: Electricity  
TYPE: Central Air Conditioning

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The cooling system produced a very respectable 17 degrees differential temperature.

### COMMENTS

### OBSERVATIONS AND RECOMMENDATIONS

Compressor unit Manufacturer	GE
Model #	GECA36A134
Serial #	8274619401
Capacity	3 Ton

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# FIREPLACES & WOOD STOVES

## DESCRIPTION

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FIREPLACE:	Zero Clearance gas
WOOD STOVE:	None
OTHER AUXSILERY HEAT:	None

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The fireplace and its components are in typical condition for there age.

### COMMENTS

### OBSERVATIONS AND RECOMMENDATIONS

To maximize the efficiency of the fireplace I would recommend the lower area were the fan is located and the fan blades be vacuumed.

### SCOPE AND LIMITATIONS OF THE INSPECTION

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As discussed before this is a visual inspection. The scope of this inspection does NOT INCLUD the following items, the interior of the flues or chimneys, the fire screens and doors, the seals and gaskets, any automatic fuel feeding devices, the mantels and fireplace surrounds the combustion make up air devices, the heat distribution assists whether gravity controlled or fan assisted. The inspector is also not required to ignite or extinguish fires, determine the draft characteristics or move the fireplace insert, stove or firebox contents.  
Please refer to the ASHI Standards of Practice for a detailed explanation.

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# INSULATION & VENTILATION

## DESCRIPTION

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ATTIC INSULATION:	Fiberglass Bat & Blown in
ATTIC VENTILATION:	Roof Vents, Gable Vents & Soffit Vents
CRAWL SPACE INSULATION:	Fiberglass Bat
CRAWL SPACE VAPOR BARRIER:	Plastic
CRAWL SPACE VENTILATION:	Foundation vents
EXHAUST FANS & VENTS:	Bathrooms – Kitchen & Utility Room

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The house appears to be well insulated.

### COMMENTS

FYI – The ceiling over the garage is not insulated.

A few insulation batts in the floor under the utility room have come down.

### OBSERVATIONS AND RECOMMENDATIONS



Insulation batts under the floor

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# INTERIOR

## DESCRIPTION

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WALLS AND CEILINGS:	Drywall
FLOOR SURFACES:	Carpet – Vinyl - Hardwood
WINDOW TYPES:	Vinyl Sliders
DOORS:	Wood

## OBSERVATIONS

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### POSITIVE CHARACTERISTICS

The interior finishes of this home are in typical condition for a home of this age.

### COMMENTS

Typical minor flaws were observed in some areas.

### OBSERVATIONS AND RECOMMENDATIONS

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# APPLIANCES

## DESCRIPTION

APPLIANCES TESTED:	Electric Range - Dishwasher – Microwave Oven – Waste Disposal
LAUNDRY :	Dryer vented to exterior of building – Present Hot & Cold water - Present
MISCELLANEOUS COMPONENTS TESTED:	
KITCHEN CABINETS:	Good Condition

## OBSERVATIONS

**POSITIVE CHARACTERISTICS**  
All Appliances Tested worked satisfactorily.

**COMMENTS**  
The waste disposal had a slight ticking noise in it.

## OBSERVATIONS AND RECOMMENDATIONS

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