

All-Home Inspections

Page 1 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Table of Contents

| | |
|---------------------------------|----|
| Definitions | 2 |
| General Information | 2 |
| Lots and Grounds | 3 |
| Exterior Surface and Components | 4 |
| Roof | 5 |
| Garage/Carport | 7 |
| Electrical | 8 |
| Structure | 9 |
| Attic | 10 |
| Basement | 11 |
| Crawl Space | 12 |
| Fireplace/Wood Stove | 13 |
| Air Conditioning | 13 |
| Heating System | 14 |
| Plumbing | 15 |
| Bathroom | 17 |
| Kitchen | 19 |
| Bedroom | 20 |
| Living Space | 21 |
| Laundry Room/Area | 22 |
| Summary | 24 |

All-Home Inspections

Page 2 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Property Information

Property Address 1123 Linden Ave



City Lewiston State Idaho Zip 83501

Contact Name

Phone E-Mail Address

Client Information

Client Name Harry Mills

Client Address 601 24th Ave

City Lewiston State Idaho Zip 83501

Phone 970-290-0550 Secondary phone

E-Mail harryzaims@gmail.com

Inspection Company

Inspector Name Josh Cilley

Company Name All-Home Inspections

Address 113 S Almon St

City Moscow State Idaho Zip 83843

Phone 208-791-6015 Toll Free phone #

E-Mail allhomepalouse@gmail.com

Inspection Fee 400

Conditions

Others Present Agent at beginning and buyer and agent at end Property Occupied No

Estimated Age 1950 Entrance Faces South

Inspection Date 03/14/2022

Start Time 2:30 pm End Time 5:45 pm

All-Home Inspections

General Information (Continued)

Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 50 degrees
Weather Sunny Soil Conditions Damp
Space Below Grade Basement and crawlspace
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications NA
Permits Obtained NA How Verified NA

Lots and Grounds

A NPNI M D

1. Driveway: Asphalt
2. Walks: Pavers
3. Steps/Stoops:
4. Porch: Concrete
5. Patio:
6. Deck:
7. Balcony:
8. Grading: Flat - / The grading has a negative slope, causing water to drain towards the foundation. This can cause water penetration into the basement or crawlspace. There should be a positive slope away from the foundation for at least 6 feet. Repairs are recommended to prevent moisture related concerns.



9. Swale:
10. Vegetation: Trees, shrubs and lawn
11. Window Wells:
12. Retaining Walls:
13. Basement Stairwell: No exterior stairs to basement
14. Basement Stairwell Drain:
15. Exterior Surface Drain: Surface drain
16. Fences: Chain link - / Ownership of the fence was not verified., Fence does not fully surround property.
17. Lawn Sprinklers: Locations not determined - / The irrigation or sprinkler system was not inspected.

All-Home Inspections

Lots and Grounds (Continued)

Lawn Sprinklers: (continued)

Either the system was not connected to an electrical outlet or inclement weather prevented an operational inspection. We suggest you make arrangements to have the system inspected by a licensed landscaping company when weather permits and insure the system is completely operational as part of the purchase agreement.

Exterior Surface and Components

A NPNI M D

The same siding is used on all surfaces. Exterior Surface _____

1. Type: Steel siding
2. Trim: Metal and painted wood - / Cracked and (or) peeling paint was noted. Preventative maintenance is recommended.



3. Fascia: Aluminum trim
4. Soffits: Painted Wood
5. Door Bell: Hard wired into the electrical system.
6. Entry Doors: Insulated metal entry door. / The weather stripping seal is damaged or missing. Repairs are recommended for energy efficiency.



7. Patio Door: Insulated fiberglass entry door with tempered glass panel
8. Windows: Exterior concerns noted - / Windows and trim of this design do not contain a drip edge. No visual way to confirm if trim and water shields behind siding are intact. Monitoring recommended.



All-Home Inspections

Exterior Surface and Components (Continued)

9. Storm Windows:
10. Window Screens: Fiberglass mesh screens
11. Basement Windows:
12. Exterior Lighting: Wall and soffit mounted
13. Exterior Electric Outlets: Standard electrical outlets. / The exterior outlets are not GFCI protected. Recommend evaluation and installation of GFCI protected outlets by a licensed electrician for safety.



