

# Your Inspection Report

1234 My Street  
Boise, ID 83702

**PREPARED FOR:**  
CLIENT'S NAME

**INSPECTION DATE:**  
Thursday, October 22, 2015

**PREPARED BY:**  
Kevin Persons



Inspect It, llc  
3646 S. Shortleaf Ave  
Boise, ID 83716

208 866-5446

[www.inspectitboise.com](http://www.inspectitboise.com)  
[kevin@inspectitboise.com](mailto:kevin@inspectitboise.com)

Protect your investment.



October 21, 2015

Dear Client's Name,

RE: Report No. 1006  
1234 My Street  
Boise, ID  
83702

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Kevin Persons  
on behalf of  
Inspect It, llc

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# SUMMARY

1234 My Street, Boise, ID    October 22, 2015

Report No. 1006

[www.inspectitboise.com](http://www.inspectitboise.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Structure

### **FOUNDATIONS \ Foundation**

**Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

**Location:** South

**Task:** Repair Monitor

## Plumbing

### **SUPPLY PLUMBING \ Shut off valve**

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | No water

**Location:** Southwest Crawl Space

**Task:** Repair

**Time:** Immediate

### **WASTE PLUMBING \ Drain piping - performance**

**Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**General:** • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roofing materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Metal

## Inspection Methods & Limitations

**Inspection performed:** • By walking on roof

## Observations and Recommendations

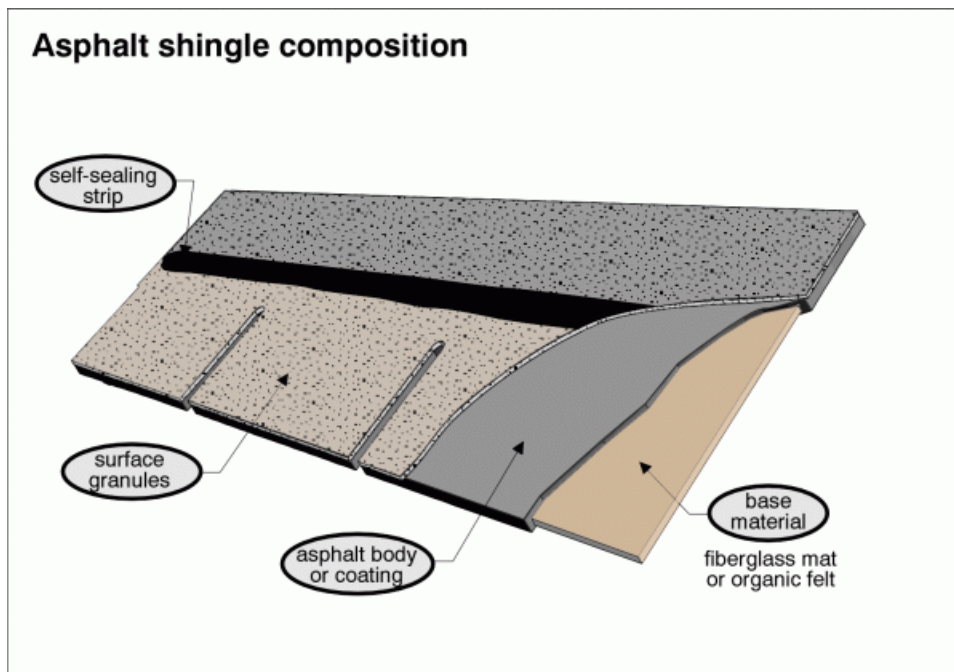
### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • [Granule loss](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Roof

