

PROPERTY INSPECTION REPORT



Marvin S Whyte
Eastern Idaho Home Inspections, LLC

1234 Any Street
Inspection Prepared For: INSPECTION SAMPLE
Agent:

Date of Inspection: 12/13/2024
Age of House: 46 Size:
Weather:

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!




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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bathroom			
	Page 9 Item: 6	Electrical	• GFCI protection is not provided to all bathrooms. If tripped reset in master bathroom.
Bathroom			
	Page 12 Item: 6	Electrical	• GFCI protection is not provided to all bathrooms. If tripped reset in master bathroom.
Garage			
	Page 30 Item: 6	Garage Door Condition	• Maintenance repairs needed. • Missing rollers on the door.



Inspection Details



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1

2. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

3. Closets

Observations:



- The closet is in serviceable condition.

4. Doors

Observations:



- Sliding door into master bedroom.

5. Electrical

Observations:



- Some outlets not accessible due to furniture and or stored personal items.

6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:



- The smoke detectors did not operate during the inspection.
- No CO detector was observed at time of inspection.

8. Wall Condition

Materials: Drywall walls noted.



9. Window-Wall AC or Heat



10. Window Condition

Materials: Vinyl framed sliding window noted.



11. Ceiling Condition

Materials: There are drywall ceilings noted.





Bedrooms

1. Locations

Locations: North#3

2. Closets

Observations:



- The closet is in serviceable condition.

3. Doors

Observations:



- Hollow wood doors.

4. Electrical

Observations:



- Some outlets not accessible due to furniture and or stored personal items.

5. Floor Condition

Flooring Types: Carpet is noted.



6. Smoke Detectors

Observations:



- There were no smoke detectors present in the bedroom(s).

7. Wall Condition

Materials: Drywall walls noted.



8. Window-Wall AC or Heat



9. Window Condition

Materials: Vinyl framed sliding window noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.





Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

Observations:

- ✓ • No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



4. Counters

Observations:

- ✓ • Plastic laminate tops noted.

5. Doors

Observations:

- ✓ • No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:

- 🚩 • **GFCI** protection is not provided to all bathrooms. If tripped reset in master bathroom.

7. GFCI

Observations:

- 🚩 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Exhaust Fan

Observations:

- 🔧 • Exhaust fan is inoperable.

9. Floor Condition

Materials: Ceramic tile is noted.



10. Mirrors



11. Plumbing

Observations:



- Limited review due to personal property stored in undersink cabinet.



12. Security Bars

Observations:



- The security bars were operated and were functional.

13. Showers

Observations:



- functional

14. Bath Tubs

Observations:



- Whirlpool

15. Enclosure

Observations:



- The shower enclosure was functional at the time of the inspection.

16. Sinks

Observations:



- No deficiencies observed.

17. Toilets

Observations:



- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



Bathroom

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

Observations:



- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



4. Counters

Observations:



- Plastic laminate tops noted.

5. Doors

Observations:



- No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:



- GFCI protection is not provided to all bathrooms. If tripped reset in master bathroom.

7. GFCI

Observations:



- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Exhaust Fan

Observations:



- Exhaust fan is inoperable.

9. Floor Condition

Materials: Ceramic tile is noted.



10. Mirrors



11. Plumbing

Observations:



- Limited review due to personal property stored in undersink cabinet.

12. Security Bars

Observations:



- The security bars were operated and were functional.

13. Showers

Observations:



- functional

14. Bath Tubs

Observations:



- Whirlpool

15. Enclosure

Observations:



- The shower enclosure was functional at the time of the inspection.

16. Sinks

Observations:



- No deficiencies observed.

17. Toilets

Observations:



- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



Bathroom master

1. Locations

Locations: Master Bathroom

2. Cabinets

Observations:



- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



There is one screw popping out of the ceiling.



4. Counters

Observations:



- Plastic laminate tops noted.

