



Confidential inspection report prepared on 10/26/16 for:

Prepared by: ANDERSON CONSTRUCTION AND HOME INSPECTION

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STEVE@ACHOMEINSPECTIONBOISE.COM

SUMMARY of DEFICIENCIES.

Dear Mr. & Mrs. Buyer At your request, a visual inspection of the above referenced property was conducted on 10/26/16. I have prepared this report per your request, the following is an opinion of the home inspector reflecting the visual conditions of the property at the time of the inspection only. You may feel these are not prioritized in the correct order. Feel free to call and discuss my findings and opinions.

Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. **IMPORTANT:** This Report will not include all the components list in the Standards of Practice, limitations and scope of Inspection. Components that are excluded are listed in the Pre-Inspection Agreement, please read carefully and feel free to contact me with questions and/or concerns. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system.

ACTION ITEMS (These items require immediate attention or repair due to not functioning, active leakage, major defects or damage. These may be health or safety hazards.)

GROUNDS

DECKS:

CONDITION:

The railing on the deck is improper and a safety hazard. Correction needed. No more than 4 inch space between framing is current requirement. When this deck was rebuilt is unknown by me but probably not an original deck. Therefore **I recommend upgrading to current industry standards.**

EXTERIOR - FOUNDATION - BASEMENT

CHIMNEY:

CONDITION:

There used to be a flat roof at the left rear but it got raised and sloped at some point. This created an issue with how tall the chimney is. It is too short. It is required to be a minimum 2 feet above anything within 10 feet of it. There are cracks inside the flue liner, deterioration to the cap, no rain hood or spark arrestor present, cracks in the firebox brick and mortar and the damper is rusted out. This will be an expensive repair but could be eliminated if you install a gas fireplace or something else. **This fireplace should not be used under any circumstances until it has been inspected and repaired by a qualified chimney contractor.**

PLUMBING

WATER HEATER UNIT #1:

5.14 CONDITION:

The water heater is serviceable except where noted below.

The single wall vent pipe is penetrating the ceiling and roof, which is not proper. The top needs to be double wall pipe type B vent. The pressure relief pipe terminates at eye level at the left side of the garage and needs to be between 6-24 inches off the ground. Extension needed. The gas line sediment trap is missing. The pressure relief pipe slopes upward from the valve on the water heater. It needs to slope down to drain. Not properly installed. The hot water pipe got changed to galvanized steel and connected directly to the copper pipe, which is not proper. **I recommend having a qualified plumbing contractor review and correct as needed.** The water heater straps are not in correct position. Adjustment recommended. 9 inches from top and 4 inches above controls.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

6.9 COMBUSTION AIR SOURCE:

I recommend making the furnace closet more airtight by installing weather stripping all the way around the door and making sure the door latches tightly. The vent in the door needs to be sealed. This is due to the close proximity of the return air register to the furnace closet. This cold air return can draw products of combustion out of the furnace closet and blow it throughout the building.

DUCTWORK:

6.23 CONDITION OF DUCTING:

The only duct visible is at the left rear attic behind the

garage. This duct is damaged and disconnected. It is blowing air into the attic space. Repair is needed. 6.24 AIR REGISTERS: **Low flow noted in several rooms. Have an HVAC contractor review after repairs are made to damaged ducts and confirm properly balanced air.**

ELECTRICAL SYSTEM

CONDITIONS:

7.4 BREAKERS AND WIRING CONDITION:

There are one or more unused openings in the panel that need to be covered with a proper clip. Tape is not an approved method. SWITCHES AND OUTLETS: 7.7
CONDITION:

A majority of the grounded three prong type outlets did not test to be properly grounded. This can cause damage to the appliance or fixture plugged into it as well as be a potential safety hazard. The ungrounded three prong outlets should be replaced with the original style two-prong type or be properly grounded. **Have a qualified electrician correct**

WHOLE HOUSE FAN:

7.10 CONDITION:

There is no disconnecting switch in the attic to shut off the whole house fan as required for an appliance for service. A service light is also required.

INTERIOR

SMOKE / FIRE / CARBON MONOXIDE DETECTORS:

8.13 CONDITIONS:

Due to the home having gas burning appliances, a fireplace

and or an attached garage, **the current building standards requires having one or more carbon monoxide detectors present and operational.** For minimum security, a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents. **No smoke detector installed upstairs in common area as required for safety.** We suggest additional smoke detectors be installed in appropriate locations. Today's standards require one in each sleeping room as well as any hallway entering the sleeping areas. They are also required at each floor level. Install where needed.

GENERAL COMMENTS: 8.14 There is a wet bar sink upstairs that is loose and not properly installed. The drain is incorrect and is leaking. **Have a qualified person repair as needed.**

KITCHEN

RANGE-COOK TOP AND OVEN:

9.5 CONDITION:

The cook top is operational but the power cord is not properly installed. Exposed wires. Normally not plugged in but hard-wired into box. Repair recommended. The oven display is not working properly. Not able to determine anything. They did work though even though there is no display. Have a qualified person review and repair or replace as needed. **GARBAGE DISPOSAL: 9.8 CONDITION: The garbage disposal is seized up and won't operate. Repair or replace as needed.**

LAUNDRY:

10.7 LAUNDRY SINK:

Improper material used for drain under sink and it's leaking at the connection. Repair needed.

BATHROOMS

BATHROOM #1: Upstairs Hall Bath

11.6 TUB/SHOWER FIXTURES

The mixer valve is damaged, leaks and needs repair. Leaks and the handle are spun. BATHROOM #2 Master Bath 11.14 SINK PLUMBING **The drain line is leaking. I recommend review and repair by a qualified person.** 11.15 TUB/SHOWER FIXTURES

The drain line appears to be leaking under the house. Appears to leak where it attaches to the shower pan. I recommend having a qualified person review and repair as needed.

GARAGE - CARPORT

FIRE WALL:

12.7 CONDITION:

There is damage; gaps and holes in the firewall that need repair by a qualified person to retain the one hour fire rating of the garage. The attic access is not fire rated. Large gaps around pipe penetrations. **Have a qualified person review and repair as needed.**

GARAGE DOOR (S):

12.9 CONDITION:

The electronic eye sensors are not properly installed at both

sides of the garage car door within 6 inches of the ground as intended. Correction needed.

POOL/HOT TUB & EQUIPMENT

PUMPING EQUIPMENT:

13.6 POOL FILL VALVE:

There is an anti siphon type valve at the pool equipment but there is no water in the pipe. Not sure why. Have a qualified person review and repair as needed. You should not fill pool with garden hose.

ELECTRIC CONTROLS:

The wire cover plate is missing or damaged inside the timer box and needs to be replaced for safety.

END OF SUMMARY