**Task:** Monitor



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Granule loss

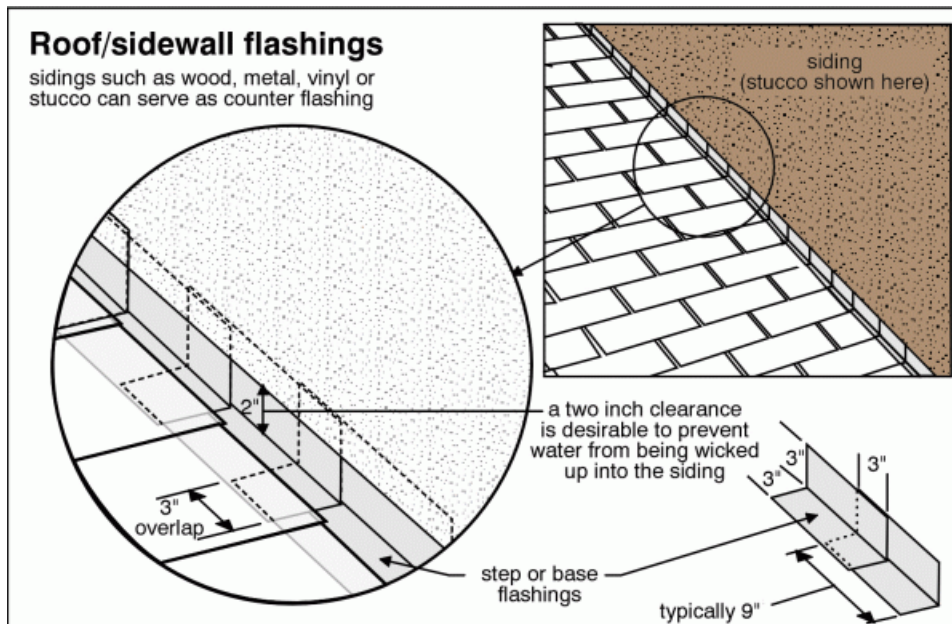
## SLOPED ROOF FLASHINGS \ Roof/sidwall flashings

2. Condition: • [Siding not cut back](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Roof

Task: Repair



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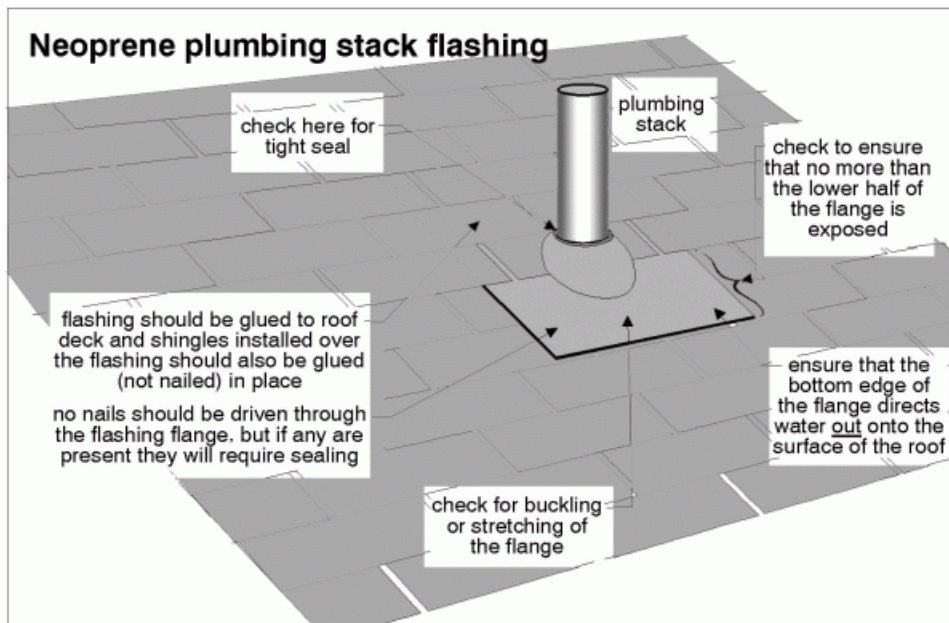
*Siding not cut back*

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • [Exposed, missing fasteners](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Roof



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*Exposed, missing fasteners*



*Exposed, missing fasteners*

# EXTERIOR

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## Description

**Gutter & downspout material:** • [Aluminum](#)  
**Gutter & downspout discharge:** • [Below grade](#)  
**Lot slope:** • [Away from building](#)  
**Wall surfaces:** • Composite siding  
**Wall surfaces:** • [Stucco](#)  
**Soffit and fascia:** • Composite siding material  
**Driveway:** • Concrete  
**Walkway:** • Concrete • Pavers  
**Porch:** • Concrete  
**Patio:** • Concrete  
**Fence:** • Wood