5. Doors

Observations:



- No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:



- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:



- GFCI in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



9. Floor Condition

Materials: Ceramic tile is noted.



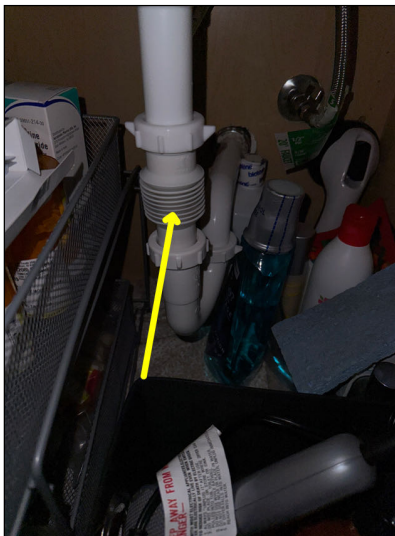
10. Mirrors



11. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.



12. Showers

Observations:

- functional



13. Shower Walls

Observations:

- Fiberglass surround noted.



14. Sinks

Observations:

- No deficiencies observed.
- Operated normally, at time of inspection.



15. Toilets

Observations:



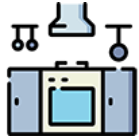
- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

16. Window Condition

Materials: Vinyl framed single hung window noted.



Plastic has been placed along the window as a thermal barrier.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

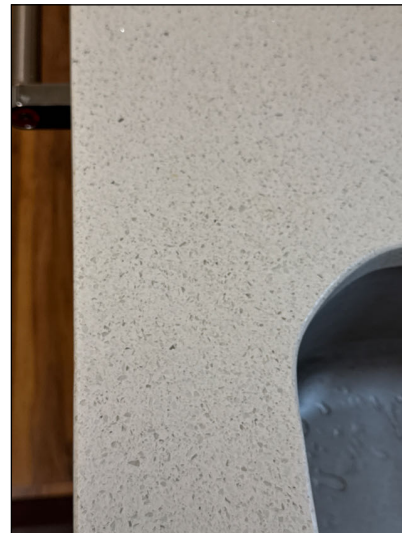


2. Counters

Observations:



- Solid Surface tops noted.





3. Dishwasher

Observations:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.



5. Microwave



6. Cook top condition

Observations:



- Electric cook top noted.



7. Oven & Range

Observations:



- Oven: Electric radiant heating coils or infrared halogen.
- Oven(s): Electric

8. Window Condition

Materials: Vinyl framed sliding window noted.





9. Floor Condition

Materials: Floating laminate type flooring noted.



10. Plumbing

Observations:

- Limited review due to personal property stored in undersink cabinet.



11. Ceiling Condition

Materials: There are drywall ceilings noted.



12. Patio Doors

Observations:

- ***Sliding Patio Doors**





13. Screen Doors

Observations:



- Sliding door screen is functional.



14. Electrical

Observations:



- Some outlets were not accessible due to furniture and or stored personal items in the way.

There are no GFCI protected outlets in the kitchen.

15. GFCI

Observations:

- GFCI in place and operational.
- No GFCI protection present in kitchen, suggest installing GFCI protected receptacles for safety.



Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



3. Dryer Vent



4. Electrical

Observations:



- The receptacles near laundry machines are polarized and should be GFCI.
- The majority of grounded receptacles , were tested and found to be wired correctly.



5. Floor Condition

Materials: Floating laminate type flooring noted.



6. Plumbing



7. Wall Condition

Materials: Drywall walls noted.



8. Ceiling Condition

Materials: There are drywall ceilings noted.



