



Inspection Report

Harry Mills

Property Address:
1123 Linden Avenue
Lewiston ID 83501



Safe@Home Inspections, LLC

**Paul Duffau, WA Lic#215
308 2nd Street
Asotin, WA 99402
208-596-1489**

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Date: 3/14/2022	Time: 12:00 PM	Report ID: 20220314-1123-Linden-Ave-OB
Property: 1123 Linden Avenue Lewiston ID 83501	Customer: Harry Mills	Real Estate Professional: Tom Scher Windermere All-Star

IT IS THE CLIENT'S AND/OR THEIR REPRESENTATIVE'S RESPONSIBILITY TO READ THE ENTIRE REPORT. IF, AFTER READING THE ENTIRE REPORT, THE CLIENT HAS QUESTIONS REGARDING ANY SPECIFIC FINDING, THEY SHOULD IMMEDIATELY CONTACT THE INSPECTOR FOR CLARIFICATION.

This inspection was conducted to the [Standard of Practice](#) of the State of Washington (Washington) or to the [Standards of Practice](#) of InterNACHI (Idaho). This Standard mandates what must be inspected, under what conditions, and also list specific items that are outside the scope of inspection. The Inspector examines readily accessible systems and components using normal operating controls and access panels. A home inspection is not technically exhaustive and may not identify latent defects or hidden conditions. The inspector is not required to: determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components; compliance with building codes. Older homes are inspected within the context of the time period during which they were built.

Additionally, by the Standard of Practice, the Inspector is not required to report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

Inspection validity time-frame: We cannot control what happens to this home after we leave the location. Weather, use, misuse, lack of use, vegetation, age, and alterations are just some of the factors that can change the condition of the structure. We will not be held responsible for any of these changes that may affect the systems of the home.

Any information or comments made by the Inspector that could be construed as over or beyond the Standard of Practice or the language of the signed Agreement, are offered as a professional courtesy.

Photographs and Videos: Digital photographs, videos, and illustrations made be used in the report. No additional significance should be placed upon the presence or lack of such supporting documentation.

This report is written with the conventions used in the Comment Key and Definitions.

Comment Keys and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. General information may be included regarding the component.

Not Inspected (NI) = This item, component or unit was not inspected, either because environmental conditions prevent access/operations, or the occupant's personal possessions blocked access.

Not Present (NP) = This item, component, or unit is not present, or is not visible. Since it is a reportable element by Standard, I wanted to acknowledge that I looked for the item and could not/did not find it. That does not mean that it does not exist as finish materials, possessions, and home design can hide features.

Summary Categories

Concern (C) = The item, component or unit needs maintenance, is not functioning as intended, or not functioning at all, and needs service/repair/replacement by a qualified contractor. Items, components or units that can be repaired to satisfactory condition do not require replacement.

Significant Concern (SC) = The item, component or unit is a substantial and immediate safety hazard or has deficiency that, in the opinion of the Inspector, requires a major short term expense (greater than \$2,000.00) to correct. Projected expenses are based on the Inspector's understanding of rates charged by local licensed contractors. condition may not need replacement.

Incomplete (I) = This item, component or unit is still a project in progress, either during initial construction or from remodeling.

PLEASE NOTE: Recommended actions in this report should be completed before the end of the inspection period or new home warranty expiration. Qualified and appropriately licensed specialists should perform all services and repairs and provide written documentation about the services and repairs performed and about all warranties covering the services and repairs. You should obtain this documentation from the sellers. Specialists, using equipment and procedures not available to a home inspector, may identify additional defects or recommend upgrades that could affect your evaluation of the property.

Report Commisioned by: BUYER	Access To Provided by: BUYER'S AGENT	In Attendance: CUSTOMER AND AGENT WALK-THROUGH
Outbuilding Type: SHOP, BARN	Construction Type: POLE BARN, STANDARD WOOD FRAMING ON	Electricity:
Plumbing: NOT PRESENT	Gas: NOT PRESENT	

1. Exterior Siding & Trim

Exterior. An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, decks, balconies, windows and doors, steps, handrails, guardrails, carports, eaves, soffits, and fascias. This overview applies to the Decks Component (if present) as well.