## Observations and Recommendations

### EXTERIOR GLASS \ Storms and screens

**4. Condition:** • [Torn or holes](#)

**Implication(s):** Chance of pests entering building

**Location:** Front Living Room

**Task:** Repair or replace

**5. Condition:** • [Missing](#)

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Throughout Exterior

**Task:** Repair or replace

### LANDSCAPING \ General

**6. Condition:** • [Trees or shrubs too close to building](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

**Location:** Front

**Task:** Improve



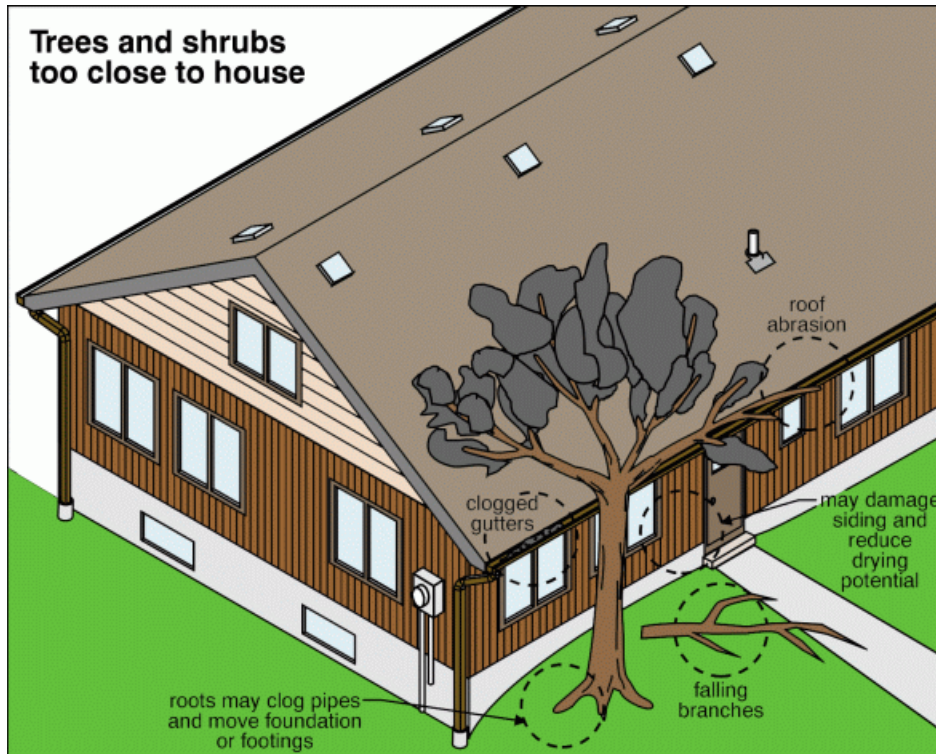
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*Trees or shrubs too close to building*