14. Hose Bibs: Yard mounted bury hydrants. , Standard garden hose connections. / Water was run from each hose bibb with no leaks or defects noted.
15. Gas Meter: Installed against the East wall
16. Main Gas Valve: Located at gas meter

Roof

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The same roofing material covers all roof areas. Roof Surface _____

1. Method of Inspection: The roof was physically walked across and inspected from all corners.
2. Unable to Inspect: The roof was walked across and visually inspected from all sides.
3. Material: Fiberglass shingles - / Multiple layers of roofing were noted. This will decrease the life expectancy of the roofing material and may possibly void any warranty.

/Excessive moss growth should be removed by spraying and brooming the roof when weather permits to help protect the roof surface.



4. Type: Gable roof construction.
5. Approximate Age: 1-5 years
6. Flashing: Colored metal roof trim

All-Home Inspections

Roof (Continued)

7. Valleys: Fiberglass shingle - / Some valleys are not adequately sloped for proper drainage. Water may pool and intrude into attic. Repairs recommended.



8. Skylights:

9. Plumbing Vents: ABS plastic pipe. Galvanized - / The seals around the vent pipes are in good condition, with no damage or leak concerns noted.



10. Electrical Mast: Standard roof mounted service mast.



11. Gutters: Aluminum

12. Downspouts: Aluminum

13. Leader/Extension: Missing - / Extension leaders should be installed to direct the water away from the foundation.



Center of structure Chimney

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Roof (Continued)

14. Chimney: Concrete block - / Cracks or damage noted in the chimney brick. Repairs recommended.



15. Flue/Flue Cap: Concrete
16. Chimney Flashing: Aluminum

East side of the home Chimney

17. Chimney: Brick - / Small cracks in chimney should be monitored for increased size.
18. Flue/Flue Cap: Concrete - / Cracks in concrete cap should be repaired by a licensed contractor.

/ Unable to view interior of flue due to rain cap.



19. Chimney Flashing: Aluminum

Garage/Carport

A NPNI M D

East side of property Garage

1. Type of Structure: Detached Car Spaces: 1
2. Garage Doors: Aluminum panel door
3. Door Operation: Operated by an automatic door opening system.
4. Door Opener: Genie
5. Exterior Surface: Wood siding
6. Roof: Metal
7. Roof Structure: Rafter framed construction
8. Service Doors: Insulated metal entry door
9. Ceiling: Exposed framing with no finished ceiling.
10. Walls: Exposed framing and plywood
11. Floor/Foundation: Concrete slab - / Older settlement cracking was noted.
12. Hose Bibs: Not visible if present
13. Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.

All-Home Inspections

Garage/Carport (Continued)

Electrical: (continued)

/ Recommend installing outlet/switch covers for safety.

- 14. Smoke Detector: Battery operated - / Smoke detector was tested and functioning.
- 15. Heating: Ceiling mounted heater
- 16. Windows: Multiple window types
- 17. Gutters:
- 18. Downspouts:
- 19. Leader/Extensions:

Electrical

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- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Service: Aluminum wiring on the service entry line.
- 3. 120 VAC Branch Circuits: Copper
- 4. 240 VAC Branch Circuits: Both copper and aluminum wiring
- 5. Aluminum Wiring: Stranded aluminum wiring - /Stranded aluminum wiring is commonly used as a service entry wire and for 220 Volt circuits in the home.
- 6. Conductor Type: Non-metallic sheathed cable
- 7. Ground: The system is grounded through the metal plumbing pipes.
- 8. Smoke Detectors: Battery operated - / Smoke detector was tested and functioning.
- 9. Carbon Monoxide Detectors Battery operated - / Detectors were tested and functional.

Laundry room Electric Panel

- 10. Manufacturer: Siemens
- 11. Maximum Capacity: 200 Amps
- 12. Main Breaker Size: 200 Amps



- 13. Breakers: No electrical defects noted
- 14. Fuses:
- 15. AFCI:
- 16. GFCI: At GFCI receptacles only

All-Home Inspections

Electrical (Continued)

17. Is the panel bonded? Yes No



Garage Electric Panel

18. Manufacturer: Siemens

19. Maximum Capacity: 100 Amps

20. Main Breaker Size: 100 Amps



21. Breakers: No electrical defects noted

22. Fuses:

23. AFCI:

24. GFCI:

25. Is the panel bonded? Yes No / Sub-panels should not be bonded.

Structure

The majority of the structural components are not visible and could not be inspected. The structural inspection, as well as all other components in the home, are limited to those areas and components that were readily accessible and visible for inspection.