(1) **The inspector will:** Describe the exterior components visible from ground level. Inspect visible wall coverings, trim, protective coatings and sealants, decks, balconies, windows and doors, steps, handrails, guardrails, carports, eaves, soffits, and fascias. Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** Inspect (a) Buildings, patios, fences, retaining walls, and other structures detached from the dwelling. (b) Safety type glass or the integrity of thermal window seals. Test or evaluate the operation of security locks, devices or systems. Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade. Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Styles & Materials

Siding Material:

WOOD PLANK
STRUCTURAL WOOD PANEL
METAL

Items

1.0 Obstacles to Inspection

Comments: Not Present

1.1 Exterior Siding Condition

Comments: Inspected

- (1) The pole barn had metal siding. The barn had wood plank. The shed was structural wood panel.
- (2) The siding on the pole had loose, protruding or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.
- (3) The barn had extensive wood rot in the siding.
- (4) Earth and/or landscaping materials were noted in contact with the siding materials. This is a conducive condition to pest intrusion or wood rot. The earth or ground cover should be excavated away from the siding in all such locations, and the siding checked for deterioration. Any deteriorated material should be replaced.

1.2 Paint/Stain Condition

Comments: Inspected

At this time, the extent of paint failure might best be described as severe. The exterior paint or finish is peeling or missing over significant portions of the home. Recommend consulting a licensed and qualified paint contractor to obtain estimates for re-painting the home. Given the extent of paint/stain failure, some replacement of siding materials should be anticipated. The estimate should include those costs in the scope of work. Repainting and repair is recommended at the earliest possible opportunity.

1.3 Eaves

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roof System

Roofs. An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) **The inspector will:** . Traverse the roof to inspect it. Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations. Report the manner in which the roof is ventilated. Describe the type and general condition of roof coverings. Report multiple layers of roofing when visible or readily apparent. Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported. Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof. Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments. Operate powered roof ventilators. Predict remaining life expectancy of roof coverings.

For safety reasons, I do not walk closer than three feet to roof edges except to get on and off the roof.

Styles & Materials		
Roof-Type:	Roof Covering:	Roof Layers:
GABLE	METAL, EXPOSED FASTENERS	1
Approximate Age:	Means of Roof Inspection:	
UNKNOWN	GROUND	

Items

- 2.0 Obstacles to Inspection
- Comments: Not Present
- 2.1 Roof Covering
- Comments: Inspected
- (1) The roof for the pole barn was metal. Loose fasteners observed.
- (2) The roof of the barn was metal. The age of the material and condition of the rafter suggest replacement is necessary.
- (3) The roof covering was a lapped metal panel system with exposed screws or nails for fasteners. The typical lifespan of these panels is 30-60 years depending on the quality of the initial material, the quality of the installer, the quality of maintenance, and environmental conditions.
- 2.2 Roof Flashings
- Comments: Inspected
- Missing drip flashing at one or more locations on the eaves and/or rakes of the roof of the barn Recommend installation of an appropriate drip edge by a qualified contractor at all locations were it is missing.
- 2.3 Ventilation, Plumbing, and Equipment Flashings
- Comments: Not Present
- 2.4 Roof Drainage Systems
- Comments: Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

Structure. An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas. This overview applies to the **Attic** and **Crawlspace** (if present) as well.

(1) **The inspector will:** Describe the type of building materials comprising the major structural components. Enter and traverse attics and subfloor crawlspaces. Inspect (a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration. Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required deterioration is suspected. Describe any deficiencies of these systems or components. Report all wood rot and pest-conducive conditions discovered. **Refer** all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) **The inspector is not required to:** Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home. Move stored items or debris or perform excavation to gain access.

Styles & Materials

Foundation Type:	Wall Framing Materials:
NONE	2X4 WOOD STUDS
	PURLINS ON COLUMNS

Items

- 3.0 Obstacles to Inspection
Comments: Not Present
- 3.1 Foundation Walls and Footings (Where Visible)
Comments: Not Present
- 3.2 Sub-structure Framing
Comments: Not Present
- 3.3 Columns or Piers
Comments: Inspected
The columns for the lean-to portion of the barn are out of plumb and rotted. These need to be removed.