*Trees or shrubs too close to building*

**7. Condition:** • [Siding too close to grade](#)

**Implication(s):** Chance of water entering building | Weakened structure | Rot | Insect damage

**Location:** Throughout Exterior

**Task:** Improve

# EXTERIOR

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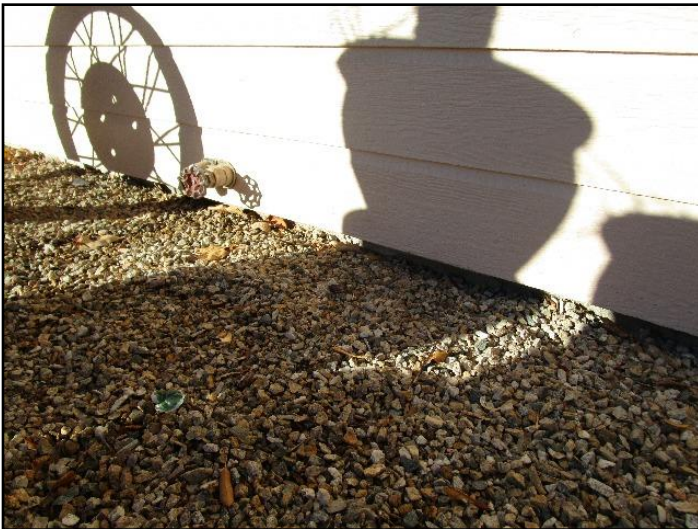
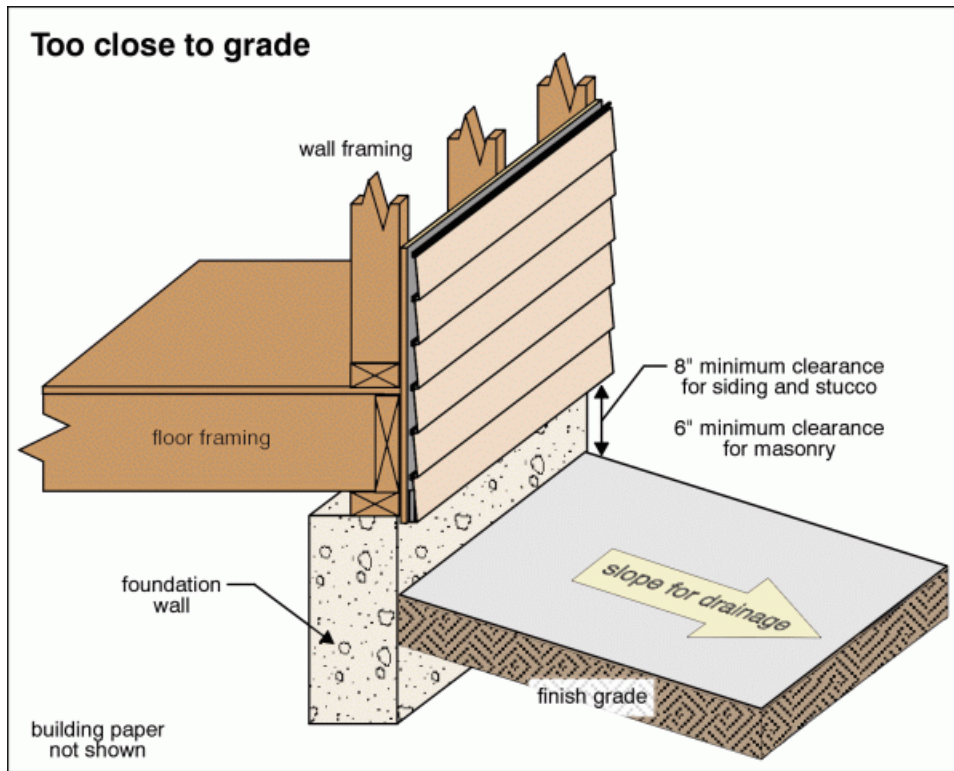
INSULATION

PLUMBING

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*Siding too close to grade*



*Siding too close to grade*

## **GARAGE \ Floor**

**8. Condition:** • [Improper slope](#)

**Implication(s):** Loss of proper slope for drainage

**Location:** Northwest Garage

# EXTERIOR

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*Improper slope*

## **GARAGE \ Man-door into garage**

**9. Condition:** • [No self-closer](#)

**Implication(s):** Hazardous combustion products entering home | Increased fire hazard

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

## Description

**General:** • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

**Configuration:** • [Crawl space](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Engineered wood](#) • Subfloor - OSB (Oriented Strand Board)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Trusses](#)

## Inspection Methods & Limitations

**Attic/roof space:** • Entered but access was limited

## Observations and Recommendations

### FOUNDATIONS \ Foundation

**10. Condition:** • [Cracked](#)

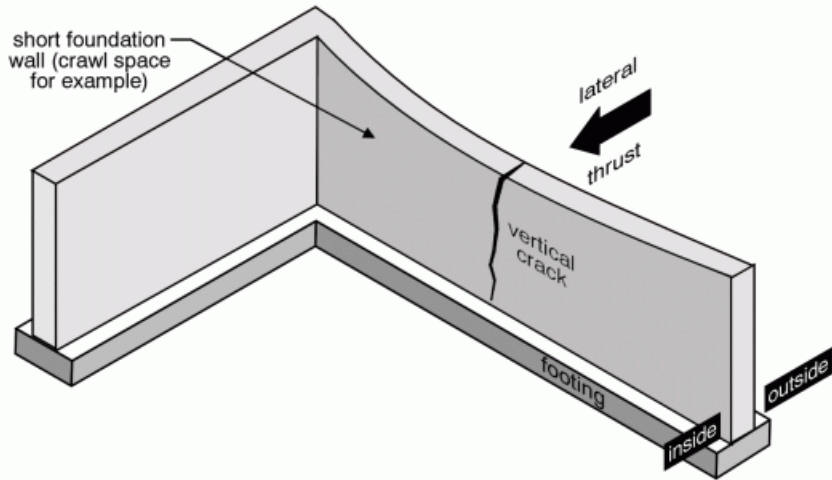
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Weakened structure

**Location:** South

**Task:** Repair Monitor

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Vertical foundation cracks



in short foundation walls,  
horizontal forces can also  
cause vertical cracks (typically  
at the midpoint of the walls)