A N P N I M D

1. Structure Type: Wood frame - / There were no settlement cracks noted.

2. Foundation: Concrete - / **Water penetration is evident on the foundation walls. Monitoring recommended.**



3. Differential Movement: No movement or displacement noted

4. Beams:

All-Home Inspections

Structure (Continued)

5. Bearing Walls: Wood frame construction - / There is no exposed framing in the home. The inspection is limited to those areas that are visible and accessible.
6. Joists/Trusses: Dimensional lumber - / There is no unfinished space in the home to allow inspection of the floor joists.
7. Piers/Posts: Wood posts
8. Floor/Slab: Concrete slab in the basement and dirt in crawlspace
9. Stairs/Handrails: Wood framed stairway
10. Subfloor: Dimensional wood - / There is no unfinished space in the home to allow inspection of the sub-flooring.

Attic

A NPNI M D

Over the entire main floor Attic _____

1. Method of Inspection: Inspected from the attic access entry
2. Unable to Inspect: Limited access for inspection - / There is insufficient space to safely access & visually inspect the entire attic.



3. Roof Framing: Rafter framed construction
4. Sheathing: Dimensional wood - / Soft or heaving areas in sheathing may require replacement with the next roof surface is installed.



5. Ventilation: Gable and ridge venting
6. Insulation: Blown in



All-Home Inspections

Attic (Continued)

- 7. Insulation Depth: Various depths in locations
- 8. Vapor Barrier:
- 9. Attic Fan:
- 10. House Fan:
- 11. Wiring/Lighting: House wiring
- 12. Moisture Penetration: Not visible
- 13. Bathroom Fan Venting:

Basement

A NPNI M D

Under the center of home Basement _____

- 1. Unable to Inspect: All areas visible and accessible
- 2. Ceiling: Exposed framing with no finished ceiling.
- 3. Walls: Concrete and dimensional wood - / Efflorescence noted on basement wall areas.



- 4. Floor: Concrete
- 5. Floor Drain: Not visible if present
- 6. Doors: Interior hollow core door
- 7. Windows:
- 8. Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.

/ Open and exposed wire splices. Covers missing. A licensed electrician is recommended to evaluate and repair as needed.



- 9. Smoke Detector: Combination smoke & carbon monoxide detector - / Smoke detector was tested and functioning.
- 10. HVAC Source: Standard heating registers with forced air delivery. Electric wall-mount heater

All-Home Inspections

Basement (Continued)

- 11. Vapor Barrier: Concrete floor
- 12. Insulation:
- 13. Ventilation:
- 14. Sump Pump: Not visible if present
- 15. Moisture Location: No moisture noted
- 16. Basement Stairs/Railings: Wood stairway and wood railing

Crawl Space

A NPNI M D

Under back addition Crawl Space

- 1. Method of Inspection: Inspected from the entry
- 2. Unable to Inspect: All areas visible from entry
- 3. Access: Stairwell access panel
- 4. Moisture Penetration: No moisture present at time of inspection
- 5. Moisture Location: No moisture concerns noted at the time of the inspection.
- 6. Moisture Barrier: 6 mil visqueen
- 7. Ventilation: Foundation vents for the crawlspace.
- 8. Insulation: Batts
- 9. Vapor Barrier:
- 10. Sump Pump: Not visible if present
- 11. Electrical: House wiring
- 12. HVAC Source:

Under the south portion of main floor Crawl Space

- 13. Method of Inspection: The crawlspace was entered and visually inspected
- 14. Unable to Inspect: Limited access for inspection - / Insufficient space between the floor and framing (18" minimum is required) prevented a complete visual inspection. There may be areas of concern that could not be accessed.