- 3.3 Item 1(Picture)
- 3.4 Foundation Anchorage (where accessible/visible)
Comments: Not Present

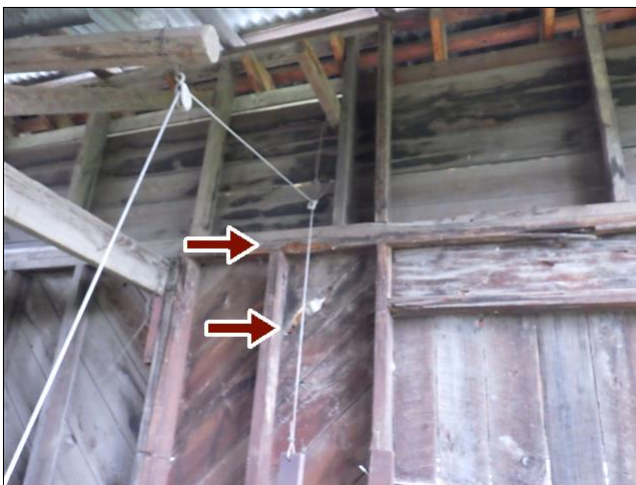
3.5 Walls (Structural/Exterior)

Comments: Inspected

(1) The walls of the barn are rotted. Support for the lean-to roof does not meet safety standards. The rear wall is buckling at the base over the masonry unit that is there. This structure is unsound. Effort should be made to either upgrade it or remove it.

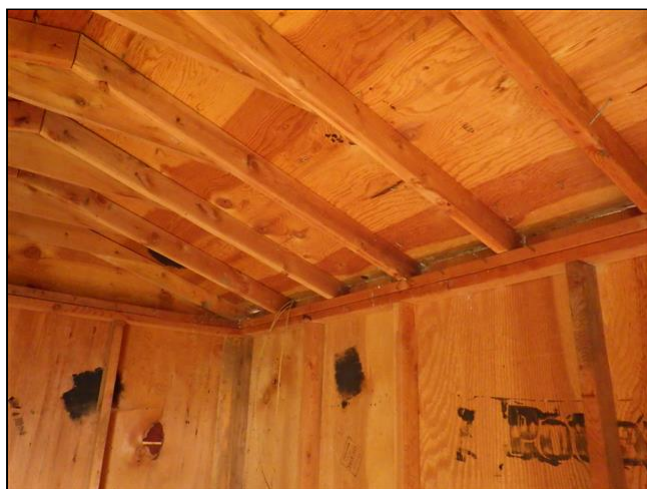


3.5 Item 1(Picture)



3.5 Item 2(Picture)

(2) Framing for the shed was better than average.



3.5 Item 3(Picture)

3.6 Wall Insulation (Where visible)

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System - Branch Circuits

Electrical system. The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will: (a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, overcurrent protection devices (fuses or breakers) and the type of branch wiring used. (b) Report (i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined. (ii) When no connection to a service grounding electrode can be confirmed. (c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s). (d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe. (e) Verify (i) The operation of a representative number of accessible switches, receptacles and light fixtures. (ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior. (iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required. (f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards. (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards. (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns. (i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to: (a) Insert any tool, probe or testing device into the main or subpanels. (b) Activate electrical systems or branch circuits that are not energized. (c) Operate circuit breakers, service disconnects or remove fuses. (d) Inspect ancillary systems, including but not limited to: (i) Timers. (ii) Security systems. (iii) Low voltage relays. (iv) Smoke/heat detectors. (v) Antennas. (vi) Intercoms. (vii) Electrical deicing tapes. (viii) Lawn sprinkler wiring. (ix) Swimming pool or spa wiring. (x) Central vacuum systems. (xi) Electrical equipment that's not readily accessible. (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels. (f) Move any objects, furniture, or appliances to gain access to any electrical component. (g) Test every switch, receptacle, and fixture. (h) Remove switch and receptacle cover plates. (i) Verify the continuity of connected service ground(s).

Styles & Materials

Wiring Methods:

NON-METALLIC SHEATHED CABLE (ROMEX)
METALLIC CONDUIT

Items

4.0 Obstacles to Inspection

Comments: Not Present

4.1 Visible Junction Boxes/Wiring Condition

Comments: Inspected

Missing covers noted on junction boxes, switches, or receptacles in various locations. This is a potential shock hazard. Recommend having a competent handyman/homeowner install covers in all locations where necessary. Not every location may be noted within the report due to access issues.