*Cracked*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

**General:** • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

**Service entrance cable and location:** • [Underground copper](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - garage](#)

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel rating:** • [100 Amps](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#) • GFCI - kitchen

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • None noted

## Inspection Methods & Limitations

**System ground:** • Quality of ground not determined

## Observations and Recommendations

### **DISTRIBUTION SYSTEM \ Cover plates**

**11. Condition:** • [Missing](#)  
**Implication(s):** Electric shock  
**Location:** Garage  
**Task:** Repair or replace

# ELECTRICAL

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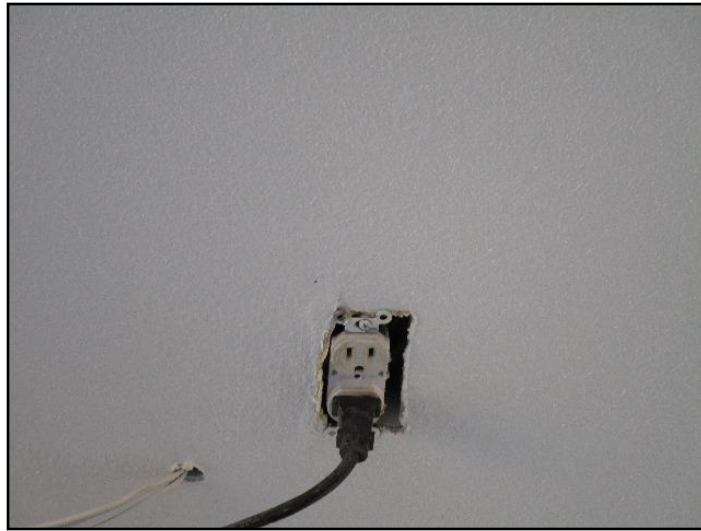
INSULATION

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*Missing*

# HEATING

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SUMMARY

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## Description

**General:** • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Furnace manufacturer:** • Amana

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [70,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • [Forced draft](#)

**Approximate age:** • [20 years](#)

**Main fuel shut off at:** • Meter

**Chimney/vent:** • [Metal](#)

**Chimney liner:** • [Metal](#)

**Combustion air source:** • Outside - sealed combustion

## Inspection Methods & Limitations

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Only a small portion visible

## Observations and Recommendations

### GAS FURNACE \ Mechanical air filter

**12. Condition:** • [Dirty](#)

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Garage

**Task:** Replace



## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:** • Amana

**Cooling capacity:** • [24,000 BTU/hr](#)

**Compressor approximate age:** • 10 years

**Failure probability:** • [Low](#)

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat gain calculations:** • Not done as part of a building inspection

## Observations and Recommendations

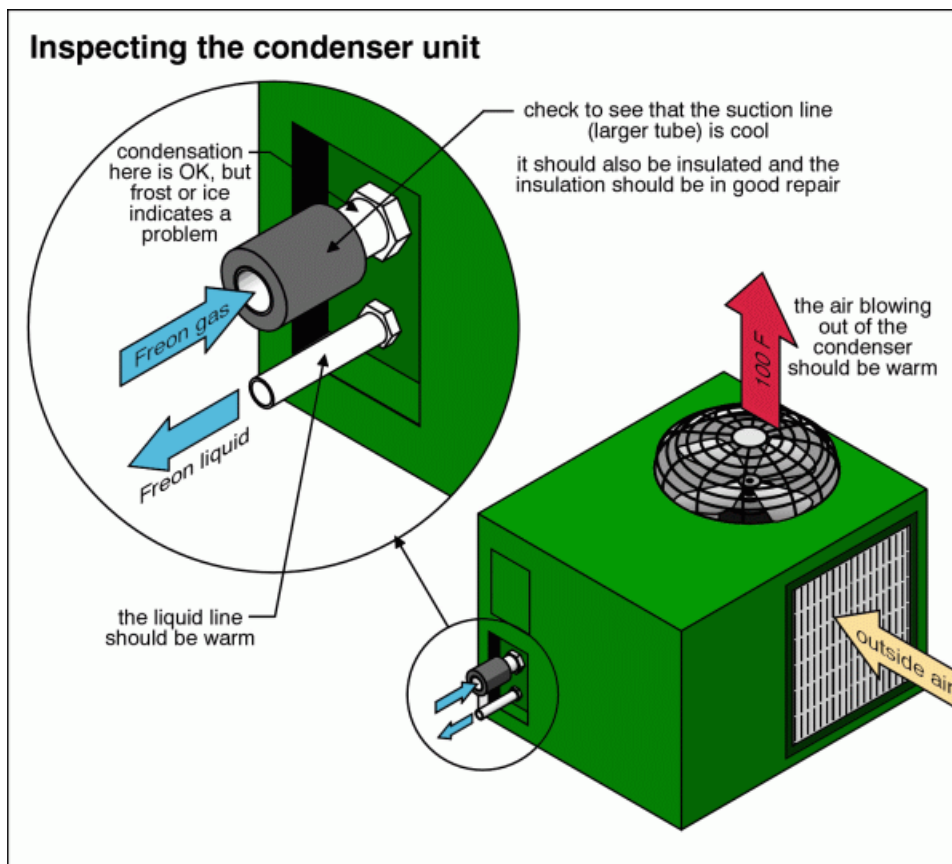
### AIR CONDITIONING \ Refrigerant lines