- 15. Access: Door to basement
- 16. Moisture Penetration: No moisture present at time of inspection
- 17. Moisture Location: No moisture concerns noted at the time of the inspection.
- 18. Moisture Barrier: 6 mil visqueen
- 19. Ventilation: Vents to basement
- 20. Insulation: Batts
- 21. Vapor Barrier:
- 22. Sump Pump: Not visible if present

All-Home Inspections

Page 13 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Crawl Space (Continued)

23. Electrical: House wiring
24. HVAC Source: Heat source in adjacent living space

Fireplace/Wood Stove

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Living Room Fireplace

1. Fireplace Construction: Gas insert in a masonry wall - / Not operated. Gas supply off at time of inspection.
2. Type: Components not confirmed
3. Fireplace Insert: Components not verified
4. Smoke Chamber: Metal
5. Flue: Not visible
6. Damper:
7. Hearth: Raised tile - / Sealed insert does not require a hearth.

Air Conditioning

A NPNI M D

East side exterior AC System

1. A/C System Operation: Not inspected - / To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. (The compressor oil gels below 60 degrees and will not lubricate or protect the bearings. We recommend at least 3 days of above 60 degree weather before operating a central air conditioning unit).
2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted - / **The exterior unit is not level, which may cause the oil to settle and possibly cause compressor damage. Recommend having the unit properly leveled and secured.**



4. Manufacturer: Lennox
5. Model Number: HS8-261-6FFP Serial Number: 5174B00481
6. Area Served: All finished living areas in the home Approximate Age: 25+ years old
7. Fuel Type: 208/230 Temp. Differential (14-20 degrees is acceptable) NA
8. Type: Central A/C Capacity: Not listed
9. Visible Coil: Copper core with aluminum fins - / There was no visible evidence of leaks or damage.
10. Refrigerant Lines: Both high and low pressure lines are acceptable and in serviceable condition.

All-Home Inspections

Air Conditioning (Continued)

11. Electrical Disconnect: None - / Electrical disconnect on wall near unit should be installed by a licensed electrician for safety.



12. Exposed Ductwork: Metal and insulated flex - / The heating and cooling systems use the same ductwork and distribution system.
13. Blower Fan/Filters: Direct drive with disposable filter - / The filter is installed at the cold air return grille.
14. Thermostats: Programmable single zone thermostat - / The thermostat controls all heating and cooling functions.

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Operating as expected during the inspection
2. Manufacturer: Ruud
3. Model Number: UGDG-07EAUER Serial Number: CW5D302 F2493 7587
4. Type: High efficiency-forced hot air Capacity: 75,000 BTU/HR
5. Area Served: All finished living areas in the home Approximate Age: 5-10 years old
6. Fuel Type: Natural gas
7. Heat Exchanger: 3 Burner - / The heat exchanger is installed in a sealed chamber and is not accessible for inspection.
8. Unable to Inspect: The majority of the heat exchanger is installed in a sealed combustion chamber and could not be inspected.
9. Blower Fan/Filter: Direct drive with disposable filter - / Filter is extremely dirty. Replacement is recommended for improved efficiency.



10. Distribution: Metal duct and insulated flex - / Even heat distribution was noted throughout the finished living areas.
11. Circulator:

All-Home Inspections

Heating System (Continued)

12. Draft Control: Automatic
13. Flue Pipe: Metal flue pipe
14. Controls: Service disconnect switch on the furnace
15. Devices: Condensate drain - / **Condensate drain pipe termination not visible as exits basement below ground level. Pipe could get plugged and water may back into furnace. Recommend evaluation and repairs by a licensed contractor.**



16. Humidifier:
17. Thermostats: Programmable single zone thermostat - / The thermostat controls all heating and cooling functions.
18. Fuel Tank: No evidence of fuel tank noted - / Pipe in place. No visible tank.



19. Suspected Asbestos: Yes - / **Lab testing of the suspected asbestos material (Popcorn ceiling texture) is required to determine the presence of asbestos**

Plumbing

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1. Service Line: Galvanized - / **Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating**
2. Main Water Shutoff: Basement



All-Home Inspections

Page 16 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Plumbing (Continued)

3. Water Lines: Galvanized and copper - / Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating.

/ Galvanized to copper fittings will generate electrolysis, which will eventually corrode the galvanized pipe and result in leaks.



4. Drain Pipes: ABS
5. Service Caps: In basement



6. Vent Pipes: ABS and galvanized
7. Gas Service Lines: Black iron pipe - / All visible gas line connections were tight. There were no gas leaks detected.