4.2 Exterior Wiring

Comments: Inspected

Electrical conductors not rated for exterior use were used for an exterior application at the outbuildings. This condition is a potential fire hazard. The SAFE@HOME recommends correction by a qualified electrical contractor.



4.2 Item 1(Picture)

4.3 Exterior Electrical Receptacles/Switches

Comments: Inspected

The receptacles on the outbuildings are missing weatherproof covers. Recommend installing a cover to meet current safety standards.

4.4 Ground Fault Circuit Interrupters

Comments: Not Present

GFCI receptacles were missing from the outbuildings. Recommend having GFCI-protected receptacles installed at locations specified in the current iteration of the NEC by a licensed and qualified electrical contractor in order to bring them up to current safety standards.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Smoke and Carbon Monoxide Detectors

Items

Items of Concern



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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist. **Where further investigation or evaluation is recommended by a specialist, it should include written estimates or opinions on the component in question.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **All work performed should be done by a qualified and competent handyman or licensed and qualified contractor as appropriate, depending on the regulations that pertain in this area.** All work requiring permits should be done in a manner compliant with the local jurisdiction's regulations. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. Exterior Siding & Trim

1.1 Exterior Siding Condition

Inspected

- (2) The siding on the pole had loose, protruding or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.
- (4) Earth and/or landscaping materials were noted in contact with the siding materials. This is a conducive condition to pest intrusion or wood rot. The earth or ground cover should be excavated away from the siding in all such locations, and the siding checked for deterioration. Any deteriorated material should be replaced.

2. Roof System

2.1 Roof Covering

Inspected

(1) The roof for the pole barn was metal. Loose fasteners observed.

2.2 Roof Flashings

Inspected

Missing drip flashing at one or more locations on the eaves and/or rakes of the roof of the barn Recommend installation of an appropriate drip edge by a qualified contractor at all locations where it is missing.

3. Structural Components

3.3 Columns or Piers

Inspected

The columns for the lean-to portion of the barn are out of plumb and rotted. These need to be removed.

4. Electrical System - Branch Circuits

4.1 Visible Junction Boxes/Wiring Condition

Inspected

Missing covers noted on junction boxes, switches, or receptacles in various locations. This is a potential shock hazard. Recommend having a competent handyman/homeowner install covers in all locations where necessary. Not every location may be noted within the report due to access issues.

4.2 Exterior Wiring

Inspected

Electrical conductors not rated for exterior use were used for an exterior application at the outbuildings. This condition is a potential fire hazard. The SAFE@HOME recommends correction by a qualified electrical contractor.

4.3 Exterior Electrical Receptacles/Switches

Inspected

The receptacles on the outbuildings are missing weatherproof covers. Recommend installing a cover to meet current safety standards.

4.4 Ground Fault Circuit Interrupters

Not Present

GFCI receptacles were missing from the outbuildings. Recommend having GFCI-protected receptacles installed at locations specified in the current iteration of the NEC by a licensed and qualified electrical contractor in order to bring them up to current safety standards.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Significant Concern



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The following items or discoveries indicate that these systems or components pose an immediate life safety threat or are of such a nature that reasonably anticipated repair costs may exceed \$2,000.00. **Where further investigation or evaluation is recommended by a specialist, it should include written estimates or opinions on the component in question.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **All work performed should be done by a licensed and qualified contractor.** All work requiring permits should be done in a manner compliant with the local jurisdiction's regulations. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. Exterior Siding & Trim

1.2 Paint/Stain Condition

Inspected

At this time, the extent of paint failure might best be described as severe. The exterior paint or finish is peeling or missing over significant portions of the home. Recommend consulting a licensed and qualified paint contractor to obtain estimates for re-painting the home. Given the extent of paint/stain failure, some replacement of siding materials should be anticipated. The estimate should include those costs in the scope of work. Repainting and repair is recommended at the earliest possible opportunity.

3. Structural Components

3.5 Walls (Structural/Exterior)

Inspected

(1) The walls of the barn are rotted. Support for the lean-to roof does not meet safety standards. The rear wall is buckling at the base over the masonry unit that is there. This structure is unsound. Effort should be made to either

upgrade it or remove it.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Home Component Life Expectancy](#)



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