**13. Condition:** • [Missing insulation](#)

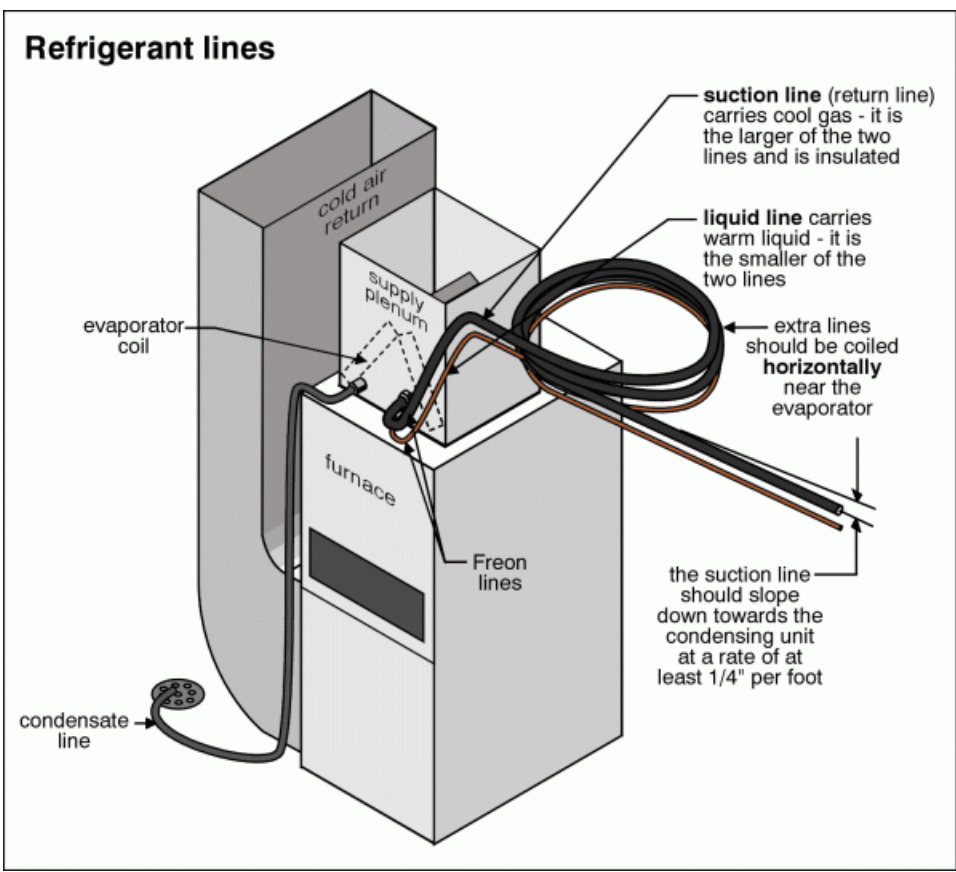
**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Exterior

**Task:** Repair or replace



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	<b>COOLING</b>	INSULATION	PLUMBING	INTERIOR
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*Missing insulation*

- SUMMARY
- ROOFING
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- REFERENCE

## Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • Not determined
- Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)
- Attic/roof air/vapor barrier: • [Plastic](#)
- Foundation wall insulation material: • [Glass fiber](#)
- Crawlspace ventilation: • [Wall Vents](#)