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection
9. Manufacturer: State
10. Model Number: PRV 50 NORT8 32FW Serial Number: F93619600
11. Type: Natural gas Capacity: 50 Gallon
12. Approximate Age: 5-10 years old Area Served: All hot water fixtures in the home
13. Flue Pipe: Metal flue pipe
14. TPRV and Drain Tube: Copper - / There is a standard brass temperature and pressure valve installed in the hot water heater, with the required safety extension pipe. The safety valve was not operated as part of this inspection.

All-Home Inspections

Bathroom

A NPNI M D

Master Bathroom

1. Closet:
2. Ceiling: Textured and painted drywall
3. Walls: Textured and painted drywall
4. Floor: Linoleum - / Excessively water damaged floor covering noted. High moisture readings noted in multiple locations. Due to concerns in the flooring, recommend a licensed contractor evaluate and repair as needed.



5. Doors: Interior hollow core door
6. Windows:
7. Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.
8. Counter/Cabinet: Laminate countertop with a wood vanity cabinet - / Minor water damage noted under counter. No moisture detected at time of inspection.



9. Sink/Basin: Pre-cast china vanity sink
10. Faucets/Traps: Plumbing fixtures were working as expected.
11. Tub/Surround:
12. Shower/Surround: Fiberglass pan and tile walls. / Extensive water damage in front of shower indicates it is leaking. Evaluation and repair or replacement by a licensed contractor recommended.
13. Spa Tub/Surround:
14. Toilets: 1.6 gallons per flush - / There are very high moisture readings noted around the base of the toilet, indicating a leak beneath the toilet. Recommend having the toilet removed and replace the wax ring or any other noted defects to prevent water damage to the flooring.

All-Home Inspections

Bathroom (Continued)

Toilets: (continued)



15. HVAC Source: Standard heating registers with forced air delivery.
16. Ventilation: Electric ventilation fan

Hallway Bathroom

17. Closet:
18. Ceiling: Textured and painted drywall
19. Walls: Textured and painted drywall
20. Floor: Linoleum - / Moisture testing was done in several areas with no moisture noted.
21. Doors: Wood panel door
22. Windows: Aluminum framed - thermally insulated windows. / Moisture or water stains were noted between the panes of glass, indicating a damaged or broken thermal seal. Although this is mainly a cosmetic issue, repair or replacement should be considered.



23. Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.
24. Counter/Cabinet: Laminate countertop with a wood vanity cabinet
25. Sink/Basin: Pre-cast china vanity sink
26. Faucets/Traps: Plumbing fixtures were working as expected.
27. Tub/Surround: Cast iron bathtub
28. Shower/Surround: Laminate surround - / Recommend replacing the loose or missing caulk around tub and surround.



29. Spa Tub/Surround:

All-Home Inspections

Bathroom (Continued)

30. Toilets: Water Saver style toilet - / **The toilet is loose at the floor and will require replacement of the wax seal and the anchor bolt kit to prevent leaking.**
31. HVAC Source: Standard heating registers with forced air delivery.
32. Ventilation: Window

Kitchen

A NPNI M D

East side Kitchen

1. Cooking Appliances: Frigidaire electric range/oven - / Based on the appearance and condition, this unit appears to be a newer model. The baking, broil and stove top elements were operated as expected, with no concerns or defects noted. The self-cleaning component for the oven was not inspected.
2. Kitchen ventilation Windows provide the only means of ventilation.
3. Disposal:
4. Dishwasher:
5. Trash Compactor:
6. Refrigerator: KitchenAid - / Based on the appearance and condition, the refrigerator appears to be a newer model. The refrigerator and freezer were both working as expected during the inspection. Ice and water dispensers not inspected.
7. Microwave: Freestanding units not inspected
8. Sink: Porcelain Coated
9. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.**
10. Plumbing/Fixtures: Plumbing concerns were noted - / **Drain lines have a negative slope. Recommend a licensed plumber evaluate and repair as needed.**



11. Counter Tops: Laminate
12. Cabinets: Wood
13. Pantry:
14. Ceiling: Textured and painted drywall
15. Walls: Textured and painted drywall
16. Floor: Linoleum - / Moisture testing was done in several areas with no moisture noted.
17. Doors:
18. Windows: Vinyl framed - thermally insulated windows. / Operating windows opened, closed and locked as expected.