9. Doors

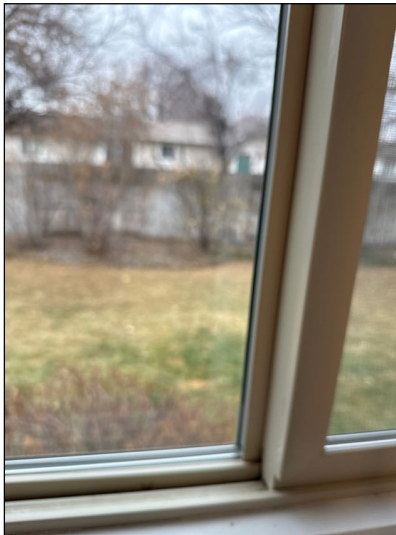
Observations:

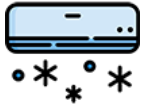


- No major system safety or function concerns noted at time of inspection.

10. Window Condition

Materials: Vinyl framed sliding window noted.





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Radiant heat present, not tested n/a.



2. Thermostats

Observations:

- Digital - programmable type.





Water Heater

1. Base

Observations:



- The water heater base is functional.

2. Heater Enclosure

Observations:



- The water heater enclosure is functional.

3. Water Heater Condition

Heater Type: Electric

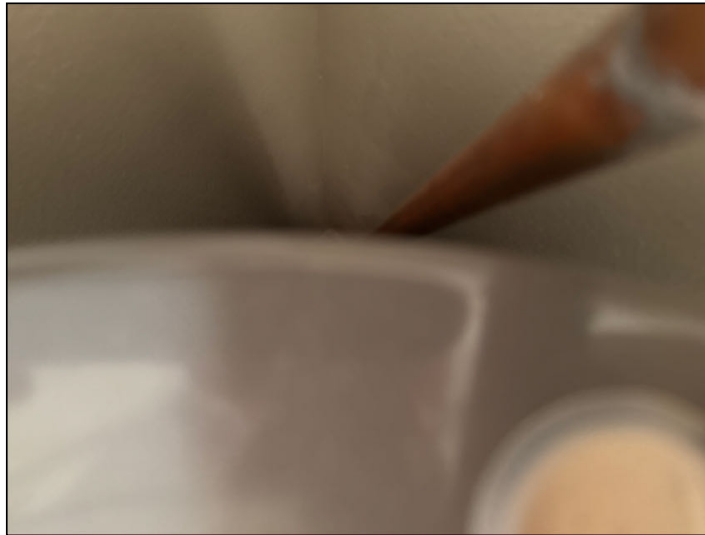


4. TPRV

Observations:



- A pressure & temperature relief valve & extension is present and appears satisfactory.
- A Temperature Pressure Relief Valve (**TPR Valve**) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



5. Number Of Gallons

Observations:



- 50 gallons

6. Plumbing

Materials: Copper



Observations:

- Corrosion observed. Location: hot water heater inlet.

No sign of leaking was observed during the inspection

7. Overflow Condition

Materials: None



8. Strapping

Observations:



- The water heater is not strapped.



Garage

1. Walls

Observations:

- Garage drywall ceiling needs to be properly repaired.
- No major system safety or function concerns noted at time of inspection.
- Pet Door Installed; this may compromise security or firewalls.
- Personal items prevent complete inspection.



2. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

3. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.



4. Rafters & Ceiling

Observations:

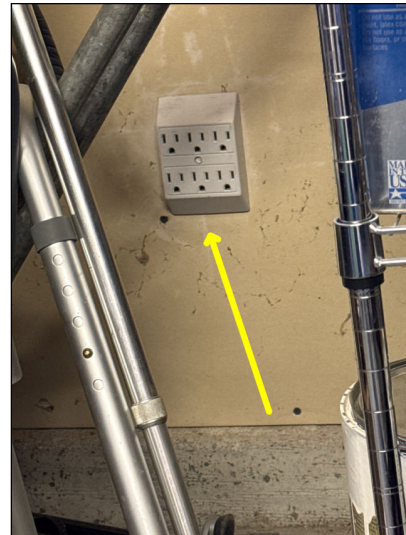
- Garage drywall ceiling needs to be properly repaired.
- Hole in the ceiling is a breach in the fire protection.
- Limited review due to finished ceilings.



5. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)



6. Garage Door Condition

Materials: One 16' upgraded in-insulated steel door

Observations:

- missing hardware
- Maintenance repairs needed.
- Missing rollers on the door.





7. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.
- Appeared functional using normal controls, at time of inspection.
- Right hand GDO light missing. Repair as needed.



8. Garage Door's Reverse Status

Observations:



- Eye beam system present and operating.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: South side of the house.



2. Main Amp Breaker

Observations:

- 200 amp



3. Breakers in off position

Observations:

- 0



4. Cable Feeds

Observations:

- There is an underground service lateral noted.



5. Breakers

Materials: Copper non-metallic sheathed cable noted.





Roof

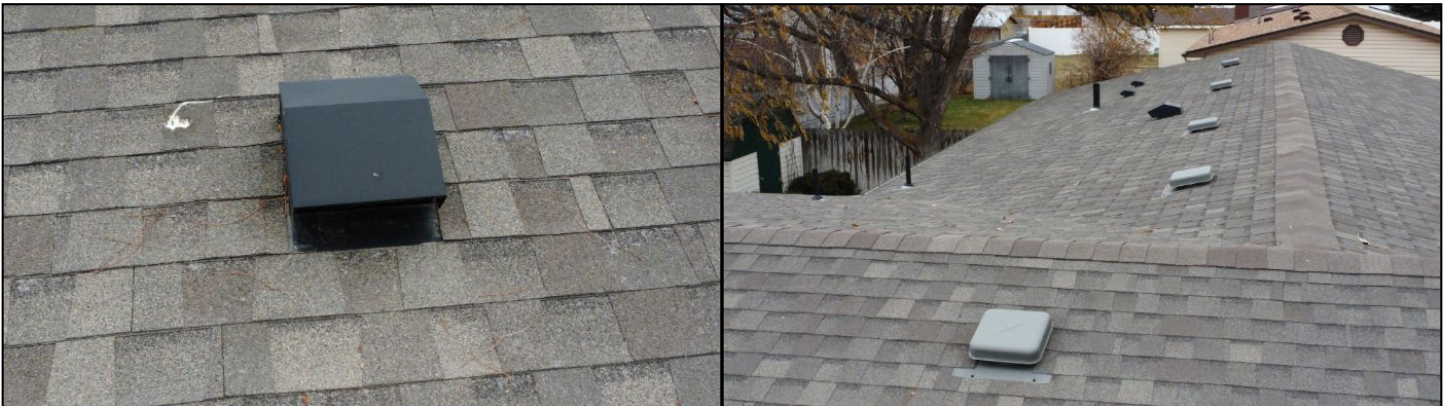
1. Roof Condition

Materials: Inspected by use of drone.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Flashing appears adequate; see photos.
- Maintenance Tip: Weather permitting, keep debris cleared from roof **valley**s to extend life of roof.



2. Flashing

Observations:

- Aluminum flashing visible around chimney.

3. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.





Roof Chimney

4. Vent Caps



Two nails exposed.

5. Gutter

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
- Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- ****Location of access****

- Garage ceiling.

- Did not inspect, unable to access attic due to hatch inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.