## Inspection Methods & Limitations

- Attic inspection performed: • By entering attic, but access was limited
- Air/vapor barrier system: • Continuity not verified
- Mechanical ventilation effectiveness: • Not verified

## Observations and Recommendations

### FOUNDATION \ Crawlspace floor

- 14. Condition:** • Debris in crawl space
- Location:** Throughout Crawl Space
- Task:** Remove



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## Description

**General:** • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

**Water supply source:** • Public

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • Polybutylene (PB)

**Main water shut off valve at the:** • South • West • Crawlspace

**Water flow and pressure:** • [Functional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:** • [Conventional](#)

**Water heater exhaust venting method:** • Direct vent - sealed combustion

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 4 years

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [PVC plastic](#)

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Gas meter

**Exterior hose bibb:** • Frost free

## Inspection Methods & Limitations

**Items excluded from a building inspection:** • Water quality • Water heater relief valves are not tested

## Observations and Recommendations

### **SUPPLY PLUMBING \ Shut off valve**

**15. Condition:** • [Leak](#)

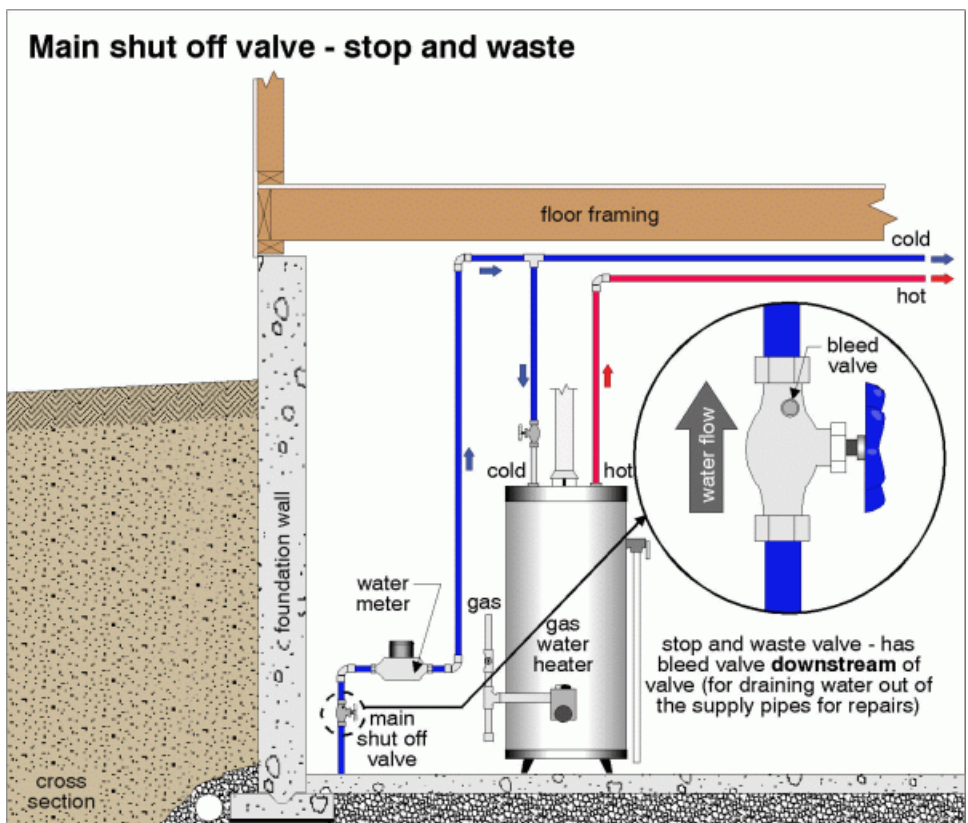
**Implication(s):** Chance of water damage to contents, finishes and/or structure | No water