All-Home Inspections

Page 20 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Kitchen (Continued)

19. HVAC Source: Standard heating registers with forced air delivery.

Bedroom

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SW Corner Master Bedroom

1. Closet: Two individual closets - / Closet doors not installed.
2. Ceiling: Popcorn style acoustical textured drywall. (Some popcorn style ceilings installed before 1978 may contain asbestos). / The ceiling has been painted, preventing any ceiling material from becoming airborne
3. Walls: Textured and painted drywall
4. Floor: Carpet
5. Doors: Wood panel door
6. Windows: Vinyl framed - thermally insulated windows. / Operating windows opened, closed and locked as expected.
7. Electrical: Standard 110 volt electrical outlets and light fixtures. / There is a combination of 3 prong grounded outlets and older style 2 prong ungrounded outlets.
8. HVAC Source: Standard heating registers with forced air delivery.
9. Smoke Detector: Combination smoke & carbon monoxide detector - / Smoke detector was tested and functioning.

West Bedroom

10. Closet: A large single closet - / Closet doors not installed.
11. Ceiling: Textured and painted drywall
12. Walls: Textured and painted drywall
13. Floor: Carpet
14. Doors: Wood panel doors
15. Windows: Aluminum framed - thermally insulated windows. / Operating windows opened, closed and locked as expected.
16. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Some of the electrical outlets are loose. Replacement or repair by a licensed electrician is recommended.**



17. HVAC Source: Standard heating registers with forced air delivery.
18. Smoke Detector: Battery operated - / Smoke detector was tested and functioning.

All-Home Inspections

Living Space

A NPNI M D

Living Room Living Space

1. Closet:
2. Ceiling: Textured and painted drywall - / There are small settlement cracks noted.
3. Walls: Textured and painted drywall
4. Floor: Carpet
5. Doors: Entry door
6. Windows: Vinyl framed - thermally insulated windows.
7. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Reversed polarity noted (hot & neutral wires are reversed) in some outlets. Evaluation and repair by a licensed electrician is recommended.**

Outlets not properly mounted.



8. HVAC Source: Standard heating registers with forced air delivery. Gas fireplace
9. Smoke Detector: Combination smoke & carbon monoxide detector - / Smoke detector was tested and functioning.

Hallway Living Space

10. Closet: Linen closet
11. Ceiling: Popcorn style acoustical textured drywall. (Some popcorn style ceilings installed before 1978 may contain asbestos). / The ceiling has been painted, preventing any ceiling material from becoming airborne
12. Walls: Textured and painted drywall
13. Floor: Carpet
14. Doors:
15. Windows:
16. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Some of the electrical outlets are loose. Replacement or repair by a licensed electrician is recommended.**
17. HVAC Source: Standard heating registers with forced air delivery.
18. Smoke Detector: Battery operated - / Smoke detector was tested and functioning.

Storage Room Living Space

19. Closet:
20. Ceiling: Textured and painted drywall
21. Walls: Textured and painted drywall
22. Floor: Linoleum
23. Doors: Removed
24. Windows: Vinyl framed - thermally insulated windows. / Operating windows opened, closed and

All-Home Inspections

Page 22 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Living Space (Continued)

Windows: (continued)

locked as expected.

25. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Recommend installing outlet/switch covers for safety.**

26. HVAC Source: Electric in-wall heater(s). / Breakers for heaters off at time of inspection.

27. Smoke Detector: Battery operated - / Smoke detector was tested and functioning.

Back entry and stairs to basement Living Space

28. Closet:

29. Ceiling: Drywall

30. Walls: Wood paneling and wood lap siding

31. Floor: Carpet

32. Doors: Back entry door

33. Windows: No exterior windows

34. Electrical: Light fixtures only. There were no visible electrical outlets.

35. HVAC Source: Heat source in adjacent living space

36. Smoke Detector:

Laundry Room/Area

A NPNI M D

Off kitchen Laundry Room/Area

1. Closet:

2. Ceiling: Textured and painted drywall

3. Walls: Textured and painted drywall

4. Floor: Linoleum - / Unable to perform moisture testing without removing washer and dryer.

5. Doors: Back door

6. Windows: Vinyl framed - thermally insulated windows. / Operating windows opened, closed and locked as expected.

7. Electrical: Standard 110 volt electrical outlets and light fixtures. / **Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.**

8. Smoke Detector:

9. HVAC Source: Standard heating registers with forced air delivery.

10. Washing Machine Whirlpool - / Based on the appearance and condition, this washing machine appears to be mid-life. The washing machine was run through a complete cycle during the inspection. It was operating as expected.

11. Washer Hose Connections Standard hose connections for the hot and cold water connections

12. Washer Drain: The drain system is concealed behind the wall.

13. Laundry Tub:

14. Laundry Tub Drain:

15. Washer and Dryer Electrical: 110-240 VAC

16. Dryer Whirlpool electric dryer

17. Dryer Vent: Metal flex

All-Home Inspections

Page 23 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Laundry Room/Area (Continued)

18. Dryer Gas Line: Not visible if present

19. Floor Drain: Not visible if present

Final Comments

A few comments regarding your home inspection. This is a snapshot view of the home and components at the time of the inspection. A home inspector's job is to provide an overview of the home, with the primary purpose of noting concerns or defects. The concerns or defects may be related to health and safety, insurance issues or lender requirements. The home inspector's job is to inform our client of any concerns. It is not the inspector's job to determine why the concern exists, what caused it or how to repair it. We will recommend further evaluation and any repairs be completed by licensed contractors in order to insure that concerns are properly assessed and repaired. Please contact your inspector if you have any questions. We are here to help and assist you in the buying process.

This inspection is a visual inspection of the home and its components, performed according to the Standards of Practice required by InterNACHI (International Association of Certified Home Inspectors). If there are any questions or concerns please don't hesitate to contact me at 208-791-6015 or by e-mail at allhomepalouse@gmail.com.

Photos are added to clarify and highlight concerns, and or, defects. Not all concerns or defects are photographed.

NEED MORE INFORMATION? Check out our website - www.all-home.com for additional information on Radon, Mold, Inspection Issues or a complete homeowners manual for those do-it yourself projects.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Flat - / The grading has a negative slope, causing water to drain towards the foundation. This can cause water penetration into the basement or crawlspace. There should be a positive slope away from the foundation for at least 6 feet. Repairs are recommended to prevent moisture related concerns.



Exterior Surface and Components

2. Trim: Metal and painted wood - / Cracked and (or) peeling paint was noted. Preventative maintenance is recommended.



3. Entry Doors: Insulated metal entry door. / The weather stripping seal is damaged or missing. Repairs are recommended for energy efficiency.



4. Windows: Exterior concerns noted - / Windows and trim of this design do not contain a drip edge. No visual way to confirm if trim and water shields behind siding are intact. Monitoring recommended.



Marginal Summary (Continued)

Roof

5. The same roofing material covers all roof areas. Roof Surface Material: Fiberglass shingles - / Multiple layers of roofing were noted. This will decrease the life expectancy of the roofing material and may possibly void any warranty.

/Excessive moss growth should be removed by spraying and brooming the roof when weather permits to help protect the roof surface.



6. Valleys: Fiberglass shingle - / Some valleys are not adequately sloped for proper drainage. Water may pool and intrude into attic. Repairs recommended.



7. Leader/Extension: Missing - / Extension leaders should be installed to direct the water away from the foundation.



8. Center of structure Chimney Chimney: Concrete block - / Cracks or damage noted in the chimney brick. Repairs recommended.



All-Home Inspections

Page 26 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Marginal Summary (Continued)

9. East side of the home Chimney Chimney: Brick - / Small cracks in chimney should be monitored for increased size.
10. East side of the home Chimney Flue/Flue Cap: Concrete - / Cracks in concrete cap should be repaired by a licensed contractor.

/ Unable to view interior of flue due to rain cap.



Attic

11. Over the entire main floor Attic Sheathing: Dimensional wood - / Soft or heaving areas in sheathing may require replacement with the next roof surface is installed.



Air Conditioning

12. East side exterior AC System Exterior Unit: Pad mounted - / The exterior unit is not level, which may cause the oil to settle and possibly cause compressor damage. Recommend having the unit properly leveled and secured.



Heating System

13. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter - / Filter is extremely dirty. Replacement is recommended for improved efficiency.

All-Home Inspections

Page 27 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Heating System (Continued)

Blower Fan/Filter: (continued)



14. Suspected Asbestos: Yes - / Lab testing of the suspected asbestos material (Popcorn ceiling texture) is required to determine the presence of asbestos

Plumbing

15. Service Line: Galvanized - /Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating
16. Water Lines: Galvanized and copper - / Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating.

/ Galvanized to copper fittings will generate electrolysis, which will eventually corrode the galvanized pipe and result in leaks.



Bathroom

17. Hallway Bathroom Windows: Aluminum framed - thermally insulated windows. / Moisture or water stains were noted between the panes of glass, indicating a damaged or broken thermal seal. Although this is mainly a cosmetic issue, repair or replacement should be considered.



Marginal Summary (Continued)

18. Hallway Bathroom Shower/Surround: Laminate surround - / Recommend replacing the loose or missing caulk around tub and surround.



Kitchen

19. East side Kitchen Plumbing/Fixtures: Plumbing concerns were noted - / Drain lines have a negative slope. Recommend a licensed plumber evaluate and repair as needed.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior Electric Outlets: Standard electrical outlets. / The exterior outlets are not GFCI protected. Recommend evaluation and installation of GFCI protected outlets by a licensed electrician for safety.



Garage/Carport

2. East side of property Garage Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.

/ Recommend installing outlet/switch covers for safety.

Basement

3. Under the center of home Basement Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.

/ Open and exposed wire splices. Covers missing. A licensed electrician is recommended to evaluate and repair as needed.



Air Conditioning

4. East side exterior AC System Electrical Disconnect: None - / Electrical disconnect on wall near unit should be installed by a licensed electrician for safety.

Air Conditioning (Continued)

Electrical Disconnect: (continued)



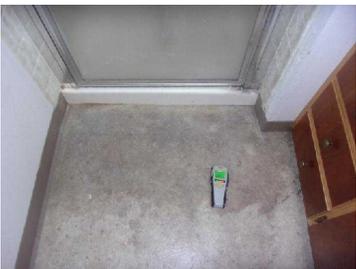
Heating System

5. Basement Heating System Devices: Condensate drain - / Condensate drain pipe termination not visible as exits basement below ground level. Pipe could get plugged and water may back into furnace. Recommend evaluation and repairs by a licensed contractor.



Bathroom

6. Master Bathroom Floor: Linoleum - / Excessively water damaged floor covering noted. High moisture readings noted in multiple locations. Due to concerns in the flooring, recommend a licensed contractor evaluate and repair as needed.



7. Master Bathroom Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.
8. Master Bathroom Shower/Surround: Fiberglass pan and tile walls. / Extensive water damage in front of shower indicates it is leaking. Evaluation and repair or replacement by a licensed contractor recommended.
9. Master Bathroom Toilets: 1.6 gallons per flush - / There are very high moisture readings noted around the base of the toilet, indicating a leak beneath the toilet. Recommend having the toilet removed and replace the wax ring or any other noted defects to prevent water damage to the flooring.

All-Home Inspections

Bathroom (Continued)

Toilets: (continued)



10. Hallway Bathroom Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.
11. Hallway Bathroom Toilets: Water Saver style toilet - / The toilet is loose at the floor and will require replacement of the wax seal and the anchor bolt kit to prevent leaking.

Kitchen

12. East side Kitchen Electrical: Standard 110 volt electrical outlets and light fixtures. / Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.

Bedroom

13. West Bedroom Electrical: Standard 110 volt electrical outlets and light fixtures. / Some of the electrical outlets are loose. Replacement or repair by a licensed electrician is recommended.



Living Space

14. Living Room Living Space Electrical: Standard 110 volt electrical outlets and light fixtures. / Reversed polarity noted (hot & neutral wires are reversed) in some outlets. Evaluation and repair by a licensed electrician is recommended.

Outlets not properly mounted.



All-Home Inspections

Page 32 of 32
17:50 March 14, 2022

Harry Mills
1123 Linden Ave

Defective Summary (Continued)

15. Hallway Living Space Electrical: Standard 110 volt electrical outlets and light fixtures. / **Some of the electrical outlets are loose. Replacement or repair by a licensed electrician is recommended.**
16. Storage Room Living Space Electrical: Standard 110 volt electrical outlets and light fixtures. / **Recommend installing outlet/switch covers for safety.**

Laundry Room/Area

17. Off kitchen Laundry Room/Area Electrical: Standard 110 volt electrical outlets and light fixtures. / **Although not required when the home was built, current safety requirements recommend GFCI protected outlets in this room. Please consider having a licensed electrician install approved GFCI outlets where required.**