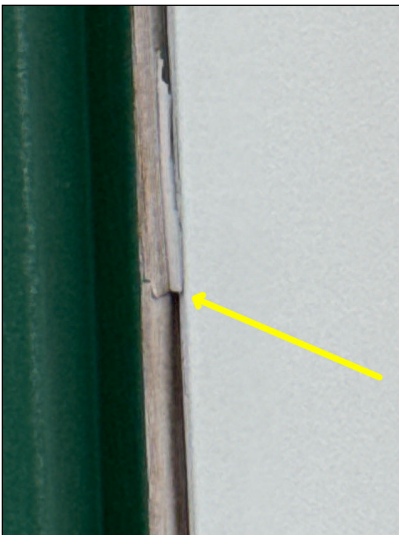
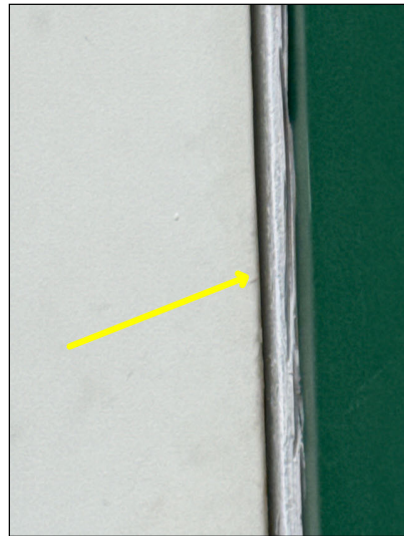
Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Peeling paint observed, suggest scraping and painting as necessary.
- Exterior of back door is getting weathered, may need a new coat of paint.





2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.



3. Siding Condition

Materials: Vinyl siding, wood frame construction, concrete / block foundation • Vinyl siding noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- No major system or safety concerns noted.





Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Perimeter

Observations:



- No deficiencies were observed at the visible portions of the structural components of the home.
- Visible portions of foundation wall were dry at the time of the inspection.

2. Foundation Walls





Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

- Monitor: Surface deterioration observed at the concrete surface.
- Improperly sloped towards foundation.
- Sunken areas were observed with cracks and breaks.
- Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.

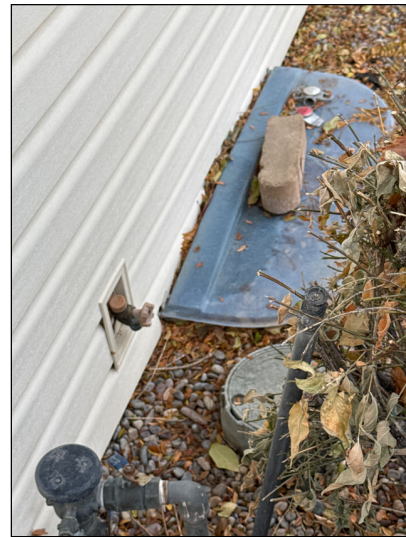


2. Grading

Observations:



- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The grading is improperly sloped towards the foundation.
- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
- Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



3. Vegetation Observations

Observations:



- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



4. Gate Condition

Materials: Wood



Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.



5. Patio and Porch Deck

Observations:



- Appears in satisfactory and functional condition with normal wear for its age.
- MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae and mold that can make the surface very slick. Recommend cleaning composite decks annually by scrubbing with a solution of: 1/3 cup laundry soap; 2/3 cup Tri-Sodium-Phosphate (TSP); one quart bleach; and 3 quarts of water. Rinse with a hose--Do Not Use a Pressure-Washer on composite lumber.



6. Stairs & Handrail

Observations:

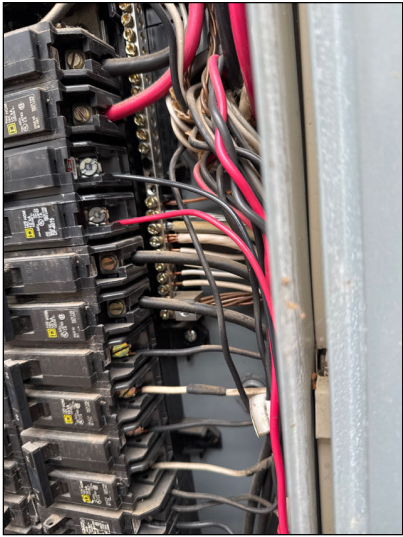
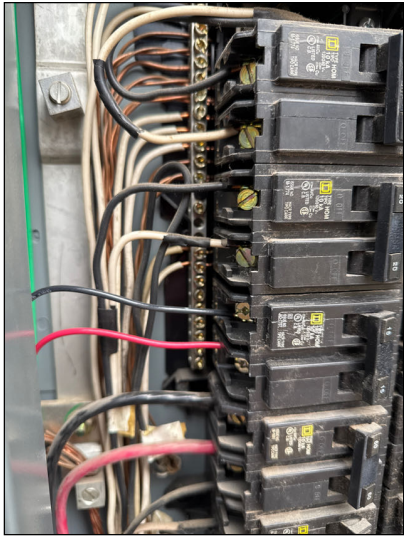
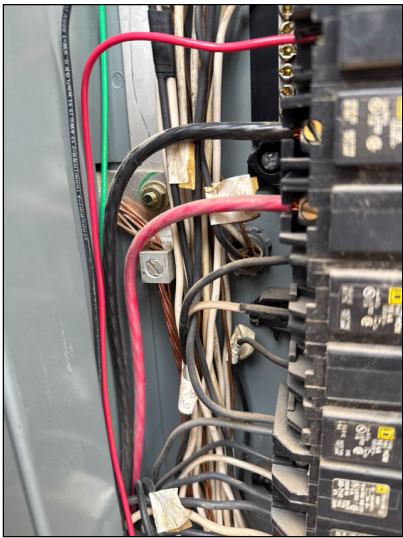
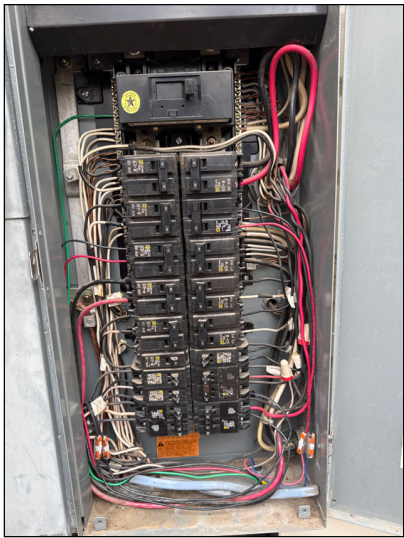
- ✓ Although railings are not required with drop-offs less than 30" above grade - consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children,

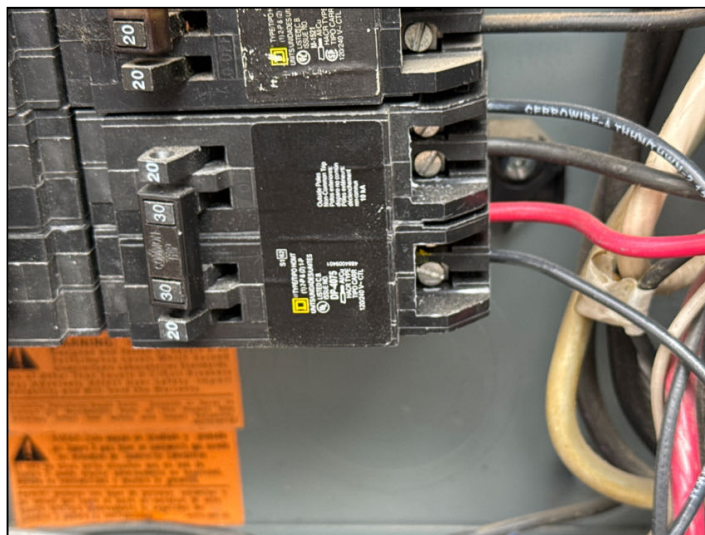


7. Grounds Electrical

Observations:

- ✓ No major system safety or function concerns noted at time of inspection.





8. Plumbing



9. Water Pressure



10. Pressure Regulator

Observations:



- None.

11. Exterior Faucet Condition

Location: North side of house. • South side of house.

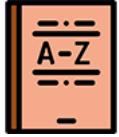


12. Balcony

Observations:



- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.