**Location:** Southwest Crawl Space

**Task:** Repair

**Time:** Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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Leak

**WASTE PLUMBING \ Drain piping - performance**

16. Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Crawl Space

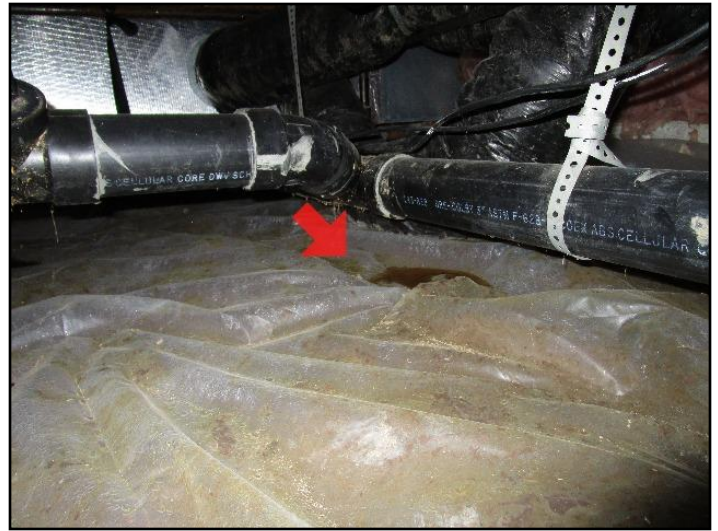
Task: Repair

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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Leak



Leak



Leak

### **FIXTURES AND FAUCETS \ Toilet**

**17. Condition:** • [Running continuously](#)

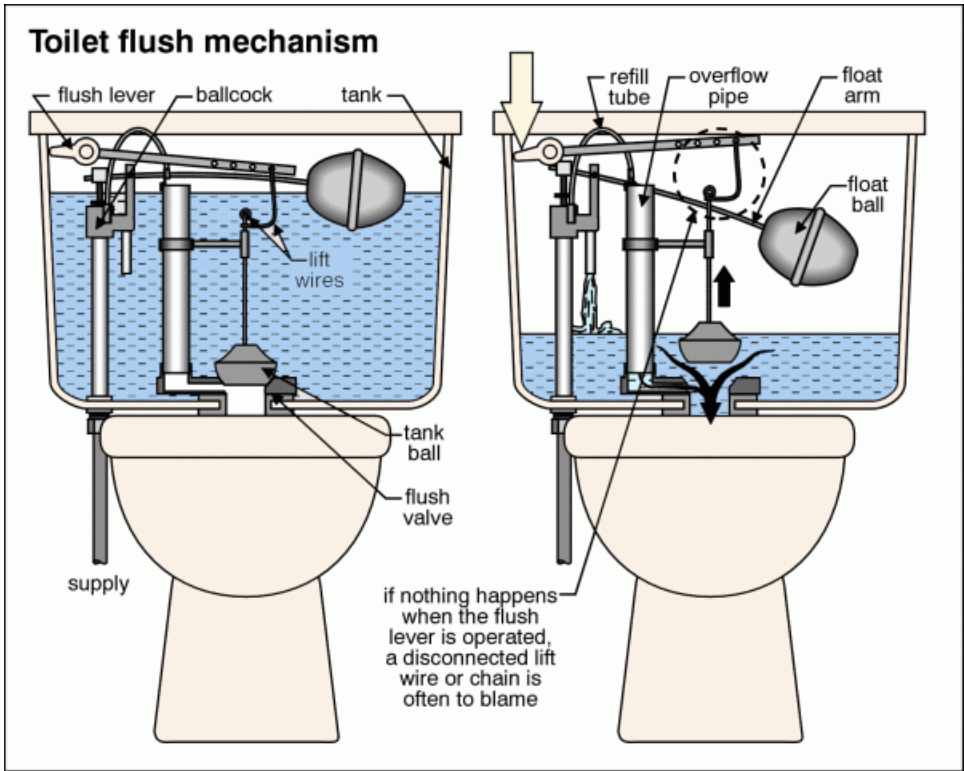
**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** Hallway Bathroom

**Task:** Repair

**Time:** Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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# INTERIOR

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## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Laminate](#)

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Solid wood](#) • Garage door - metal

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Appliances:** • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

**Laundry facilities:** • Hot/cold water supply • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Recirculating type

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior • Exhaust fan

## Inspection Methods & Limitations

**Not included as part of a building inspection:** • Cosmetic issues • Perimeter drainage tile around foundation, if any

**Appliances:** • Self-cleaning features on ovens not tested



# SITE INFO

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## Description

**Weather:** • Partly cloudy • There was rain the day before the inspection.

**Approximate temperature:** • 50°

**Attendees:** • Buyer • Buyer's Agent

**Occupancy:** • The home was unfurnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate date of construction:** • 1995

**Approximate size of home:** • 1500 ft.<sup>2</sup>

**Number of bedrooms:** • Three

**Number of bathrooms:** • Two

**Below grade area:** • Crawlspace

**Garage, carport and outbuildings:** • Attached two-car garage

**Area:** • City

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS