Inspection Report

Harry Mills

Property Address:
1123 Linden Ave
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:** 09:00 AM	**Report ID:** 20220314-1123-Linden-Ave
Property: 1123 Linden Ave 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. 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

Maintenance (M) = The item, component or unit needs maintenance which is not necessarily a repair.

Concern (C) = The item, component or unit is not functioning as intended or not functioning at all, and needs repair/ replacement by a licensed and 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.

Additional Inspections (AI) = This category is designed to meet Washington Realtors rules requiring a recommendation from the home inspector for additional inspections, evaluation, and tests. The reasons the recommendation is made will be in the body of the report and other summaries. **There is a letter embedded in the Miscellaneous section of the Report requesting the additional inspections that meets Washington Realtor standards**

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 contractors and specialists should perform all services and repairs and provide written documentation about the services and repairs performed. **You should ask and expect to receive warranties covering the services and repairs.** You should obtain this documentation from the sellers or the contractors. 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.

If the residence was furnished at the time of the inspection, portions of the interior may hidden by the occupant's belongings. In accordance with Washington State standard, the inspection is limited to only those surfaces that are exposed and readily accessible. Safe@Home Inspections does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving except to access attics, crawlspaces, and electrical panels where such efforts are reasonable in the opinion of the inspector. Hidden conditions may be present. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection.

DISCLOSURE: Per Washington State regulation, I am required to inform you of any business, financial, or family relationships that I might have with buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, and service providers. The DOL has included referrals as a business relationship which means that every agent I have ever worked with or for qualifies as a business relationship. Given the number of inspections that I have performed, there is an excellent chance that I have some form of relationship, however distant, with one of the above. However, I do not pay for referrals, nor do I accept money from others to provide referrals. I work in the best interests of my client to provide an honest and thorough report.

Report Commisioned by:	**Agreement Signed:**	**Access To Provided by:**
BUYER/BUYER'S AGENT	ONLNE	BUYER'S AGENT
In Attendance:	**Building Type:**	**Year Reported Built:**
CUSTOMER AND AGENT WALK-THROUGH	SINGLE FAMILY RESIDENCE	1950
Temperature (at start of inspection):	**Weather:**	**Wind:**
41-50 DEGREES	CLOUDY	LOW, 0-5 MPH
Ground/Soil surface condition:	**Out-Of-Scope Elements:**	
WET	STORAGE SHEDS, OUTBUILDIINGS,	

SPRINKLERS

1. Lot and Grounds

Site. The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) **The inspector will:** (a) Describe the material used for driveways, walkways, patios and other flatwork around the home. (b) Inspect (i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure. (ii) For proper grading and drainage slope. (iii) Vegetation in close proximity to the home. (c) Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** Inspect fences, privacy walls or retaining walls that are not contiguous with the structure. Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure. Evaluate hydrological or geological conditions. Determine the adequacy of bulkheads, seawalls, breakwalls, and docks

Styles & Materials

Driveway Materials:
ASPHALT

Walkway Materials:
CONCRETE

Patio Materials:
CONCRETE

Retaining Wall Materials:
NONE

Items

1.0 Obstacles to Inspection
Comments: Not Present

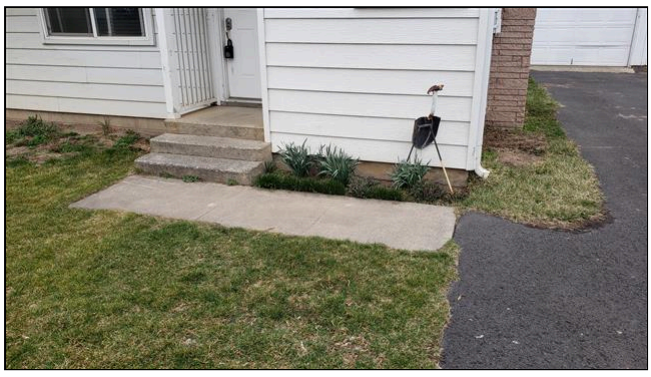
1.1 Driveway
Comments: Inspected

(1) The driveway appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report. Serviceable condition includes normal minor cracks.
(2) Within the next several years, the asphalt will need to be resealed.

1.1 Item 1(Picture)

1.2 Walkways

Comments: Inspected
The walkways appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Serviceable condition includes normal minor cracks.



1.2 Item 1(Picture)

1.3 Steps

Comments: Inspected

The steps appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

1.4 Railings and Guard Rails

Comments: Not Present

1.5 Patio and Cover

Comments: Inspected

(1) The patio appears to be serviceable for the purpose intended.

1.5 Item 1(Picture)

(2) The cover for the patio was not bolted to the home but attached with nails. Joists should be attached with hangers. Recommend repair by a competent and qualified contractor.

1.5 Item 2(Picture)

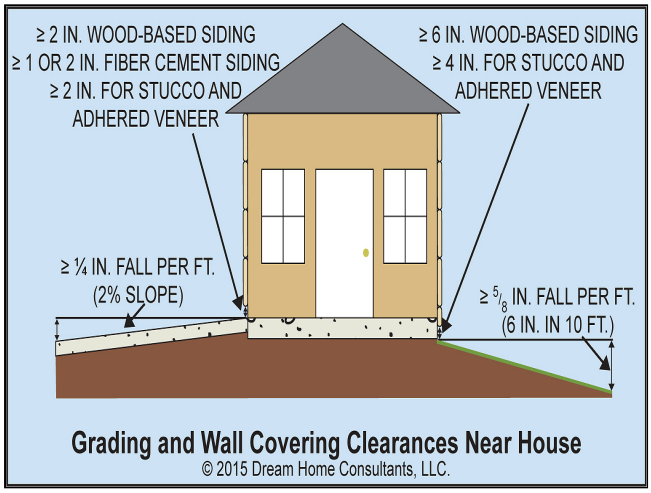
1.6 Retaining Walls

Comments: Not Present

1.7 Perimeter Drainage

Comments: Inspected

The home had some areas of neutral or negative drainage at the foundation which will route runoff from precipitation toward the home. If the ground does not slope away, the water can go to the foundation and may cause issues such as water intrusion or soil settlement/erosion under the footing. Ideally, the ground should slope away from the home 6 inches per 10 feet from the foundation. Recommend evaluation and correction by a qualified and competent contractor where feasible. If uncorrected, Safe@Home recommends that you monitor the runoff during and immediately after precipitation.



1.7 Item 1(Picture) Grading

1.8 Landscaping

Comments: Inspected

(1) Vegetation (trees, shrubs and/or vines) is in contact with the building exterior. Recommend pruning or removing vegetation, as is necessary, so there's at least a 6" gap between all vegetation and the building exterior. This gap should exist to allow exterior building materials to dry quickly after it rains and to avoid physical (mechanical) damage from the plants to siding. Vegetation growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture.

(2) The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the home inspection. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Contingency. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

2. 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.

Areas of structure may exist which are greater than 8 feet tall and are not available for hands on inspection. Hidden conditions may be present.

Styles & Materials

Siding Material:
METAL

Trim Material - Corners/Bandboards/Columns:
METAL

Trim - Window & Door:
METAL

Eave Materials:
WOOD OR WOOD PRODUCT

Items

2.0 Obstacles to Inspection

Comments: Informational

New siding appears to have been installed over old or pre-existing siding. No comment can be made about the condition of the inaccessible siding. Hidden conditions may be present.

2.1 Address Visible From Street

Comments: Inspected

The address is visible from the street. While this seems a minor concern, addresses used in emergencies by police, paramedic, and fire personnel.

2.2 Exterior Siding Condition

Comments: Inspected

(1) The exterior wall coverings appear to be in substantially serviceable condition. Any deviations will be noted in the comments that follow.

(2) It appeared that there was consistent space of at least six inches from the siding to the soil.

(3) Recommend touch-up painting at all locations were bare siding or trim materials are present or paint coverage has degraded to allow water entry. Any pictures taken are representative and will show the full scope of necessary re-painting. Recommend all work be completed by a licensed and qualified contractor.

(4) The caulking in general appeared to be in serviceable condition. Any notable exceptions will be listed below.

2.3 Trim Condition

Comments: Inspected

The vehicle door trim is due for touch-up painting.

2.4 Eaves

Comments: Inspected

(1) The fascia board on the westside gable has detached from the home. This allows for water entry into structural components, has pulled the flashing free of the roof, and is a hazard to fall. Recommend reattachment by a licensed and qualified contractor.

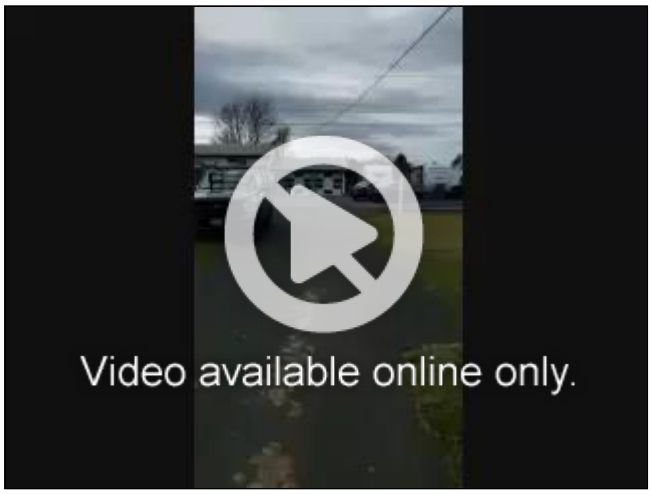
2.4 Item 1(Picture)

(2) Soffits and fascia at the home appeared to be in serviceable condition at the time of the inspection.

2.5 Other

Comments: Informational

The cable line into the house passes over the driveway but does so at a very low height. If bringing in a large or tall vehicle, you have the potential for catching this line and either damaging the vehicle or the line. Recommend consulting with the cable provider to have this lifted above the driveway at a safe height.



2.5 Item 1(Video)

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.

3. Windows & Doors

Styles & Materials

Exterior Door Materials:
INSULATED METAL

Window Materials:
VINYL THERMAL PANED

Items

3.0 Obstacles to Inspection
Comments: Not Present

3.1 Exterior Doors
Comments: Inspected
(1) Door exteriors appeared to be in serviceable condition at the time of the inspection unless otherwise noted below.
(2) Exterior door hardware in the home appeared to be in serviceable condition throughout the home at the time of the inspection.

3.2 Windows
Comments: Inspected

(1) One or more windows in the garage has one or more broken panes of glass and a damaged frame Recommend repair by a qualified and competent handyman/homeowner/window contractor.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

(2) One or more windows in the kitchen has considerable fogging. This does not substantially impact its weatherproofing capacity or insulative capacity, but does interfere with light transmittance. Recommend replacement of the affected window assembly.

(3) One or more windows in the rear bedroom has considerable fogging. This does not substantially impact its weatherproofing capacity or insulative capacity, but does interfere with light transmittance. Recommend replacement of the affected window assembly.

3.2 Item 3(Picture)

4. Roof Coverings, Gutters, Skylights, Chimneys

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:
GABLE

Roof Covering:
ARCHITECTURAL

Roof Layers:
2

Approximate Age:
16-20 YEARS OLD

Means of Roof Inspection:
TRAVERSED WHERE SAFE

Sky Light(s):
NOT PRESENT

Roof Drainage:
GUTTERS

Number of Chimneys:
TWO

Chimney Use:
FLUE FOR MECHANICAL EQUIPMENT
GAS FIREPLACE/STOVE

Chimney Chase Materials:
BRICK
BLOCK

Flue Material (If Visible):
CLAY LINER

Items

4.0 Obstacles to Inspection
Comments: Not Present

4.1 Roof Covering
Comments: Inspected

(1) Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

(2) The roof was covered with architectural fiberglass asphalt shingles, also called "laminated" or dimensional" shingles. Architectural shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. The typical lifespan of these shingles is 20-30 years depending on the quality of the initial material, the quality of the installer, the quality of maintenance, and environmental conditions.

(3) The roof had two existing layers of composition asphalt shingles installed at the time of the inspection. This condition will result in the following: Reduced asphalt shingle lifespan compared to similar shingles installed over a proper substrate. Any warranty which may have been in effect will be void. Shingles will be more easily damaged by hail. When new roofing is required, all layers will need to be removed before new roofing material can be installed. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.

4.1 Item 1(Picture)

(4) There is moss growing on the roof. Safe@Home recommends having a competent and qualified individual remove the moss.

4.1 Item 2(Picture)

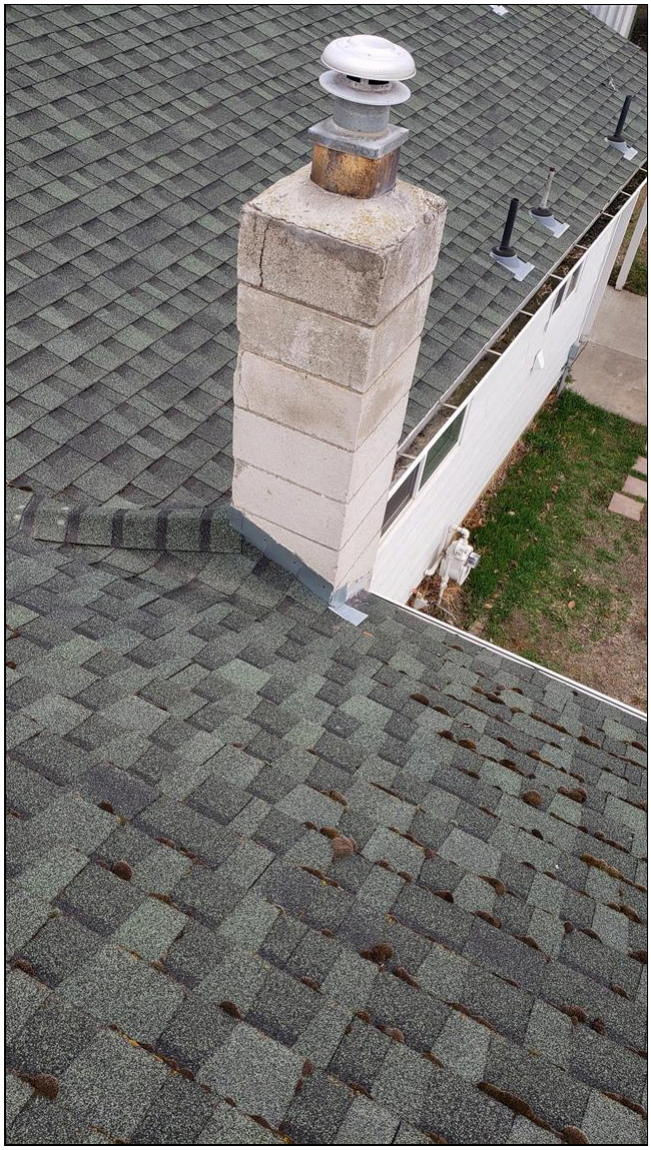
(5) Exposed nails present on the roof deck. These should be covered with caulk or roof sealant to prevent potential water intrusion to the rest of the home. Recommend correction of all such by a licensed and qualified roofing contractor.

4.1 Item 3(Picture)

4.2 Roof Flashings

Comments: Inspected

(1) The plumbing, ventilation, and combustion flashings appeared in serviceable condition.
(2) Chimney counter flashing is missing, poorly installed or damaged: Counter flashing is integral to the flashing system and leak prevention. Recommend further evaluation and repair. Be aware that with used or older structures that hidden conditions may exist.



4.2 Item 1(Picture)

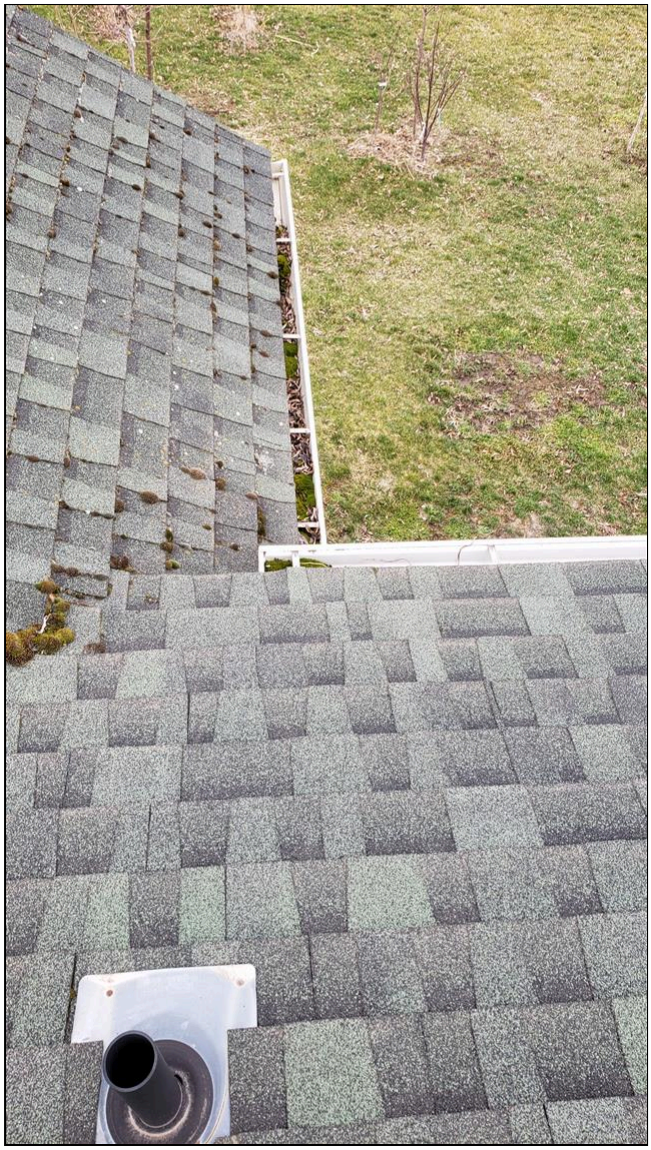
4.3 Roof Drainage Systems

Comments: Inspected

(1) The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
(2) The downspouts and extensions/splashblocks gutters are not directing water sufficiently far from the foundation. They should direct all roof water run-off at least ten feet from the foundation walls. Recommend correcting all the existing discharge points to accomplish this by adding properly aligned splash blocks, extensions, or similar means.

4.3 Item 1(Picture)

(3) The gutters appear intact and properly attached. Slope was not measured but appears adequate for drainage. Any observed deficiencies will be identified below.
(4) The rear gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



4.3 Item 2(Picture)

4.4 Skylights

Comments: Not Present

4.5 Chimney Chases & Structures

Comments: Inspected

(1) The chimney had extensive deterioration at the mortar joints of the chimney and/or significant spalling of the brick/ block. This will tend to make the chimney unstable over time. Recommend repair by a licensed and qualified masonry or fireplace contractor.

4.5 Item 1(Picture)

4.5 Item 2(Picture)

(2) The chimney cap had moderate to severe deterioration which should be repaired to avoid moisture intrusion of the chimney structure. Recommend repairs by a licensed and qualified contractor with experience performing work on chimneys.

4.5 Item 3(Picture)

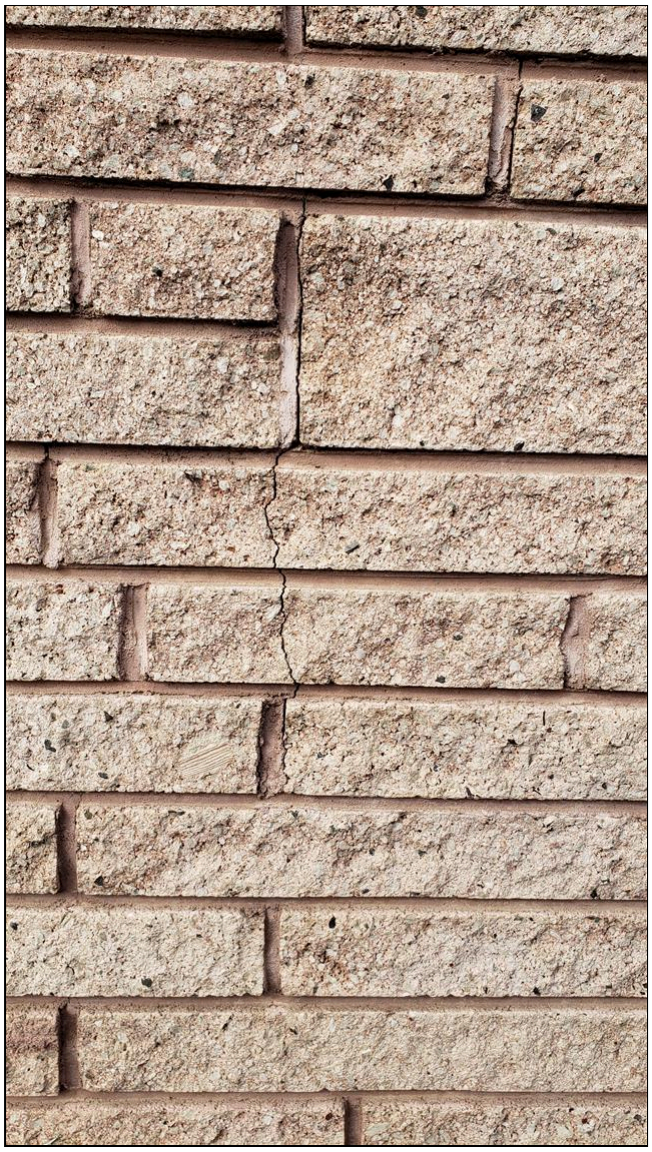
4.5 Item 4(Picture)

(3) Extensive cracking noted in the chimney structure. Recommend repair by a lciensed and qualified chimney or masonry contractor.

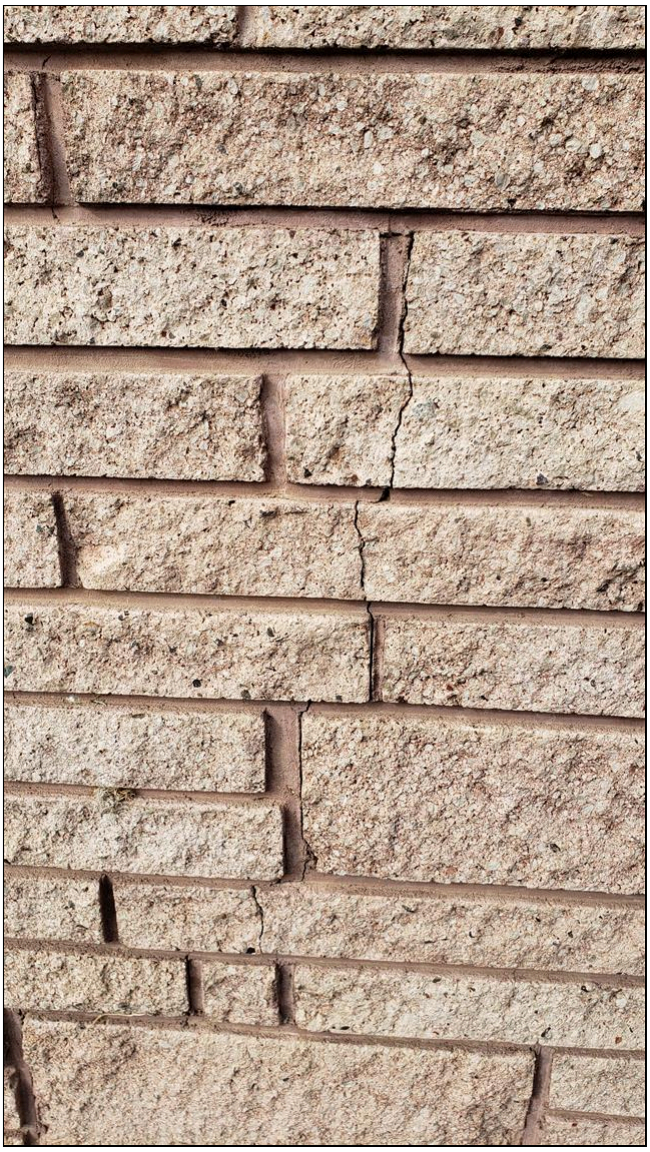
4.5 Item 5(Picture)

(4) Extensive cracking noted in the chimney structure. This crack a to be related to settlement. The suggestion inadequate Foundation below the chimney. Unable to locate a footing underneath the chimney. Recommend further

investigation by a licensed and qualified contractor to determine the full scope of necessary repairs.



4.5 Item 6(Picture)



4.5 Item 7(Picture)

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.

5. Attic

Insulation and ventilation. The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems. This overview applies to the **Crawlspace** component (if present) as well.

(1) **The inspector will:** Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas. . Describe the type of insulation in viewable and accessible unconditioned spaces. . Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors. Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible. Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces. Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls. Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Areas under the insulation and at the end of the eave are not fully visible. Hidden conditions may exist.

Styles & Materials

Attic Access Location:
STAIRWELL
ADDITION

Method of Inspection:
ENTERED AND PARTIALLY TRAVERSED

Attic Framing:
2x4 RAFTERS

Sheathing Material:
PLYWOOD
DIMENSIONAL WOOD

Attic Ventilation:
RIDGE
GABLE

Attic Insulation:
BLOWN FIBERGLASS

Depth of Insulation:
8"-11"

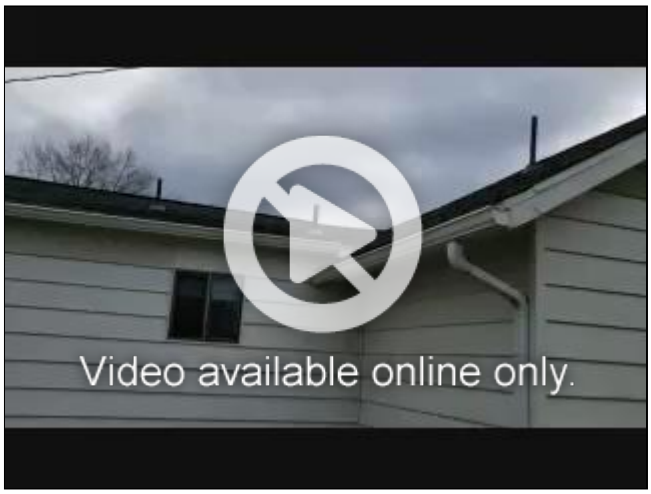
Items

5.0 Obstacles to Inspection
Comments: Not Present

5.1 Attic Access
Comments: Inspected

5.2 Attic Framing
Comments: Inspected
(1) Some sagging/deflection is noted on the roof that is likely the result of natural sag in the rafters. This is a common finding on older structures and is generally related to the construction practices of the time.


5.2 Item 1(Picture)



5.2 Item 2(Video)

(2) Sagging visible in the roof rafters appeared to be caused by inadequate framing design of the roof structure typical of homes built in this area, during this time period, of this quality. Consider consulting with a qualified contractor to discuss options and costs for stabilization or correction.

5.2 Item 3(Picture)

5.3 Attic Sheathing

Comments: Inspected

5.4 Evidence of Leaks

Comments: Inspected

There were indications of previous leaks in the attic as evident by water marks on framing members and/or staining on the insulation. This is not unusual in older houses. These appeared dry at the time of inspection. However, even apparently dry areas can re-start under the right wind and rain conditions and there is no way to determine outside of those conditions. I recommend periodically checking the attic space during severe weather.

5.4 Item 1(Picture)

5.5 Attic Ventilation

Comments: Inspected

5.6 Attic Insulation

Comments: Inspected

The insulation was disturbed and compressed in several areas of the attic. Recommend correcting to improve the thermal boundary of the home.

6. 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.

If a finished or partially finished basement is present, observation of the interior condition of the foundation walls will be limited. Hidden conditions may be present.

Styles & Materials

Foundation Materials:
POURED CONCRETE
MASONRY BLOCK

Foundation Type:
CRAWLSPACE
BASEMENT

Access Location:
FROM BASEMENT

Method of Inspection:
ENTERED AND TRAVERSED

Sub-grade Framing Materials:
WOOD JOISTS
2 X 6
2 X 10

Interior Bearing Structure (If Visible):
BEAM
6x6

Posts/Columns/Piers:
WOOD POSTS/COLUMNS
4x4

Wall Framing Materials:
2X4 WOOD STUDS

Wall Insulation Visible:
NO

Crawlspace Insulation:
FIBERGLASS BATTS

Items

6.0 Obstacles to Inspection

Comments: Not Present

6.1 Foundation Walls and Footings (Where Visible)

Comments: Inspected

(1) The visible portions of the foundation walls appeared to be poured in place concrete. Depending on the age of the property, reinforcing steel may or may not be present. Unless otherwise noted below, no significant defects were present.

(2) The wood frame is not anchored to the foundation: This is a very common finding on older homes which predate newer standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. Installation of anchor bolts may not have been required when this home was built. As an upgrade, recommend follow up with licensed contractor who specializes in seismic retrofitting and foundation work.

(3) The front footings for the home are more shallow than current standards permit but are typical of the vintage of the home.

6.2 Slab-on-Grade Concrete

Comments: Inspected

Typical shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.

6.3 Crawlspace

Comments: Inspected

(1) Current standards require one square foot of ventilation per 150 feet of area in the crawlspace with one ventilation opening located within three feet of corners. This appears to be present at this home.

(2) The access appeared adequately sized. No significant deficiencies were noted.

(3) Insulation is partially or completely blocking the vents. This may limit air flow and increase moisture levels in the crawlspace. Recommend adjusting/correcting to allow proper air flow.

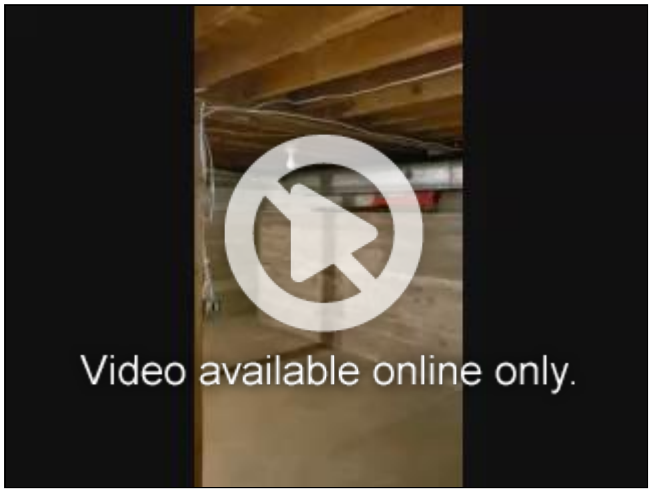
(4) The ductwork and plumbing prevented full access to approximately 30 percent of the crawlspace. The customer is advised that hidden conditions may be present. A second access should be created or a portion of the existing space should be dug out to allow for entry and inspection.

6.3 Item 1(Picture)

6.4 Sub-structure Framing

Comments: Inspected

There is inadequate support for the kitchen addition. Recommend repair by a licensed and qualified contractor.



6.4 Item 1(Video)

6.5 Columns or Piers

Comments: Inspected

6.6 Walls (Structural)

Comments: Inspected

We could not observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is conventionally framed using 2x4 wood studs. It is generally not possible to determine the spacing of the studs. The interior walls are most likely conventionally framed using 2x4 wood studs.

6.7 Insulation (Where visible)

Comments: Inspected

(1) Insulation was not present in areas of the basement. Typically, sub-grade areas (by modern standards) have R-30 insulation installed to conserve energy and improve homeowner comfort. You may wish to upgrade this component.
(2) The depth of the wall (4") makes it unlikely to achieve current standards for energy conservation. This is typically of virtually every home in this generation and generally not correctable without substantial changes.

6.8 Evidence of Water Intrusion

Comments: Not Present

None visible.

6.9 Evidence of Wood-Destroying Pests

Comments: Not Present

None visible.

6.10 Conducive Debris

Comments: Inspected

Left-over wood from construction is present in the crawlspace. This is considered a conducive condition for pest intrusion and wood-destroying fungus. Recommend removing all such materials.

6.10 Item 1(Picture)

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.

7. Detached Garage

Attached garages or carports. The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will: Inspect the condition and function of the overhead garage doors and associated hardware. Test the function of the garage door openers, their autoreverse systems and secondary entrapment devices (photoelectric and edge sensors) when present. Inspect the condition and installation of any pedestrian doors. Inspect fire separation between the house and garage when applicable. Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor. Describe any deficiencies of these systems or components.

(2) The inspector is not required to: . Determine whether or not a solid core pedestrian door that is not labeled is fire rated. Verify the functionality of garage door opener remote controls. Move vehicles or personal property. Operate any equipment unless otherwise addressed in the SOP.

Styles & Materials

Structure Type:	**Roof:**	**Siding:**
TRADITIONAL FRAMED	METAL	HARDBOARD
Floor:	**Numbere of Parking Spaces:**	**Garage Door Material:**
CONCRETE	ONE	METAL

Items

7.0 Obstacles to Inspection
Comments: Not Present

7.1 Detached Garage Roof
Comments: Inspected

(1) The roof had two existing layers of composition asphalt shingles installed at the time of the inspection. This condition will result in the following: Reduced asphalt shingle lifespan compared to similar shingles installed over a proper substrate. Any warranty which may have been in effect will be void. Shingles will be more easily damaged by hail. When new roofing is required, all layers will need to be removed before new roofing material can be installed. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.
(2) 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. Recommend repair by a licensed and qualified roofing contractor.

7.1 Item 1(Picture)

(3) The garage roof is missing drip edge flashing. This will allow for water entry at the eve and likely lead to damage to the substrate materials. Recommend installation of drip edge flashing after all repair work is complete.

7.1 Item 2(Picture)

(4) Water intrusion noted on the inside of the garage. Substantial damage to underlying sheathing noted at the eaves. Recommend repair of all damaged materials. All work should be completed by licensed and qualified contractor.

7.1 Item 3(Picture)

7.2 Detached Garage Siding

Comments: Inspected

The siding on the inspected building(s) is a composite material and shows evidence of damage that is consistent with the deterioration and failure of these types of products. Swelling of the leading edges, warping, sunken nail heads, peeling caulking, soft spots, fungal growth and wood rot damage.

The rear of the building does not have siding.

Have the siding evaluated by a licensed siding contractor familiar with composite siding issues for a full cost estimate. There is a possibility other damage or conditions conducive to may be present that are not readily identifiable at visual means at the time of inspection. This home inspection report is not a warranty or guarantee that all damage or conducive conditions associated with the composition siding have been identified.

7.2 Item 1(Picture)

7.2 Item 2(Picture)

7.2 Item 3(Picture)

7.3 Detached Garage Framing

Comments: Inspected

Leakage noted around the windows and electrical receptacles. Recommend repair by a licensed and qualified siding contractor.

7.3 Item 1(Picture)

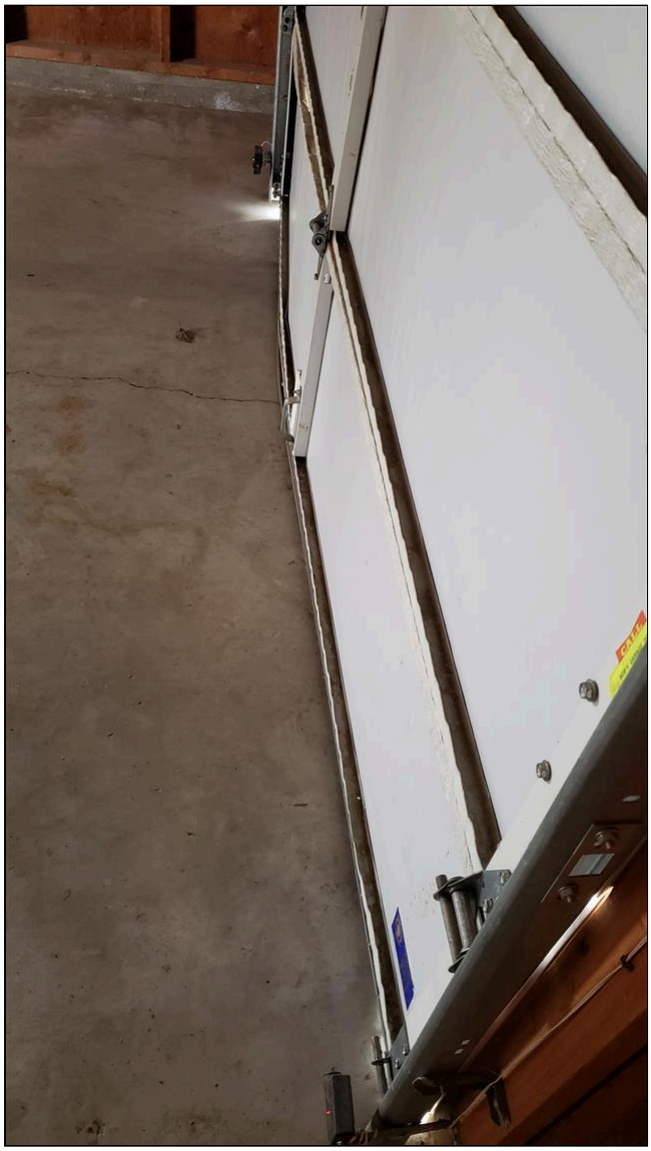
7.4 Garage Floor/Foundation

Comments: Inspected

7.5 Garage Door (s)

Comments: Inspected

A garage vehicle door panel had severe damage visible which will require repair or replacement. Recommend consulting a garage door contractor to gain an idea of options and costs necessary to correct this condition.



7.5 Item 1(Picture)

7.6 Garage Door Openers

Comments: Inspected

(1) The garage door had an automatic opener installed.

(2) All automatic garage door openers responded to the controls at the time of the inspection.

(3) The sensors are in place for garage door(s) and will reverse the door.

8. Electrical System - Service Entrance

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

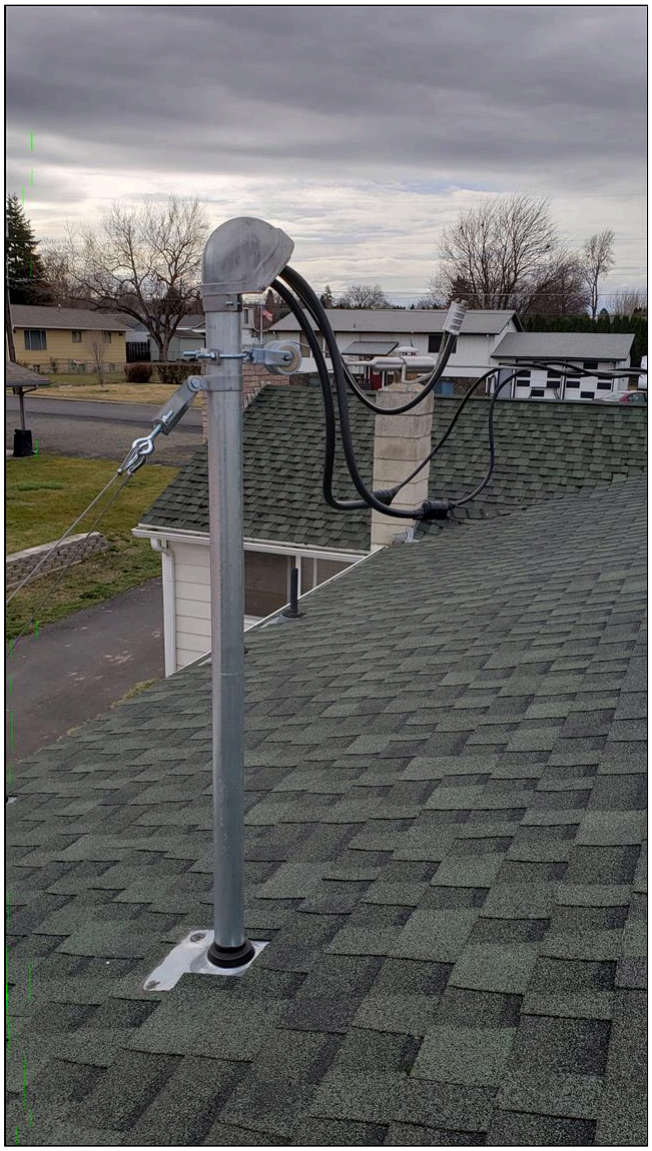
Electricity Turned On:	Electrical Service:	Meter Location:
YES	OVERHEAD SERVICE	REAR
Grounding Electrode:	**Permit/Inspection Sticker:**	
DRIVEN GROUND ROD	NONE OBSERVED	

Items

8.0 Utility Service Components

Comments: Inspected

(1) The electrical service entrance is overhead. This is typical of older vintage homes. Components inspected included the following: masthead; mast condition and support; and service entrance.



8.0 Item 1(Picture)

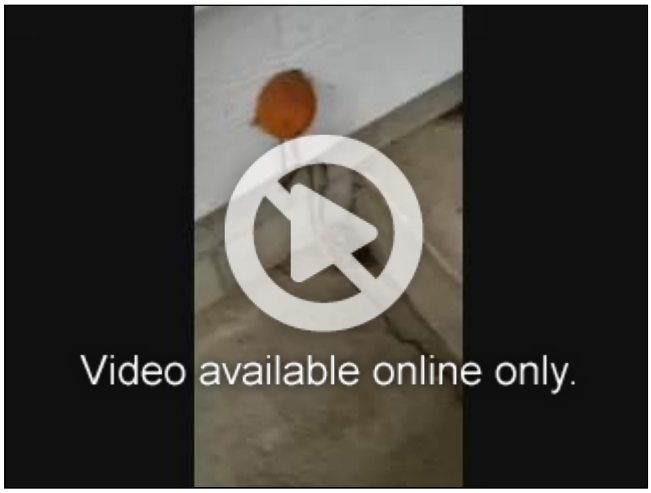
(2) The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

8.1 Bonding and Grounding Systems

Comments: Inspected

(1) The grounding electrode was a copper wire attached to a driven rod into the ground. Current standard requires two rods, 6 feet apart, driven to a depth of 8 feet (with some exceptions.) Older standards allowed a single rod and those are considered to be sufficient until the system receives major upgrades.

(2) The ground wire is loose or broken and not performing as intended. Recommend repair by a licensed and qualified electrical contractor.



8.1 Item 1(Video)

8.2 Permit/Inpsection Sticker Present

Comments: Not Present

The panel has been recently upgraded. There is no inspection sticker which is typical of Lewiston. While there does not appear to be an issue with the panel wiring, I recommend following up with the owner to determine the permit status of the panel. If not permitted, a licensed and qualified electrician should verify that all the work performed has been completed to the standards required at the time of the upgrade (if that can be determined.)

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.

9. Electrical System - Main Panel

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

Main Panel Location:
LAUNDRY ROOM

Electric Panel Manufacturer:
SIEMENS

Panel Capacity:
200 AMP

Service Conductor Material:
4/0 ALUMINUM

Main Breaker Type:
SINGLE THROW
200 AMP

Branch Circuit Wiring Materials:
COPPER, SOLID CONDUCTOR, 120V
COPPER, SOLID CONDUCTOR, 240V
COPPER, STRANDED CONDUCTOR, 240V

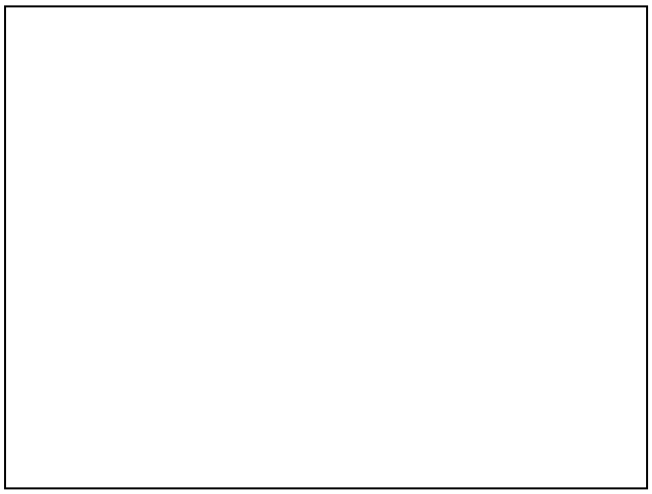
Secondary Panel Location:
GARAGE

Items

9.0 Main Distribution Panel

Comments: Inspected

(1) Adequate access/clearance exists at the main service panel. By generally recognized safety standards, a panel must be easily accessible. This means the panel should have: an open area 30- 36" exists in front of the panel; the panel is at a convenient, eye level, height; at least 6'3" of headroom; the wall below the panel is clear to the floor, not used for heavy storage of belongings.



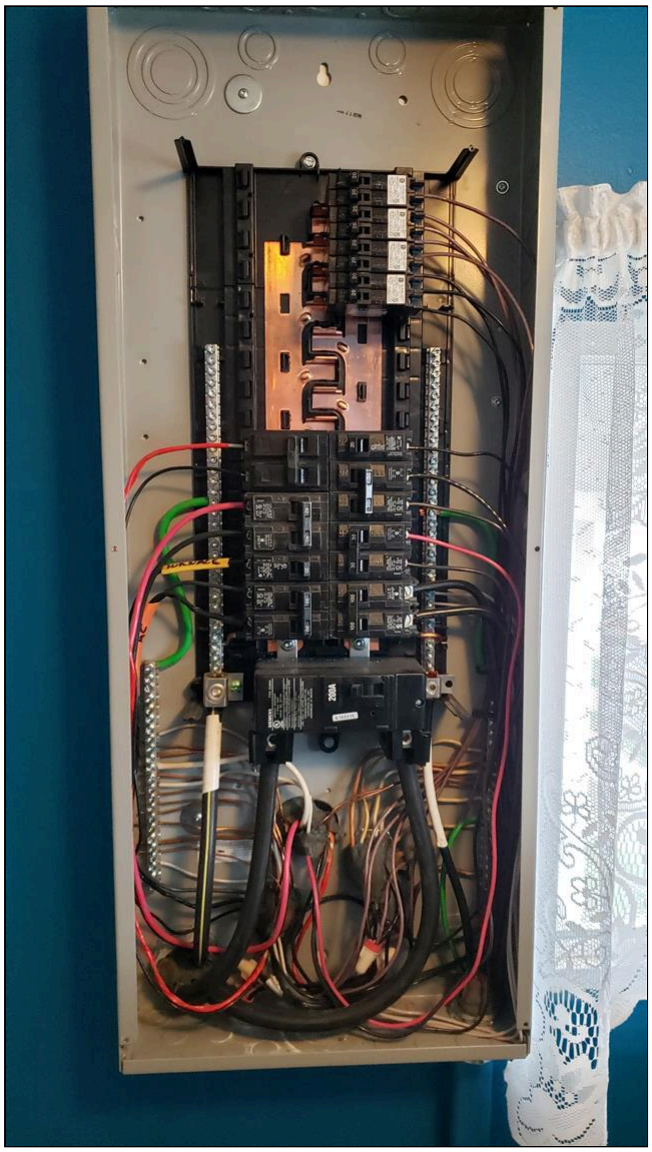
9.0 Item 1(Picture) Panel Clearance

(2) The panel case and covers of the main electrical service panel appeared to be in generally serviceable condition at the time of the inspection. Any observed exceptions will be listed below.

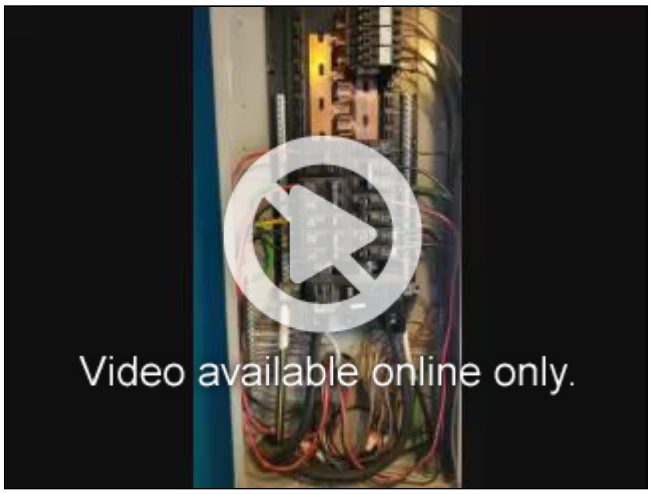
9.1 Panel Breakers

Comments: Inspected

(1) The panel cover was removed. Observation of the interior of the panel confirmed that the service main and main breaker were correctly sized to each other, the breakers were well-secured to the buss, and that wires and breakers sizes aligned correctly.



9.1 Item 1(Picture)



9.1 Item 2(Video)

(2) The breakers were clearly identified. I do not confirm that the markings are accurate to each circuit.

9.2 Panel Wiring

Comments: Inspected

(1) The service conductor wiring at the panel appeared to be serviceable.

(2) Observation of the panel wiring confirmed that wiring was generally acceptable to the standards at the time of initial wiring.

9.3 Panel Bond

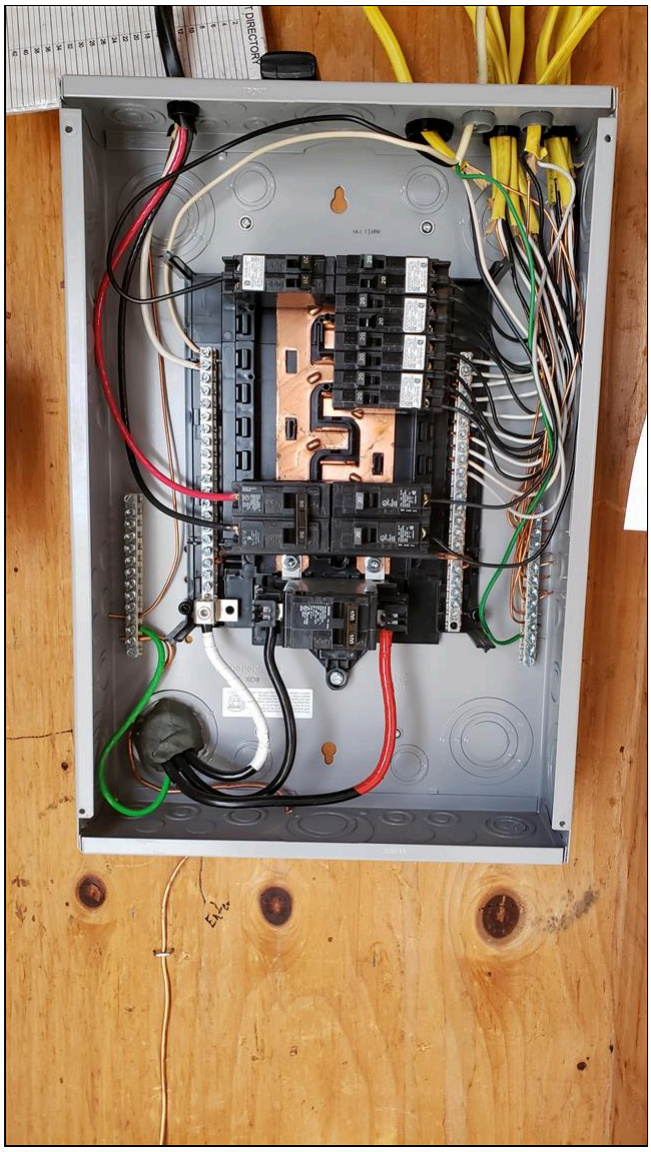
Comments: Inspected

The panel bond was present.

9.4 Secondary Distribution Panels

Comments: Inspected

(1) The breakers were clearly identified. I do not confirm that the markings are accurate to each circuit.



9.4 Item 1(Picture)

9.4 Item 2(Video)

(2) The garage panel cover was removed. Observation of the interior of the secondary panel confirmed that the service main and main breaker were correctly sized to each other, the breakers were well-secured to the buss, and that wires and breakers sizes aligned correctly.

9.5 Secondary Distribution Panel Breakers

Comments: Inspected

The panel cover was removed. Observation of the interior of the panel confirmed that the service main and main breaker were correctly sized to each other, the breakers were well-secured to the buss, and that wires and breakers sizes aligned correctly.

9.6 Secondary Distribution Panel Wiring

Comments: Inspected

Observation of the panel wiring confirmed that wiring was generally acceptable to the standards at the time of initial wiring.

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.

10. 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)
ARMORED CABLE
NON-METALLIC CONDUIT
METALLIC CONDUIT

Dryer 240-volt electrical receptacle::

PRESENT

Items

10.0 Obstacles to Inspection

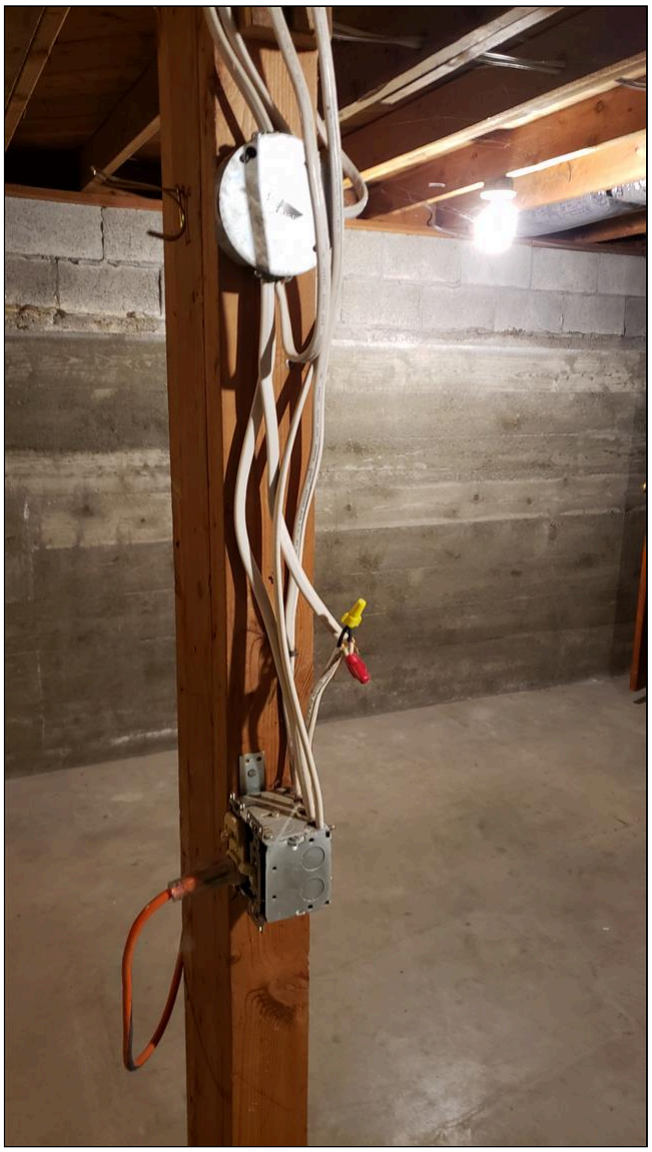
Comments: Not Present

10.1 Visible Wiring Condition

Comments: Inspected

(1) Missing covers noted on junction boxes, switches, or receptacles in unfinished basement. 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.

(2) The wiring in the basement appears to have been installed by a person unfamiliar with good electrical practices. Wiring is exposed to damage and the junction boxes are missing bushings. Recommend evaluation by a licensed and qualified electrical contractor.



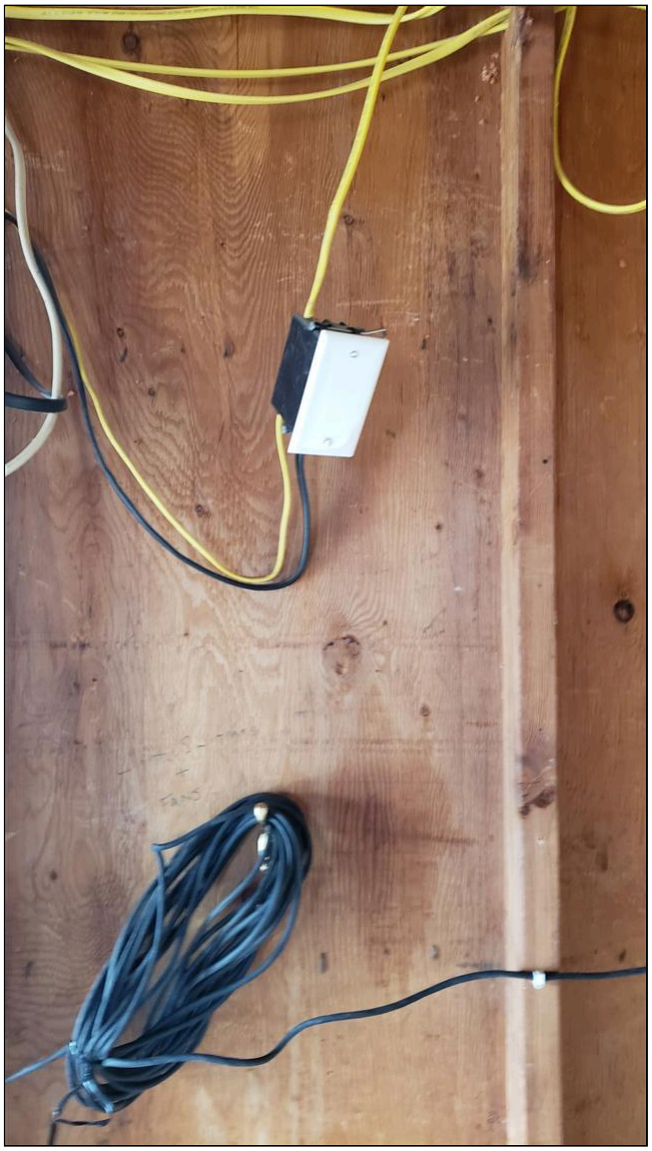
10.1 Item 1(Picture)

(3) The metal electrical receptacle boxes do not appear to have been properly grounded. Recommend correction by a licensed and qualified electrical contractor.

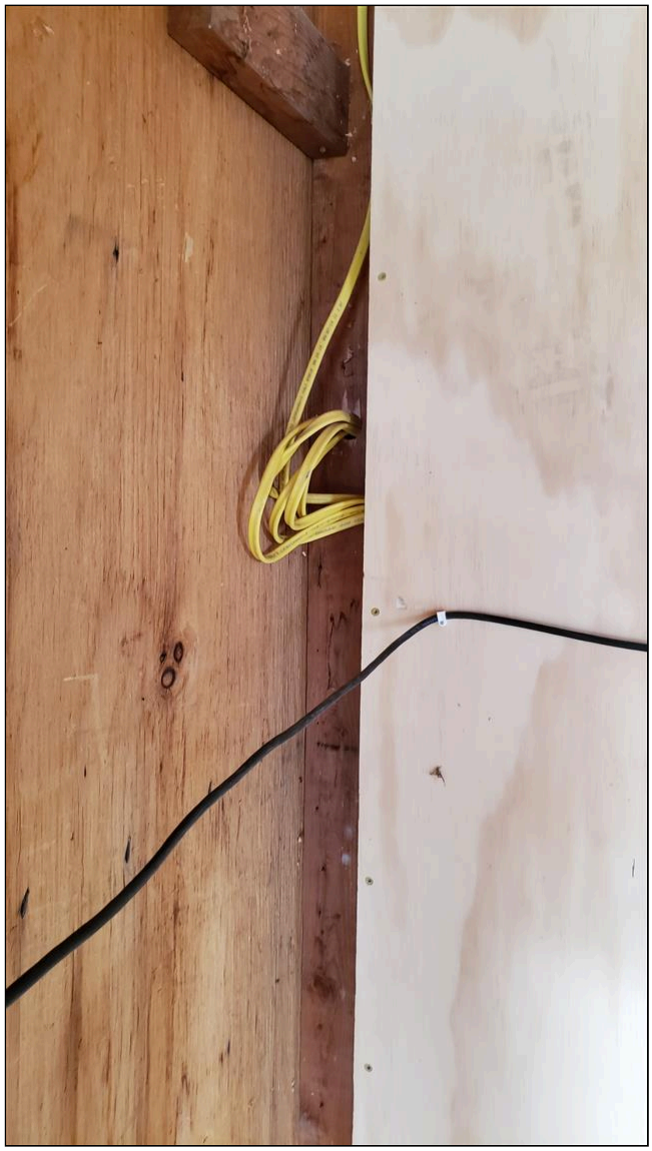
10.1 Item 2(Picture)

(4) Older vintage non-metallic sheathed wiring was observed in this home. While this wiring is still serviceable if not modified, the rubberized (thermoset) insulation on the wires becomes brittle over time. This leads to cracking which can result in arcs. Even though homeowners are permitted to perform their own repairs on their personal residence, my advice is to hire an electrician for any wiring work, including light, switch, and receptacle replacement, that needs to be done.

(5) Some of the wiring in the garage appears to have been installed by a person unfamiliar with good electrical practices. Wiring is exposed to damage and the junction boxes are missing bushings. Recommend evaluation by a licensed and qualified electrical contractor.



10.1 Item 3(Picture)



10.1 Item 4(Picture)

(6) Missing covers noted on junction boxes, switches, or receptacles in attic spaces. 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.

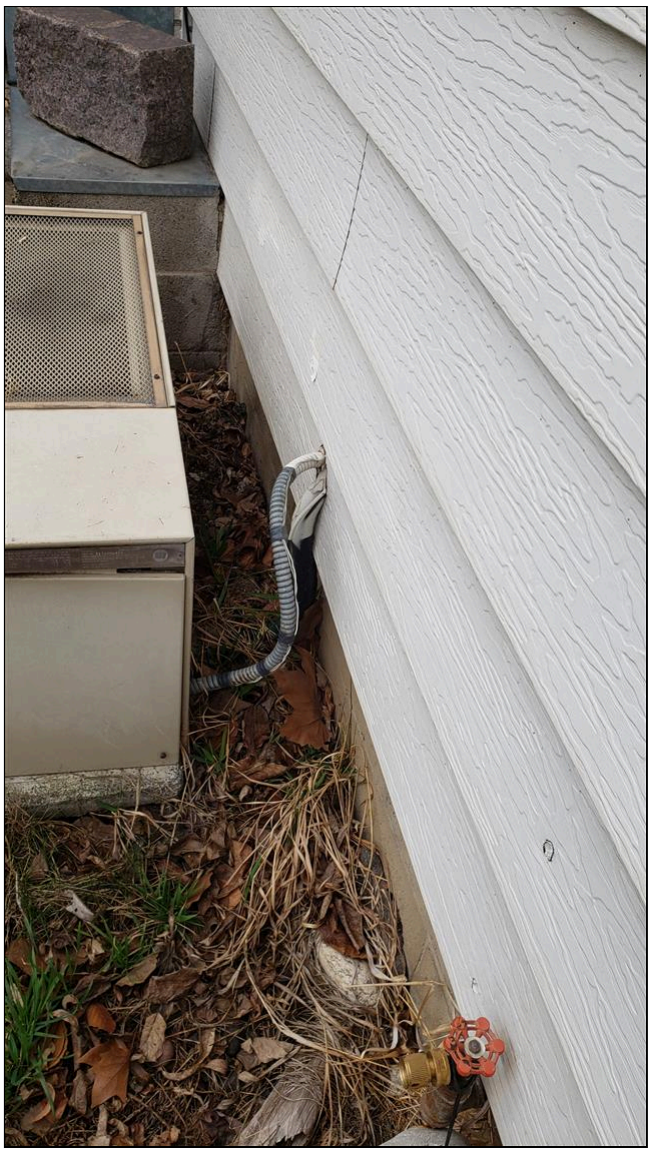
(7) As is common in older homes, I observed three-prong outlet receptacles installed in a two wire, non-grounded outlet boxes, which gives you the impression the outlet(s) are grounded when they are not. Based on the apparent age of the home, it is possible that the older two-prong outlets were replaced with the three-prong but the wiring was not corrected and lacks a ground. To correct this to a fully grounded system would necessitate replacement of all the wiring including that located in the walls. This is an expensive and time-consuming process. Some municipalities will allow you to install a GFCI or AFCI receptacle in the place of the two-prong receptacle which will provide for human safety. Recommend consulting a licensed and qualified electrical contractor to repair this condition.

10.2 Exterior Wiring

Comments: Inspected

(1) Electrical conductors not rated for exterior use were used for an exterior application at the patio of the home. This

condition is a potential fire hazard. The SAFE@HOME recommends correction by a qualified electrical contractor.
(2) The electrical service for the air conditioner is protected by conduit that is not weather tight. This can allow water into the service and cause damage to the wiring or create a shock hazard. Recommend repair by a licensed and qualified contractor.



10.2 Item 1(Picture)

10.3 Exterior Receptacles/Switches/Lights

Comments: Inspected

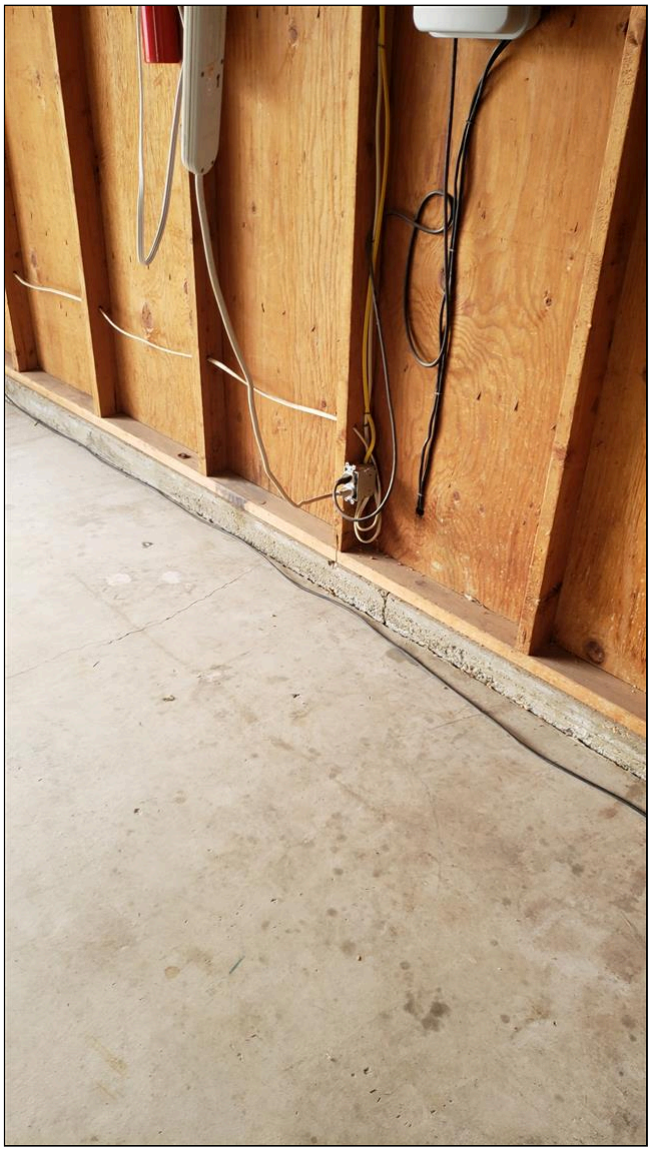
10.4 Receptacles, Switches, Lights, and Fans

Comments: Inspected

(1) A representative number of receptacles were tested.
(2) One or more receptacles in the unfinished basement has scorch marks and is considered damaged This is a fire hazard. Recommend repairs by a competent, qualified, and licensed electrical contractor.

10.4 Item 1(Picture)

(3) Missing cover plates for electrical receptacles noted at garage. This is a shock hazard. Recommend installing appropriate covers on all uncovered receptacles and junctions boxes.



10.4 Item 2(Picture)

10.5 Ground Fault Circuit Interrupters

Comments: Inspected

GFCI receptacles were missing from the home. 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.

10.6 ARC Fault Circuit Interrupters (AFCI)

Comments: Not Present

The home does not have AFCI (Arc Fault Circuit Interrupter) breakers. These breakers became part of the building code in the early 2000s to help detect arcing and minimize fire risk. This house is typical of its construction period and does not have them.

10.7 Smoke Alarms

Comments: Inspected

Current safety standards require smoke detectors outside each sleeping area, and one per floor, including basements. Also, each bedroom should have an alarm. Smoke detectors were observed in these locations.

10.8 Carbon Monoxide Detectors

Comments: Inspected

Carbon monoxide detectors were observed in the home.

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.

11. Plumbing System - Water

Plumbing system. An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) **The inspector will:** (a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment. (b) Report (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry. (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found. (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping. (iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible. (d) Operate fixtures in order to observe functional flow. (e) Check for functional drainage from fixtures. f) Describe any deficiencies of these systems or components in the inspection report.

(2) **The inspector is not required to:** (a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. (b) Inspect (i) Any system that is shut down or winterized. (ii) Any plumbing components not readily accessible. (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains. (iv) Fire sprinkler systems. (v) Water-conditioning equipment, including softeners and filter systems. (vi) Private water supply systems. (vii) Gas supply systems. (viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. (c) Test (i) Pressure or temperature/pressure relief valve. (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials. (d) Determine (i) The potability of any water supply whether public or private. (ii) The condition and operation of water wells and related pressure tanks and pumps. (iii) The quantity of water from on-site water supplies. (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment. (e) Ignite pilot lights.

Styles & Materials

Water Turned On:
YES

Water Source:
PUBLIC

Plumbing Main (Municipal):
FRONT YARD

Plumbing Main (Interior):
BASEMENT, LEFT WALL

Pressure Reducing Valve:
NO

Plumbing Water Supply (into home):
GALVANIZED

Plumbing Water Distribution (inside home):
COPPER
GALVANIZED

Type of Waste Drainage:
SEPTIC

Plumbing Waste:
ABS
CAST IRON

Cleanout Location:
RIGHT SIDE

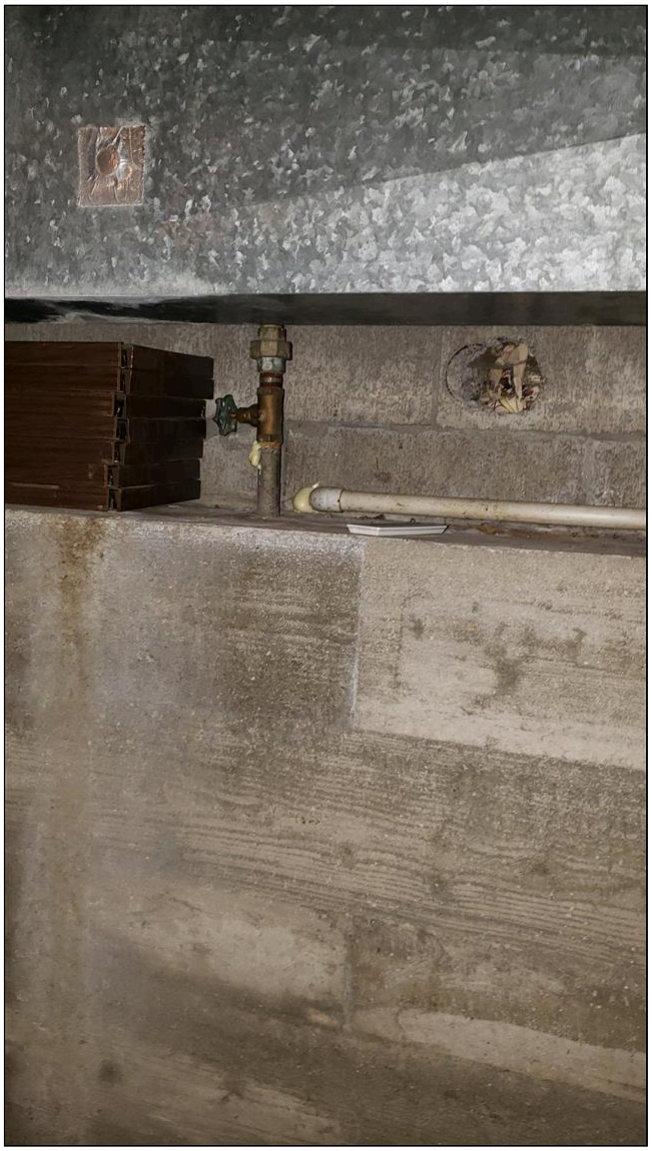
Water Softener Present:
NOT PRESENT

Items

11.0 Obstacles to Inspection
Comments: Not Present

11.1 Main Water Shut-off Device
Comments: Inspected

Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.



11.1 Item 1(Picture)

11.1 Item 2(Picture)

11.2 Supply Plumbing

Comments: Inspected

(1) Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time.

(2) Plumbing distribution pipes in contact with dissimilar materials were present which may cause galvanic corrosion which in turn will result in deterioration and eventual leakage. Safe@Home recommends installation of dialectic unions by a licensed and qualified plumbing contractor at all locations necessary to protect the plumbing supply system.

11.2 Item 1(Video)

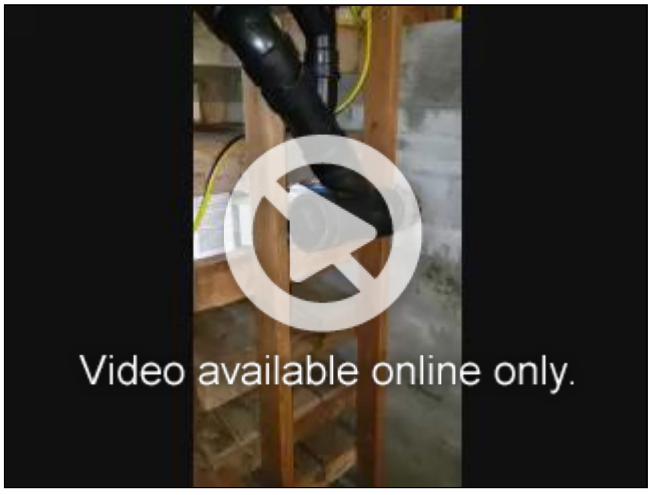
(3) The water supply piping were corroded and showed indications of previous leakage. Recommend evaluation of the piping and all necessary repairs be made by a licensed, qualified, and competent plumbing contractor.

(4) A plumbing valve for the water supply piping is rusted and has leaked before sealing itself temporarily. Recommend repairs by a competent, qualified, and licensed plumbing contractor.

11.3 Plumbing Drain Lines (Where Visible)

Comments: Inspected

(1) This inspection did not access the septic tank or determine its location. A home inspector does not and cannot identify issues that are not readily visible or accessible. For a more detailed inspection, THE FOLLOWING SHOULD BE DONE: a licensed and qualified septic pumping company should inspect the tank and related systems BEFORE YOU CLOSE.



11.3 Item 1(Video)

(2) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior know drain problems (please check the seller's disclosure), or there are large tress on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing. Two companies that provide this service are Clearwater Rooter and Roto-Rooter

11.4 Piping Insulation (Where Visible and Necessary)

Comments: Inspected

11.5 Cleanout

Comments: Inspected

The cleanout appeared in generally acceptable condition.

11.5 Item 1(Picture)

11.6 Plumbing Vents

Comments: Inspected

11.7 Sump Pump

Comments: Not Present

11.8 Ejector Pump

Comments: Not Present

The plumbing in 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

12. Plumbing Fixtures

Styles & Materials

Number of Kitchens:
ONE

Number of Bathrooms:
TWO

Bathroom Locations:
MAIN
MASTER

Floor Drains:
NONE OBSERVED

Items

12.0 Obstacles to Inspection
Comments: Not Present

12.1 Water faucets (hose bibs)
Comments: Inspected

12.2 Kitchen Sinks
Comments: Inspected

12.3 Bathroom Sinks
Comments: Inspected
The control knob for the sink faucet in the main bathroom leaks. Recommend repair by a licensed and qualified plumbing contractor.

12.4 Tubs and Showers
Comments: Inspected
(1) The tub faucet in the main bathroom leaks. Recommend repair by licensed and qualified plumbing contractor.
(2) The master shower enclosure appears to be leaking as evident by the floor damage and mold. Recommend repair.

12.5 Toilets
Comments: Inspected
The toilet in the master bath does not flush properly due to a problem with the flush mechanism. Recommend repairs by a competent, qualified, and licensed plumbing contractor.

12.6 Caulking/Grouting
Comments: Inspected

12.7 Washer Plumbing
Comments: Inspected

12.8 Floor Drains
Comments: Not Present

13. Plumbing System - Fuel Oil and Gas

Plumbing system. An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) **The inspector will:** (a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment. (b) Report (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry. (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found. (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping. (iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible. (d) Operate fixtures in order to observe functional flow. (e) Check for functional drainage from fixtures. f) Describe any deficiencies of these systems or components in the inspection report.

(2) **The inspector is not required to:** (a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. (b) Inspect (i) Any system that is shut down or winterized. (ii) Any plumbing components not readily accessible. (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains. (iv) Fire sprinkler systems. (v) Water-conditioning equipment, including softeners and filter systems. (vi) Private water supply systems. (vii) Gas supply systems. (viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. (c) Test (i) Pressure or temperature/pressure relief valve. (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials. (d) Determine (i) The potability of any water supply whether public or private. (ii) The condition and operation of water wells and related pressure tanks and pumps. (iii) The quantity of water from on-site water supplies. (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment. (e) Ignite pilot lights.

Styles & Materials

Gas/Oil:
PRESENT/ON

Type of Fuel:
NATURAL GAS

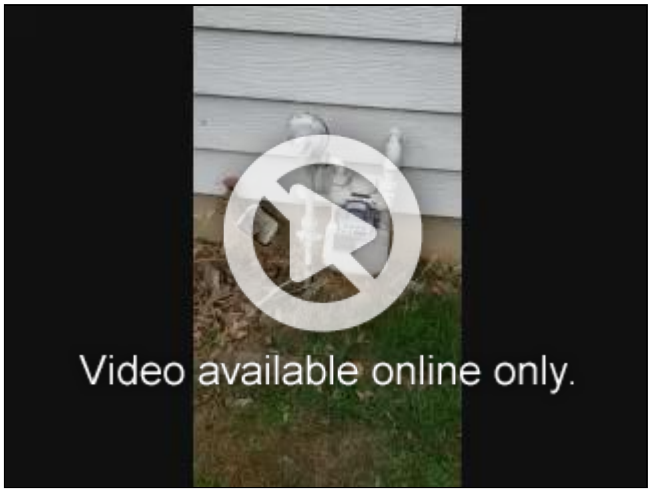
Gas Meter Location:
RIGHT SIDE

Gas Piping Materials:
BLACK IRON
FLEXIBLE APPLIANCE CONNECTOR

Items

13.0 Gas Meter

Comments: Inspected
The gas meter appeared in functional condition. No indications of leakage present.



13.0 Item 1(Video)

13.1 Gas Piping

Comments: Inspected

(1) Shut-offs were observed at the gas-fired appliances.

(2) A sediment trap was noted on the gas line prior to the flexible appliance connector(s) for the furnace and/or water heater.

13.2 Underground Fuel Storages Tank

Comments: Not Present

Old fuel lines noted in the crawlspace but no indications of a tank were present.

The plumbing in 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

14. Water Heating

Plumbing system. An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) **The inspector will:** (a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment. (b) Report (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry. (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found. (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping. (iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit. (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible. (d) Operate fixtures in order to observe functional flow. (e) Check for functional drainage from fixtures. f) Describe any deficiencies of these systems or components in the inspection report.

(2) **The inspector is not required to:** (a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance. (b) Inspect (i) Any system that is shut down or winterized. (ii) Any plumbing components not readily accessible. (iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains. (iv) Fire sprinkler systems. (v) Water-conditioning equipment, including softeners and filter systems. (vi) Private water supply systems. (vii) Gas supply systems. (viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. (c) Test (i) Pressure or temperature/pressure relief valve. (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials. (d) Determine (i) The potability of any water supply whether public or private. (ii) The condition and operation of water wells and related pressure tanks and pumps. (iii) The quantity of water from on-site water supplies. (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment. (e) Ignite pilot lights.

Styles & Materials

Number of Water Heaters:
ONE

Water Heater Location:
BASEMENT

Water Heater Manufacturer:
STATE

Water Heater Power Source:
NATURAL GAS

Water Heater Age (Years):
20 OR MORE

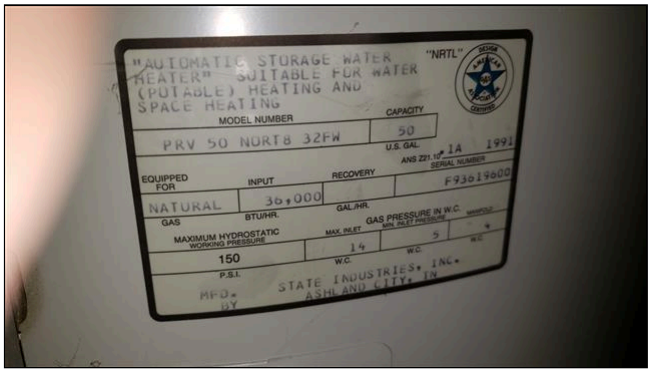
Water Heater Capacity:
50 GALLON

Flue Type:
SINGLE WALL
CLASS B

Items

14.0 Obstacles to Inspection
Comments: Not Present

14.1 Water Heating Description
Comments: Inspected
(1) The water heater is gas-fired using natural gas from the local utility provider.



14.1 Item 1(Picture)

14.1 Item 2(Video)

(2) The water heater is more than 20 years old and well beyond the end of a normal service life. The unit was operating at the time of inspection, but I recommend servicing and evaluation at this time. That evaluation should include the service technician's best estimate of remaining service life. **It would be very prudent for the client to make plans for replacement.**

(3) Water heaters, as with most mechanical and gas-fired systems, require periodic maintenance. This unit does not appear to have received such maintenance or the service sticker is missing. Recommend servicing at this time

(4) As of the adoption of the 2015 UPC, all water heaters are required to be strapped against movement during earthquakes. However, this provision was deleted by the State of Idaho In March of 2017. Nonetheless, some mortgage companies are requiring this. Should yours be one of these, I recommend adding the strapping. Otherwise, our seismic zone has not required such bracing.

(5) The water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. At the time of this installation, it was a required item in this municipality. Consider consulting with a qualified plumbing contractor about the installation of an expansion tank on this system.

14.2 Water Heater Operation

Comments: Inspected

This water heater was generating water hotter (more than 130 degrees) than the generally accepted safe water temperature is 120 degrees Fahrenheit. This poses a scald or burn hazard, especially to the elderly and infants. Scald time for adults is approximately 30 seconds. Young children and the elderly scald faster. Recommend turning the water temperature down to the recommended level.

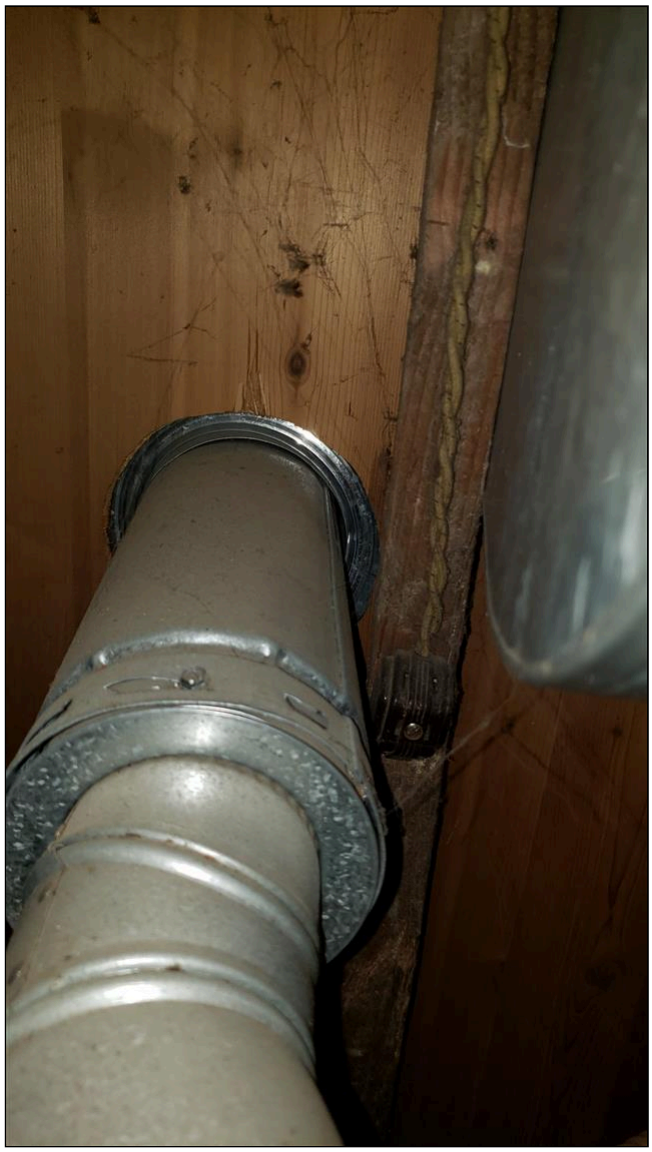
14.2 Item 1(Picture)

14.3 Combustion System & Flue

Comments: Inspected

The gas-fired water heater exhaust flue had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

14.3 Item 1(Picture)



14.3 Item 2(Picture)

14.4 Temperature Pressure Relief

Comments: Inspected

The water heater was equipped with a Temperature-Pressure Relief (TPR) valve with an appropriate extension.

The plumbing in 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

15. Heating and Cooling

Heating system. The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) **The inspector will:** (a) Describe the type of fuel, heating equipment, and heating distribution systems. (b) Operate the system using normal readily accessible control devices. (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. (d) Inspect (i) The condition of normally operated controls and components of systems. (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems. (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present. (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion. (vi) Electric baseboard and in-wall heaters to ensure they are functional. (e) Report any evidence that indicates the possible presence of an underground storage tank. (f) Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** (a) Ignite pilot lights. (b) Operate: (i) Heating devices or systems that do not respond to normal controls or have been shut down. (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment. (c) Inspect or evaluate (i) Heat exchangers concealed inside furnaces and boilers. (ii) Any heating equipment that is not readily accessible. (iii) The interior of chimneys and flues. (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems. (d) Remove covers or panels that are not readily accessible or removable. (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users. (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard. (g) Determine: (i) The capacity, adequacy, or efficiency of a heating system. (ii) Determine adequacy of combustion air. (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Styles & Materials

Heat Type:
GAS-FIRED INDUCED DRAFT FURNACE

Furnace Manufacturer:
RUUD

Number of Furnaces:
ONE

Furnace Location:
BASEMENT

Age of Heating Equipment:
GREATER THAN 25 YEARS OLD

Furnace Energy Source:
NATURAL GAS

Heating Capacity (BTU):
75,000 BTUs

Cooling Type:
CENTRAL AIR CONDITIONING - SPLIT SYSTEM

Air Conditioner Manufacturer:
LENNOX

Number of Air Conditioners:
ONE

Condenser Location:
RIGHT

Age of Cooling Equipment:
GREATER THAN 25 YEARS OLD

Cooling Capacity (in Tons):
2 TONS

Thermostat Location:
LIVING ROOM

Safety Switches:
SERVICEMAN'S AND BLOWER DOOR SAFETY SWITCHES PRESENT

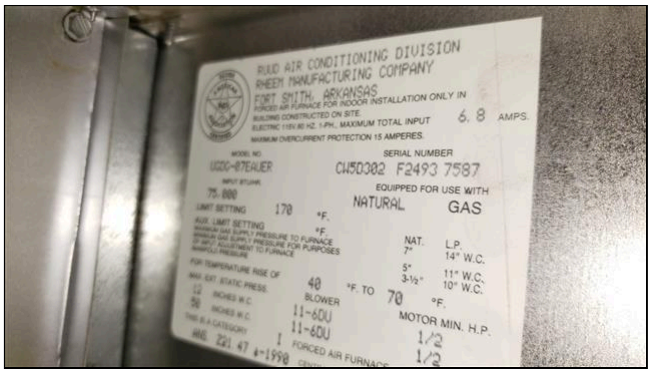
Type of Flue:
CLASS B VENT
VENTED TO CHIMNEY

Condensate Drainage:
TO THE EXTERIOR

Items

15.0 Equipment Description
Comments: Inspected

(1) This home has a mid-efficiency gas-fired furnace. Typically, these are approximately 80% to 83% efficient (AFUE).



15.0 Item 1(Picture)

15.0 Item 2(Video)

(2) The furnace is beyond a normal service life based on national estimates and local conditions. It is not possible for me to give a reliable estimate of service life remaining. It would be prudent to make plans for replacement.

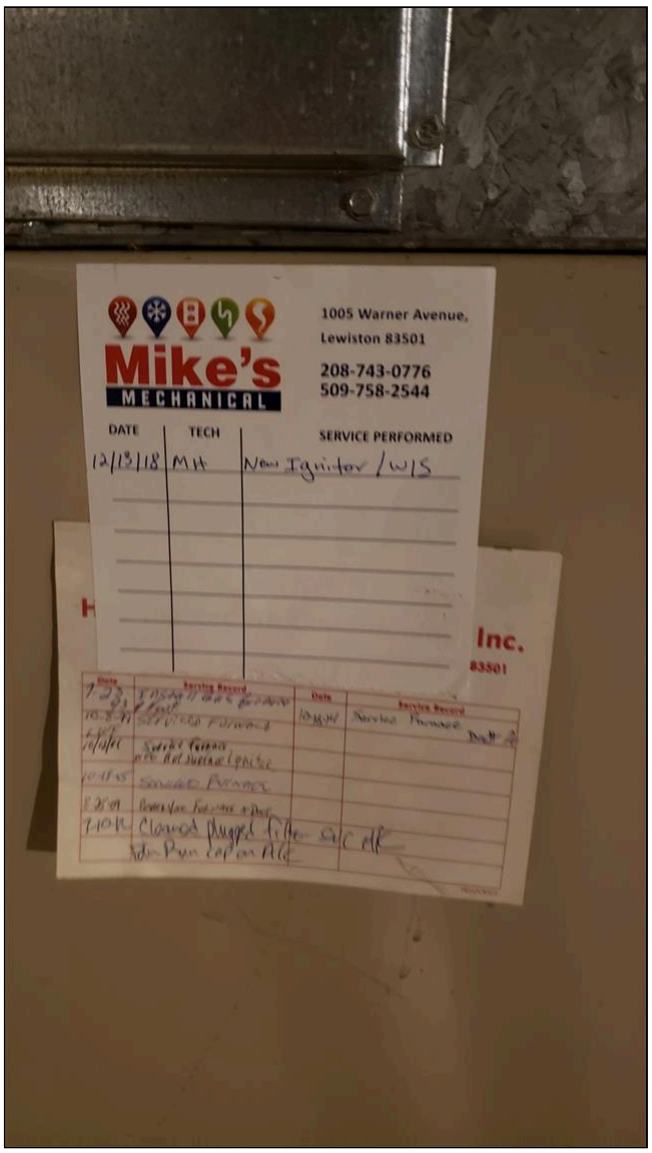
15.0 Item 3(Picture)

15.0 Item 4(Video)

(3) The heat exchanger should be inspected by a licensed and qualified HVAC contractor for cracks or other issues that extremely old furnaces are prone to have. If the heat exchanger has not been recently inspected, recommend having that done at this time.

(4) The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside at the blower assembly.

(5) The furnace does not appear to have been recently serviced (no service sticker was observed/not current). Safe@Home recommends that furnace cleaning, service and certification be performed by a qualified contractor in accordance with manufacturer's instructions. If the current owner has had the unit serviced but the servicing company did not put on a sticker, he/she should have records and receipts that could be accepted in lieu of the new service.



15.0 Item 5(Picture)

(6) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

(7) It does not appear that the air conditioner has been serviced recently or regularly. Recommend servicing and cleaning.

15.1 Heating Equipment Cabinet/Enclosure

Comments: Inspected

15.2 Heating Equipment Operation

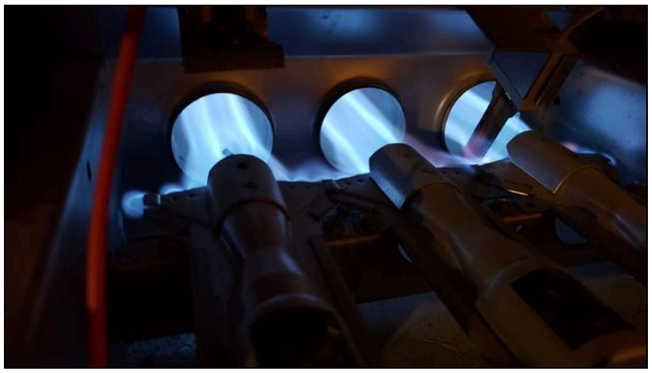
Comments: Inspected

The furnace was tested and found to respond to controls with the unit cycling through the ignition process to blower start-up.

15.3 Combustion System & Flue

Comments: Inspected

(1) Removal of the service panels and observation revealed a strong blue flame which is a sign of proper burning.



15.3 Item 1(Picture)

(2) The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the home inspection to inspect. The combustion chamber was inspected through a sight port only.
(3) The furnace exhaust flue pipe had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard. Recommend correction by a licensed and qualified HVAC contractor.

15.3 Item 2(Picture)

15.4 Safety Switches

Comments: Inspected

There are two safety switches present, the serviceman's switch and the blower door safety switch. Both were present functioning.

15.5 Air Conditioner Operation

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 24 degrees which indicates that the unit is cooling as intended. This unit passed this test.

15.5 Item 1(Picture)

15.6 Air Conditioning Cabinet/Enclosure

Comments: Inspected

(1) There is not a disconnect mounted to the side of the home within line-of-sight of the condenser. This device is required to be present for the safety of service personnel.

(2) The insulation on the line sets for the air conditioning system appeared in serviceable condition. No deficiencies in the piping was noted.

15.7 Thermostat

Comments: Inspected

The thermostat(s) activated the unit(s) in the tested mode(s) and appeared to function as intended during the inspection. They appear to be in acceptable condition give the age and type of unit unless otherwise specified in this report. We do not test the accuracy of thermostats. We do not test the timing and other functions of setback or computer controlled thermostats.

15.8 Condensate System

Comments: Inspected

The heating and cooling system of this 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

16. Heating and Cooling Distribution

Heating system. The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) **The inspector will:** (a) Describe the type of fuel, heating equipment, and heating distribution systems. (b) Operate the system using normal readily accessible control devices. (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. (d) Inspect (i) The condition of normally operated controls and components of systems. (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems. (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present. (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion. (vi) Electric baseboard and in-wall heaters to ensure they are functional. (e) Report any evidence that indicates the possible presence of an underground storage tank. (f) Describe any deficiencies of these systems or components.

(2) **The inspector is not required to:** (a) Ignite pilot lights. (b) Operate: (i) Heating devices or systems that do not respond to normal controls or have been shut down. (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment. (c) Inspect or evaluate (i) Heat exchangers concealed inside furnaces and boilers. (ii) Any heating equipment that is not readily accessible. (iii) The interior of chimneys and flues. (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems. (d) Remove covers or panels that are not readily accessible or removable. (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users. (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard. (g) Determine: (i) The capacity, adequacy, or efficiency of a heating system. (ii) Determine adequacy of combustion air. (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Styles & Materials

Type of Blower:
DIRECT DRIVE

Filter Location:
AIR RETURN

Filter Type:
WASHABLE

Distribution Method:
INSULATED METAL/FLEXIBLE INSULATED DUCT

Items

16.0 Blower

Comments: Inspected

(1) The blower unit is dirty. Dirty blower components can lead to poor efficiency and potentially damage the blower system. Recommend maintenance by a licensed and qualified HVAC contractor.

16.0 Item 1(Picture)

(2) The blower is located in the furnace or air conditioner cabinet and moves air through the ductwork to the various rooms. It appeared to operate normally.

16.1 Filter

Comments: Inspected

The filter was dirty or clogged. Recommend replacing.

16.2 HVAC Distribution and Ductwork

Comments: Inspected

(1) A source of heat was verified to be present in all the habitable spaces. It is outside the scope of inspection to determine whether each room is getting the proper amount of air flow. Those are considerations it take place when the system is designed for installation into the home.

(2) Removal of room registers allowed observation of the ductwork leading into various rooms. The ductwork appears to need cleaning as evident by the level of materials visible. Recommend duct cleaning by a licensed and qualified specialist.

16.2 Item 1(Picture)

16.3 Asbestos

Comments: Inspected

It appeared that there was an asbestos containing material used to wrap the ducting. Some of the material appears to be damaged. It is not possible to determine the presence of asbestos without sampling (by an Accredited Asbestos Inspector) and laboratory testing. The recommendation from the EPA is too either use professionals to remove the suspected materials or to encapsulate so that the particles cannot get airborne. Asbestos is most hazardous when airborne. More information is available at the EPA Asbestos website.

16.3 Item 1(Picture)

The heating and cooling system of this 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

17. Ventilation

Styles & Materials

Bathroom Ventilation:
MECHANICAL
WINDOW

Kitchen Ventilation:
NONE

Laundry Room Ventilation:
NONE

Whole House Ventilation:
NONE OBSERVED

Radon Mitigation System:
NONE OBSERVED

Items

17.0 Bathroom Ventilation

Comments: Inspected

(1) The existing exhaust fans were observed for any readily visible evidence of significant damage or operational issues. Fans are tested with tissue paper to assess air flow (unless out-of-reach). Issues regarding venting are evaluated separately. Tested and working normally.

(2) Although the main bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels in this bathroom during the winter when low outside temperatures make ventilation with an open window uncomfortable. Consider installation of an exhaust fan in this bathroom to prevent problems from excessively high humidity.

17.1 Kitchen Ventilation

Comments: Inspected

No kitchen ventilation fan noted. This is a common finding on older homes. I recommend considering installing an exhaust fan as part of your long-term plan for the home.

17.2 Laundry Room Ventilation

Comments: Not Present

17.3 Dryer Vent

Comments: Inspected

17.4 Radon Mitigation System

Comments: Not Present

18. Household Appliances

Inspection of the kitchen and household consumer appliances is outside the Standards of Practice for the State of Washington. However, the inspector, a courtesy to the client, shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal rinse cycle; Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; Clothes washers, clothes dryers, wine chillers, Trash compactors; under-counter on-demand water heaters; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Central vacuum systems are not tested.

If you have any concerns about the household appliances, I recommend you secure the services of the relevant appliance technician for a thorough and proper assessment.

If the home is occupied, it is possible for one or more of these items to change in status or be damaged between the time the inspection is completed until the buyer takes possession of the home.

Styles & Materials

Dishwasher:
NOT PRESENT

Range/Oven Type:
FREE-STANDING ELECTRIC

Range Hood:
NOT PRESENT

Refrigerator:
PRESENT

Disposal:
NOT PRESENT

Microwave (Built-in):
NOT PRESENT

Clothes Washer:
PRESENT-OUT OF SCOPE/NOT TESTED

Clothes Dryer:
PRESENT-OUT OF SCOPE/NOT TESTED

Items

18.0 Dishwasher
Comments: Not Present

18.1 Ranges/Ovens/Cooktops
Comments: Inspected
(1) The stove was tested and found to be operating. Temperatures were not measured.
(2) We observed that the range does not have a functioning anti-tilt bracket. This is a safety hazard, particularly for families with small children. These brackets are required by manufacturer's instructions to avoid having the oven tilt forward if someone steps or leans on the open oven door. We recommend installing a tilt bracket according to manufacturer's instructions.

18.2 Range Hood
Comments: Not Present

18.3 Clearance from Stove
Comments: Inspected
The cabinet/shelf above the stove is located too low and is a fire hazard. Recommend removing or protecting the bottom with metal as provided for in safety standards.

18.4 Refrigerator
Comments: Inspected

18.5 Garbage Disposal
Comments: Not Present

18.6 Microwave (Built-in)
Comments: Not Present

19. Interior Surfaces

Interiors. The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings. This section applies to all interior habitable spaces to include the **Kitchen**, **Bathrooms, and Stairways.**

(1) **The inspector will:** (a) **V**erify That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches. (b) Inspect (i) The overall general condition of cabinets and countertops. (ii) Caulking and grout at kitchen and bathroom counters. (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage. (iv) The condition and operation of a representative number of windows and doors. (c) Comment on the presence or absence of smoke detectors. (d) Describe any noncosmetic deficiencies of these systems or components.

(2) **The inspector is not required to:** (a) Report on cosmetic conditions related to the condition of interior components. (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. It is strongly recommended that you view these areas during your closing walk-through.

Styles & Materials

Rooms:
LIVING ROOM
LAUNDRY ROOMS
UNFINSIHED BASEMENT

Bedroom Locations:
FRONT
REAR

Ceiling Materials:
DRYWALL
EXPOSED FRAMING

Wall Materials:
DRYWALL
EXPOSED CONCRETE

Number of Stairwells (4 or More Risers):
ONE

Stairway Locations:
FIRST FLOOR TO BASEMENT

Location of Fireplace #1:
LIVING ROOM

Fireplace Type #1:
GAS INSERT

Items

19.0 Obstacles to Inspection

Comments: Not Present

19.1 Ceilings

Comments: Inspected

(1) The ceilings are lower than are now allowed. This is not a defect in this vintage of home.

(2) Unless otherwise noted, the ceilings show all of the cosmetic concerns typical of a home of its age and type of construction. No further recommendation---- repair/replace/maintain as desired. If notable defects or stains are present, they will be evaluated in a separate comment.

(3) The ceiling reveals hairline cracks either from paper tape at seam is missing/tearing or from minor and typical settlement/shrinkage. This appears to be primarily cosmetic. No recommendation other than monitoring.

(4) The ceiling is textured with a "popcorn" finish. Quite often before 1978 the texture was made with asbestos fibers. These fibers are not generally considered harmful if they are not released into the air. The EPA recommends painting the texture to "lock in" the fibers and otherwise avoiding disturbing the texture. Please note that asbestos can only be identified through the use of laboratory equipment but it is prudent to presume it's presence unless the client wishes to have sampling done by an Accredited Asbestos Inspector.

19.2 Walls

Comments: Inspected

(1) Unless otherwise noted, the walls show all of the cosmetic concerns typical of a home of its age and type of construction. No further recommendation---- repair/replace/maintain as desired.
(2) Signs of fungi growth is present in under the bench of the shower of the master bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.


19.2 Item 1(Picture)


19.2 Item 2(Picture)

19.3 Floors

Comments: Inspected

(1) Homes of this age and type of construction often have uneven floors. Much of the "roll" in these floors is normal and considered part of the "charm" of older homes. Excessive unevenness can be an indication of framing and foundation issues that may warrant further evaluation by licensed engineers.
(2) The subflooring in the master bathroom was soft around the tub/shower indicating past or present damage due to water intrusion. Active water intrusion is present as measured with a moisture meter. Recommend repair of the sub-floor and shower enclosure by a competent and qualified contractor.


19.3 Item 1(Picture)

19.4 Interior Doors (representative number)

Comments: Inspected

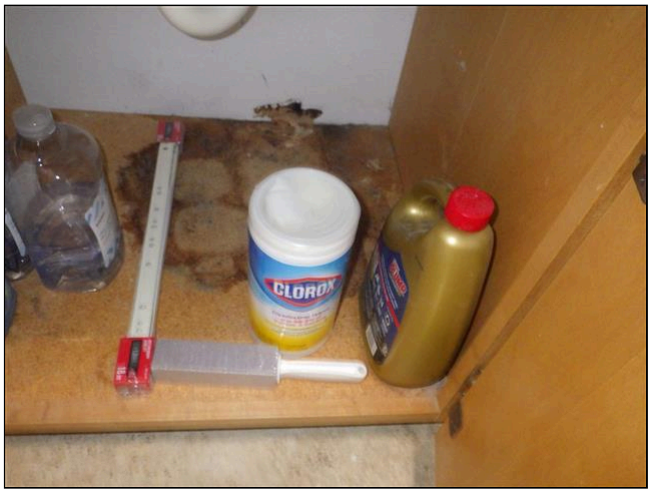
19.5 Kitchen Cabinetry

Comments: Inspected

19.6 Bathroom Cabinetry

Comments: Inspected

The sink base in master shows evidence from a previous leak but appeared dry at this time. I recommend upgrading this component when feasible.



19.6 Item 1(Picture)

19.7 Safety Glazing

Comments: Inspected

Glazing in doors is now required to be tempered or safety coated. While not a requirement at the time of construction, you may wish to consider upgrading the interior doors that are glazed to tempered glass to promote greater safety.

19.8 Stairs

Comments: Inspected

(1) The structure of the stairs appears to conform to the period of construction. They appear to be functional adequate.

(2) The lighting conformed to the period of construction. However, this left portions of the steps in deep shadow. Recommend upgrading to meet the current safety standards.

(3) There is no landing at the base of the stairs and a door present. If the door is closed and a person falls, this becomes a point of entrapment. Recommend either leaving the door open or removing it from the hinges.

(4) The handrail appeared to in functional condition, at the appropriate height, and graspable.

(5) A handrail at this stairway did not terminate at a wall or newel post. Safe@Home Inspections recommends that the handrail be altered or replaced with one of the proper configuration to make it safer.

19.9 Gas Fireplace/Insert

Comments: Inspected

(1) The fireplace was tested. The pilot was a strong clean blue indicating good combustion. No deficiencies noted. Recommend annual service of the fireplace.

(2) The fireplace does not appear to have had regular routine service. Recommend having this performed at this time.

Maintenance

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

Customer
Harry Mills

Address
1123 Linden Ave
Lewiston ID 83501

1. Lot and Grounds

1.8 Landscaping

Inspected

(1) Vegetation (trees, shrubs and/or vines) is in contact with the building exterior. Recommend pruning or removing vegetation, as is necessary, so there's at least a 6" gap between all vegetation and the building exterior. This gap should exist to allow exterior building materials to dry quickly after it rains and to avoid physical (mechanical) damage from the plants to siding. Vegetation growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture.

4. Roof Coverings, Gutters, Skylights, Chimneys

4.1 Roof Covering

Inspected

(5) Exposed nails present on the roof deck. These should be covered with caulk or roof sealant to prevent potential water intrusion to the rest of the home. Recommend correction of all such by a licensed and qualified roofing contractor.

4.1 Item 3(Picture)

4.3 Roof Drainage Systems

Inspected

(2) The downspouts and extensions/splashblocks gutters are not directing water sufficiently far from the foundation. They should direct all roof water run-off at least ten feet from the foundation walls. Recommend correcting all the existing discharge points to accomplish this by adding properly aligned splash blocks, extensions, or similar means.

4.3 Item 1(Picture)

14. Water Heating

14.1 Water Heating Description

Inspected

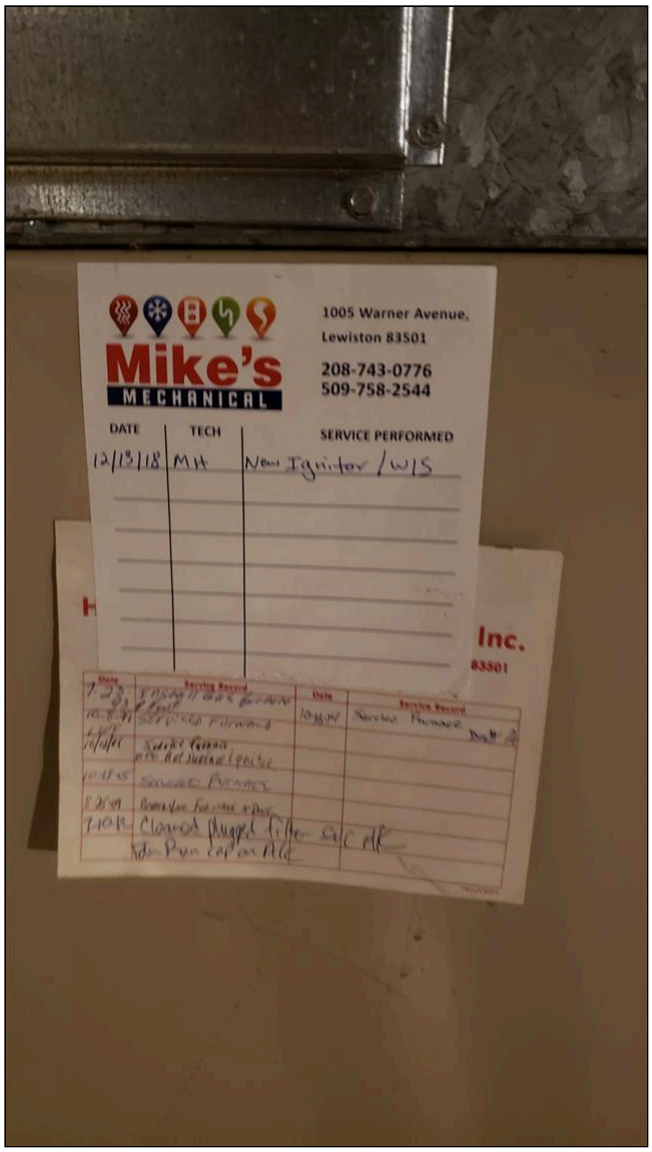
(3) Water heaters, as with most mechanical and gas-fired systems, require periodic maintenance. This unit does not appear to have received such maintenance or the service sticker is missing. Recommend servicing at this time

15. Heating and Cooling

15.0 Equipment Description

Inspected

(5) The furnace does not appear to have been recently serviced (no service sticker was observed/not current). Safe@Home recommends that furnace cleaning, service and certification be performed by a qualified contractor in accordance with manufacturer's instructions. If the current owner has had the unit serviced but the servicing company did not put on a sticker, he/she should have records and receipts that could be accepted in lieu of the new service.



15.0 Item 5(Picture)

16. Heating and Cooling Distribution

16.1 Filter

Inspected

The filter was dirty or clogged. Recommend replacing.

19. Interior Surfaces

19.9 Gas Fireplace/Insert

Inspected

(2) The fireplace does not appear to have had regular routine service. Recommend having this performed at this time.

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Items of Concern

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

Customer
Harry Mills

Address
1123 Linden Ave
Lewiston ID 83501

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. Lot and Grounds

1.5 Patio and Cover

Inspected

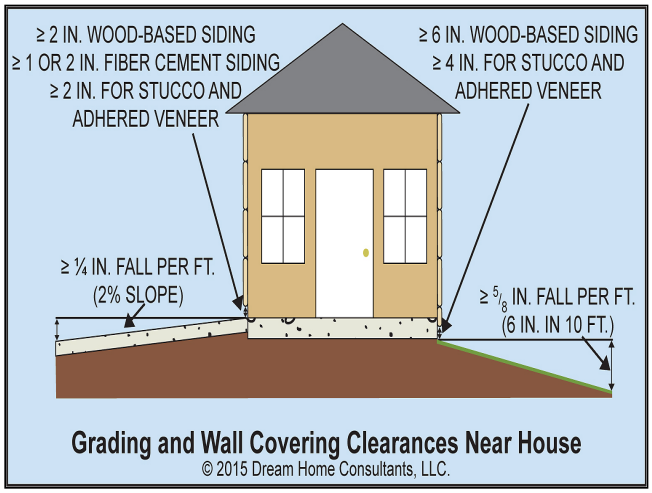
(2) The cover for the patio was not bolted to the home but attached with nails. Joists should be attached with hangers. Recommend repair by a competent and qualified contractor.

1.5 Item 2(Picture)

1.7 Perimeter Drainage

Inspected

The home had some areas of neutral or negative drainage at the foundation which will route runoff from precipitation toward the home. If the ground does not slope away, the water can go to the foundation and may cause issues such as water intrusion or soil settlement/erosion under the footing. Ideally, the ground should slope away from the home 6 inches per 10 feet from the foundation. Recommend evaluation and correction by a qualified and competent contractor where feasible. If uncorrected, Safe@Home recommends that you monitor the runoff during and immediately after precipitation.



1.7 Item 1(Picture) Grading

2. Exterior Siding & Trim

2.2 Exterior Siding Condition

Inspected

(3) Recommend touch-up painting at all locations were bare siding or trim materials are present or paint coverage has degraded to allow water entry. Any pictures taken are representative and will show the full scope of necessary re-painting. Recommend all work be completed by a licensed and qualified contractor.

2.3 Trim Condition

Inspected

The vehicle door trim is due for touch-up painting.

2.4 Eaves

Inspected

(1) The fascia board on the westside gable has detached from the home. This allows for water entry into structural components, has pulled the flashing free of the roof, and is a hazard to fall. Recommend reattachment by a licensed and qualified contractor.

2.4 Item 1(Picture)

3. Windows & Doors

3.2 Windows

Inspected

(1) One or more windows in the garage has one or more broken panes of glass and a damaged frame Recommend repair by a qualified and competent handyman/homeowner/window contractor.

3.2 Item 1(Picture)

3.2 Item 2(Picture)

(2) One or more windows in the kitchen has considerable fogging. This does not substantially impact its weatherproofing capacity or insulative capacity, but does interfere with light transmittance. Recommend replacement of the affected window assembly.

(3) One or more windows in the rear bedroom has considerable fogging. This does not substantially impact its weatherproofing capacity or insulative capacity, but does interfere with light transmittance. Recommend replacement of the affected window assembly.

3.2 Item 3(Picture)

4. Roof Coverings, Gutters, Skylights, Chimneys

4.1 Roof Covering

Inspected

(4) There is moss growing on the roof. Safe@Home recommends having a competent and qualified individual remove the moss.

4.1 Item 2(Picture)

4.3 Roof Drainage Systems

Inspected

(4) The rear gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

4.3 Item 2(Picture)

4.5 Chimney Chases & Structures

Inspected

(1) The chimney had extensive deterioration at the mortar joints of the chimney and/or significant spalling of the brick/block. This will tend to make the chimney unstable over time. Recommend repair by a licensed and qualified masonry or fireplace contractor.

4.5 Item 2(Picture)

4.5 Item 1(Picture)

(2) The chimney cap had moderate to severe deterioration which should be repaired to avoid moisture intrusion of the chimney structure. Recommend repairs by a licensed and qualified contractor with experience performing work on chimneys.

4.5 Item 4(Picture)

4.5 Item 3(Picture)

(3) Extensive cracking noted in the chimney structure. Recommend repair by a lciensed and qualified chimney or masonry contractor.

4.5 Item 5(Picture)

5. Attic

5.2 Attic Framing

Inspected

(2) Sagging visible in the roof rafters appeared to be caused by inadequate framing design of the roof structure typical of homes built in this area, during this time period, of this quality. Consider consulting with a qualified contractor to discuss options and costs for stabilization or correction.

5.2 Item 3(Picture)

6. Structural Components

6.3 Crawlspace

Inspected

(3) Insulation is partially or completely blocking the vents. This may limit air flow and increase moisture levels in the crawlspace. Recommend adjusting/correcting to allow proper air flow.

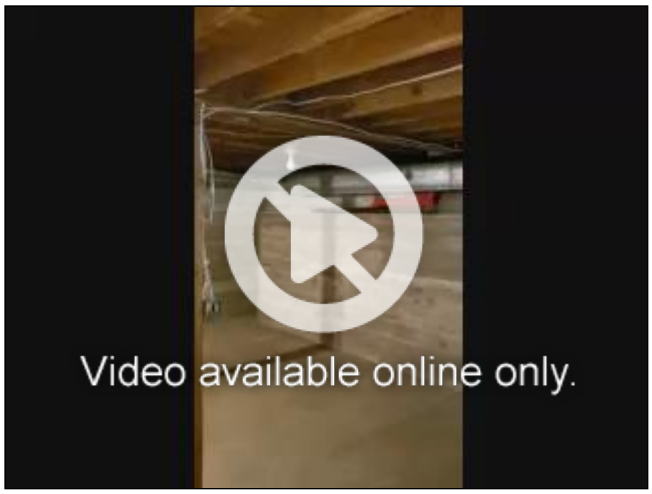
(4) The ductwork and plumbing prevented full access to approximately 30 percent of the crawlspace. The customer is advised that hidden conditions may be present. A second access should be created or a portion of the existing space should be dug out to allow for entry and inspection.

6.3 Item 1(Picture)

6.4 Sub-structure Framing

Inspected

There is inadequate support for the kitchen addition. Recommend repair by a licensed and qualified contractor.



6.4 Item 1(Video)

6.10 Conducive Debris

Inspected

Left-over wood from construction is present in the crawlspace. This is considered a conducive condition for pest intrusion and wood-destroying fungus. Recommend removing all such materials.

6.10 Item 1(Picture)

7. Detached Garage

7.1 Detached Garage Roof

Inspected

(2) 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. Recommend repair by a licensed and qualified roofing contractor.

7.1 Item 1(Picture)

7.2 Detached Garage Siding

Inspected

The siding on the inspected building(s) is a composite material and shows evidence of damage that is consistent with the deterioration and failure of these types of products. Swelling of the leading edges, warping, sunken nail heads, peeling caulking, soft spots, fungal growth and wood rot damage.

The rear of the building does not have siding.

Have the siding evaluated by a licensed siding contractor familiar with composite siding issues for a full cost estimate. There is a possibility other damage or conditions conducive to may be present that are not readily identifiable at visual means at the time of inspection. This home inspection report is not a warranty or guarantee that all damage or conducive conditions associated with the composition siding have been identified.

7.2 Item 1(Picture)

7.2 Item 2(Picture)

7.2 Item 3(Picture)

7.3 Detached Garage Framing

Inspected

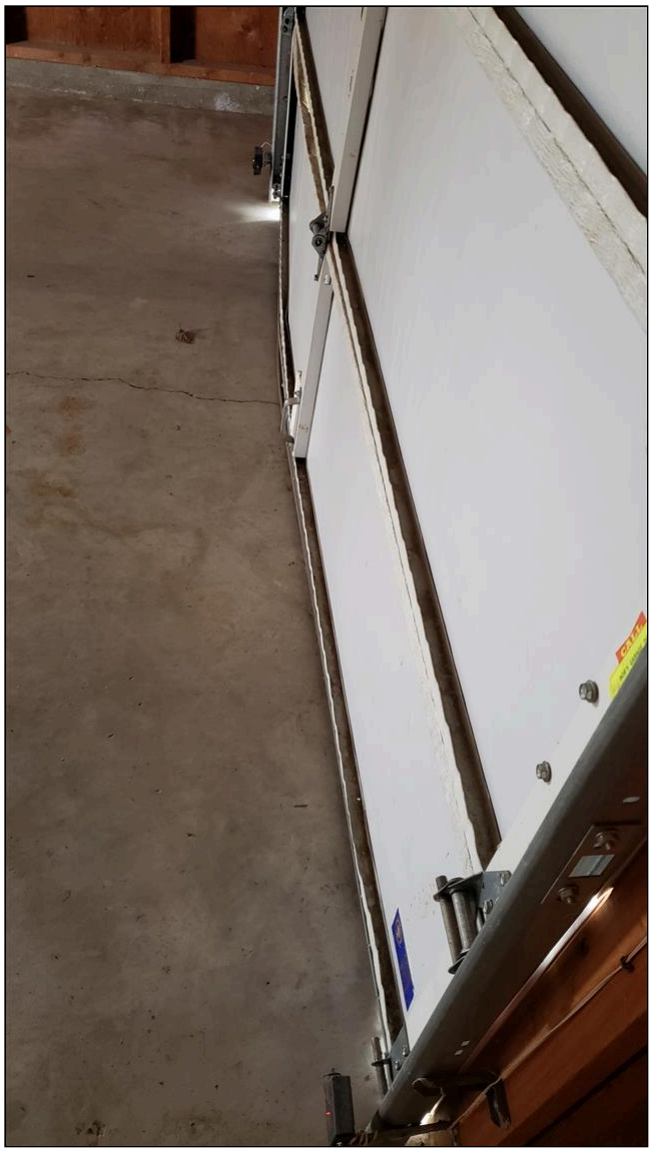
Leakage noted around the windows and electrical receptacles. Recommend repair by a licensed and qualified siding contractor.

7.3 Item 1(Picture)

7.5 Garage Door (s)

Inspected

A garage vehicle door panel had severe damage visible which will require repair or replacement. Recommend consulting a garage door contractor to gain an idea of options and costs necessary to correct this condition.



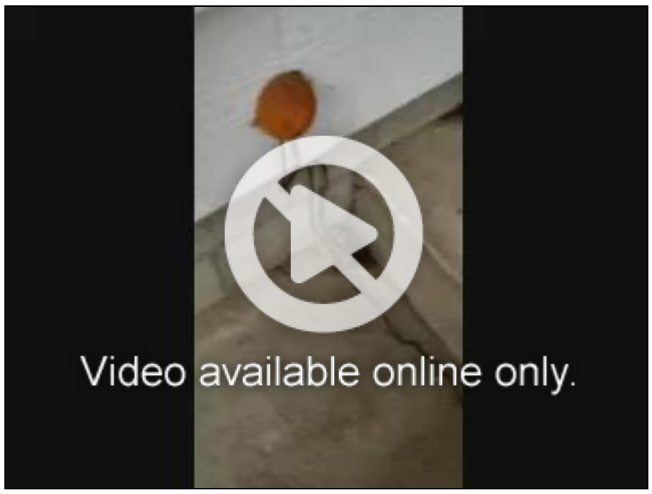
7.5 Item 1(Picture)

8. Electrical System - Service Entrance

8.1 Bonding and Grounding Systems

Inspected

(2) The ground wire is loose or broken and not performing as intended. Recommend repair by a licensed and qualified electrical contractor.



8.1 Item 1(Video)

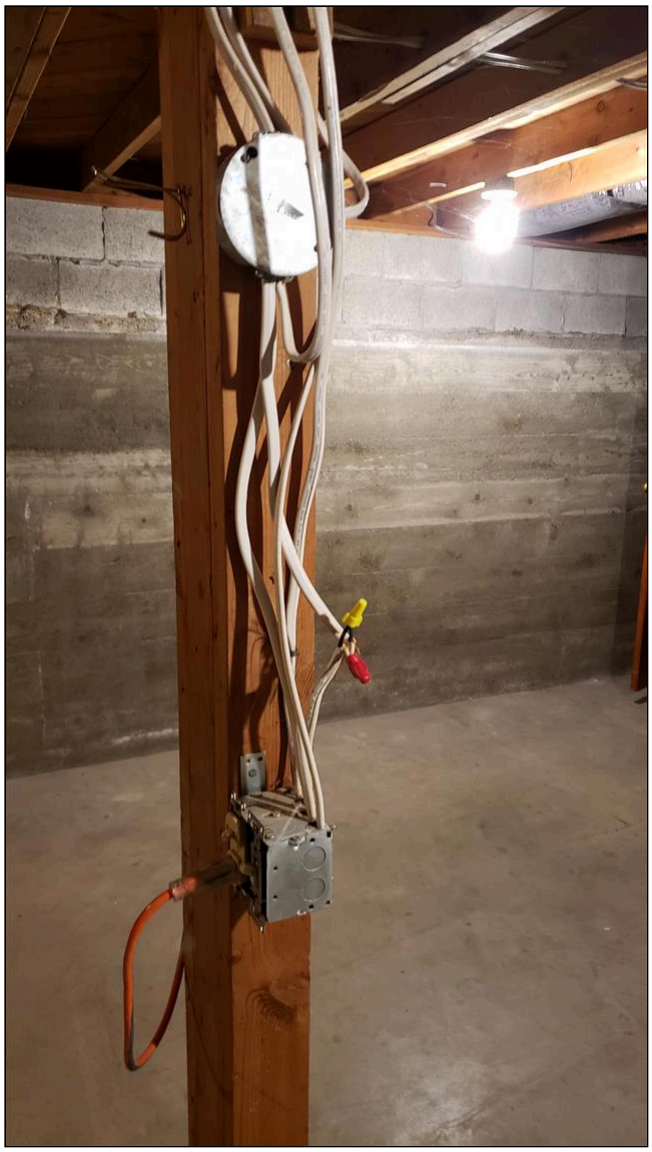
10. Electrical System - Branch Circuits

10.1 Visible Wiring Condition

Inspected

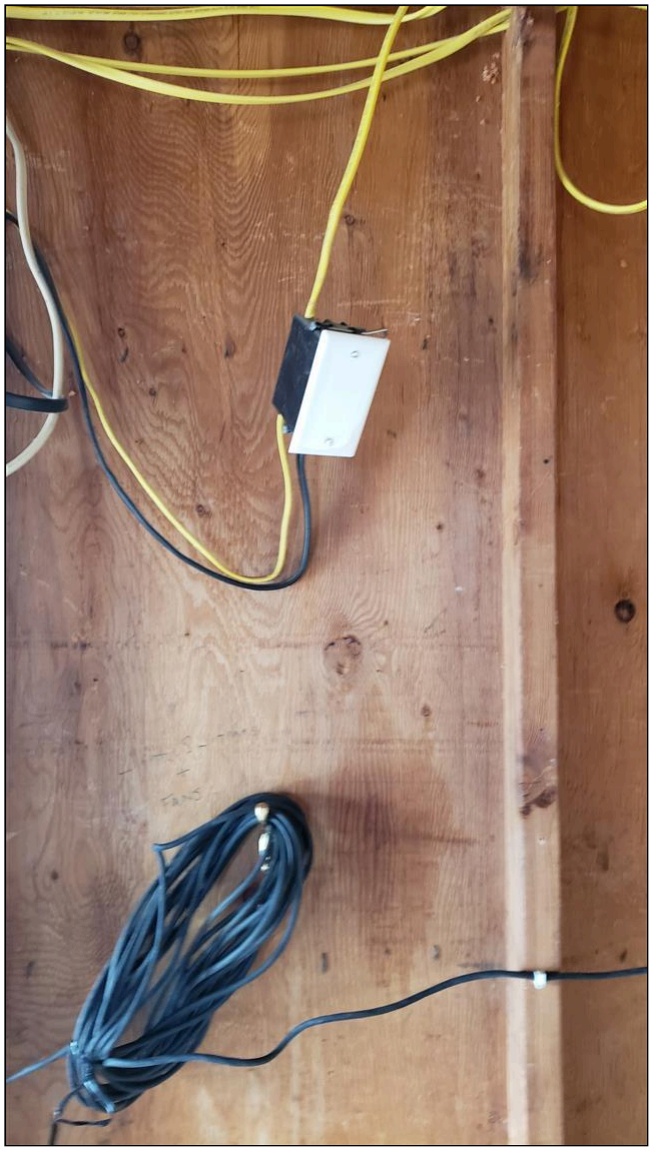
(1) Missing covers noted on junction boxes, switches, or receptacles in unfinished basement. This is a potential shock hazard. Recommend having a competent handyman/homeowner install covers in all locations where necessary. Not every location may be noted within the report due to access issues.

(2) The wiring in the basement appears to have been installed by a person unfamiliar with good electrical practices. Wiring is exposed to damage and the junction boxes are missing bushings. Recommend evaluation by a licensed and qualified electrical contractor.

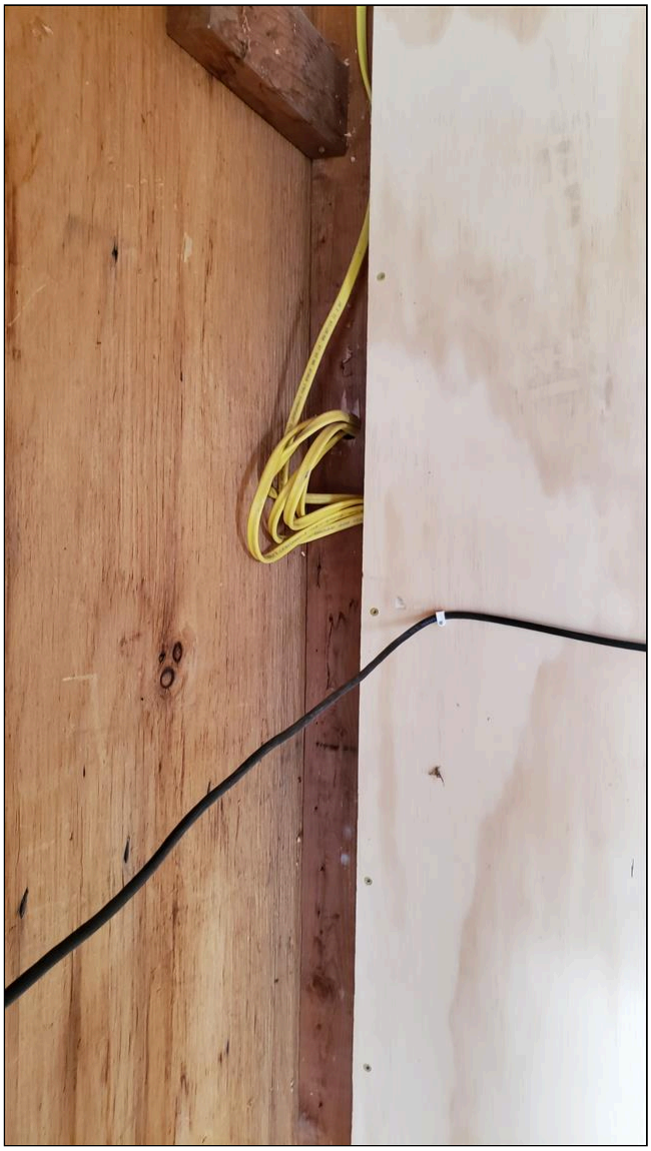


10.1 Item 1(Picture)

(5) Some of the wiring in the garage appears to have been installed by a person unfamiliar with good electrical practices. Wiring is exposed to damage and the junction boxes are missing bushings. Recommend evaluation by a licensed and qualified electrical contractor.



10.1 Item 3(Picture)



10.1 Item 4(Picture)

(6) Missing covers noted on junction boxes, switches, or receptacles in attic spaces. 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.

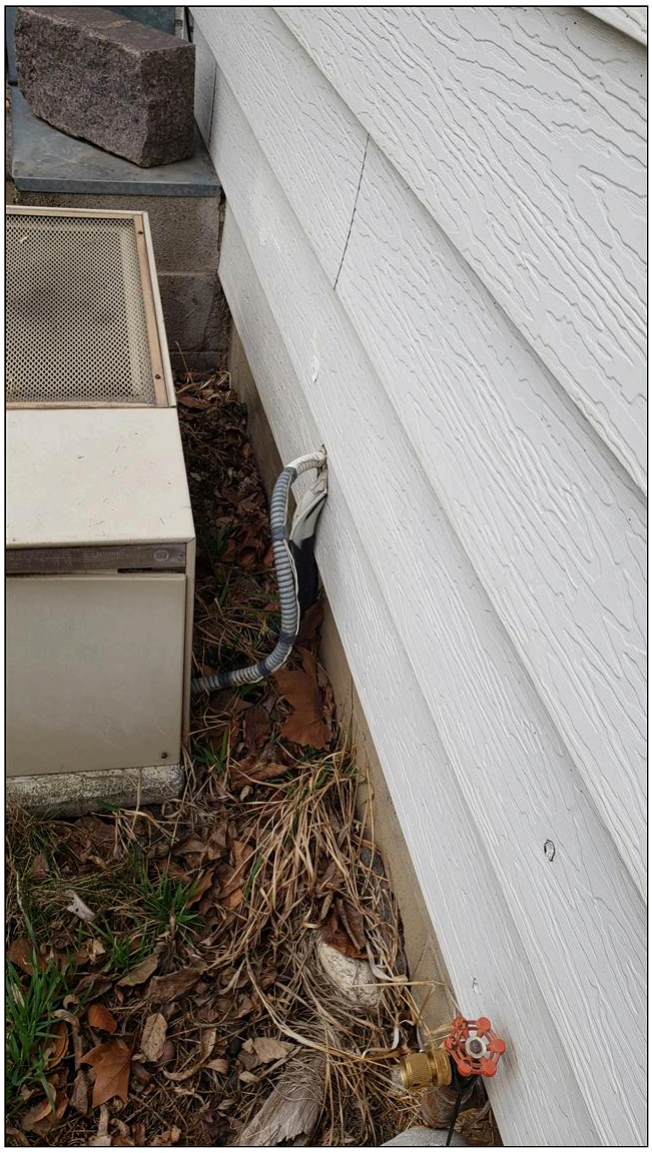
(7) As is common in older homes, I observed three-prong outlet receptacles installed in a two wire, non-grounded outlet boxes, which gives you the impression the outlet(s) are grounded when they are not. Based on the apparent age of the home, it is possible that the older two-prong outlets were replaced with the three-prong but the wiring was not corrected and lacks a ground. To correct this to a fully grounded system would necessitate replacement of all the wiring including that located in the walls. This is an expensive and time-consuming process. Some municipalities will allow you to install a GFCI or AFCI receptacle in the place of the two-prong receptacle which will provide for human safety. Recommend consulting a licensed and qualified electrical contractor to repair this condition.

10.2 Exterior Wiring

Inspected

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

(2) The electrical service for the air conditioner is protected by conduit that is not weather tight. This can allow water into the service and cause damage to the wiring or create a shock hazard. Recommend repair by a licensed and qualified contractor.



10.2 Item 1(Picture)

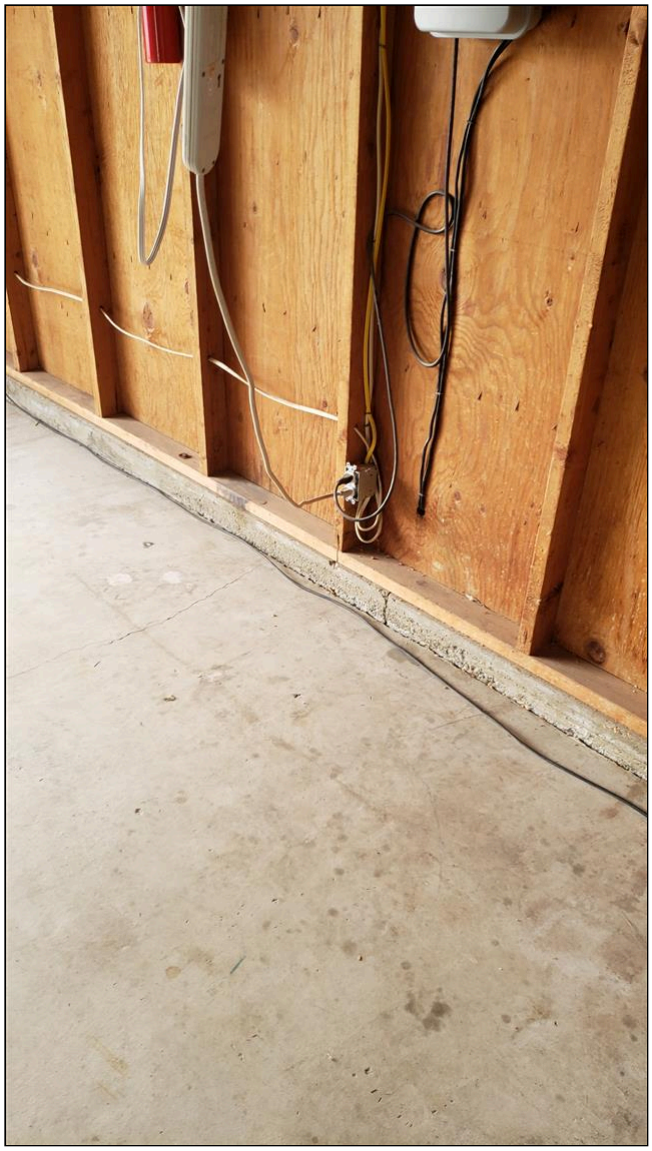
10.4 Receptacles, Switches, Lights, and Fans

Inspected

(2) One or more receptacles in the unfinished basement has scorch marks and is considered damaged This is a fire hazard. Recommend repairs by a competent, qualified, and licensed electrical contractor.

10.4 Item 1(Picture)

(3) Missing cover plates for electrical receptacles noted at garage. This is a shock hazard. Recommend installing appropriate covers on all uncovered receptacles and junctions boxes.



10.4 Item 2(Picture)

10.5 Ground Fault Circuit Interrupters

Inspected

GFCI receptacles were missing from the home. 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.

11. Plumbing System - Water

11.2 Supply Plumbing

Inspected

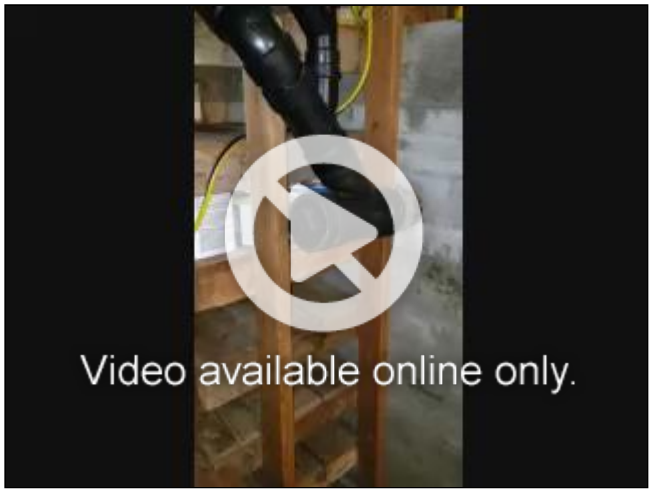
(2) Plumbing distribution pipes in contact with dissimilar materials were present which may cause galvanic corrosion which in turn will result in deterioration and eventual leakage. Safe@Home recommends installation of dialectic unions by a licensed and qualified plumbing contractor at all locations necessary to protect the plumbing supply system.

11.2 Item 1(Video)

11.3 Plumbing Drain Lines (Where Visible)

Inspected

(1) This inspection did not access the septic tank or determine its location. A home inspector does not and cannot identify issues that are not readily visible or accessible. For a more detailed inspection, THE FOLLOWING SHOULD BE DONE: a licensed and qualified septic pumping company should inspect the tank and related systems BEFORE YOU CLOSE.



11.3 Item 1(Video)

(2) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior know drain problems (please check the seller's disclosure), or there are large tress on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing. Two companies that provide this service are Clearwater Rooter and Roto-Rooter

12. Plumbing Fixtures

12.3 Bathroom Sinks

Inspected

The control knob for the sink faucet in the main bathroom leaks. Recommend repair by a licensed and qualified plumbing contractor.

12.4 Tubs and Showers

Inspected

(1) The tub faucet in the main bathroom leaks. Recommend repair by licensed and qualified plumbing contractor.
(2) The master shower enclosure appears to be leaking as evident by the floor damage and mold. Recommend repair.

12.5 Toilets

Inspected
The toilet in the master bath does not flush properly due to a problem with the flush mechanism. Recommend repairs by a competent, qualified, and licensed plumbing contractor.

14. Water Heating

14.1 Water Heating Description

Inspected
(2) The water heater is more than 20 years old and well beyond the end of a normal service life. The unit was operating at the time of inspection, but I recommend servicing and evaluation at this time. That evaluation should include the service technician's best estimate of remaining service life. **It would be very prudent for the client to make plans for replacement.**

14.2 Water Heater Operation

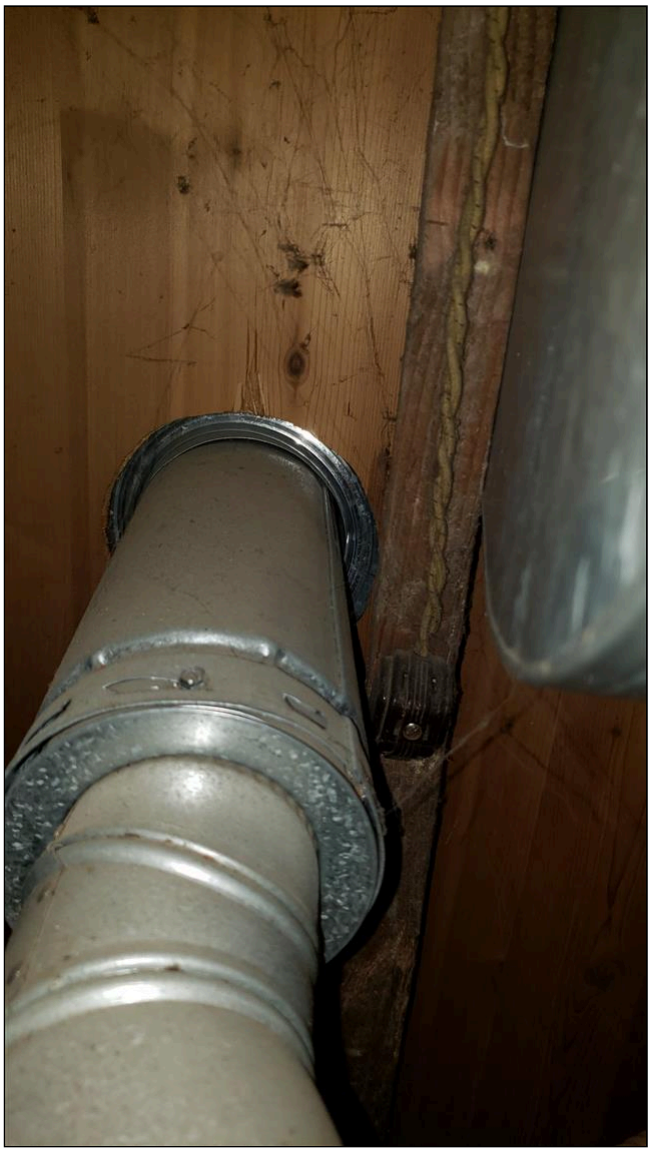
Inspected
This water heater was generating water hotter (more than 130 degrees) than the generally accepted safe water temperature is 120 degrees Fahrenheit. This poses a scald or burn hazard, especially to the elderly and infants. Scald time for adults is approximately 30 seconds. Young children and the elderly scald faster. Recommend turning the water temperature down to the recommended level.

14.2 Item 1(Picture)

14.3 Combustion System & Flue

Inspected
The gas-fired water heater exhaust flue had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.


14.3 Item 1(Picture)


14.3 Item 2(Picture)

15. Heating and Cooling

15.0 Equipment Description

Inspected

(3) The heat exchanger should be inspected by a licensed and qualified HVAC contractor for cracks or other issues that extremely old furnaces are prone to have. If the heat exchanger has not been recently inspected, recommend having that done at this time.

(6) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

(7) It does not appear that the air conditioner has been serviced recently or regularly. Recommend servicing and cleaning.

15.3 Combustion System & Flue

Inspected

(3) The furnace exhaust flue pipe had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard. Recommend correction by a licensed and qualified HVAC contractor.

15.3 Item 2(Picture)

15.6 Air Conditioning Cabinet/Enclosure

Inspected

(1) There is not a disconnect mounted to the side of the home within line-of-sight of the condenser. This device is required to be present for the safety of service personnel.

16. Heating and Cooling Distribution

16.2 HVAC Distribution and Ductwork

Inspected

(2) Removal of room registers allowed observation of the ductwork leading into various rooms. The ductwork appears to need cleaning as evident by the level of materials visible. Recommend duct cleaning by a licensed and qualified specialist.

16.2 Item 1(Picture)

18. Household Appliances

18.1 Ranges/Ovens/Cooktops

Inspected

(2) We observed that the range does not have a functioning anti-tilt bracket. This is a safety hazard, particularly for families with small children. These brackets are required by manufacturer's instructions to avoid having the oven tilt forward if someone steps or leans on the open oven door. We recommend installing a tilt bracket according to manufacturer's instructions.

18.3 Clearance from Stove

Inspected

The cabinet/shelf above the stove is located too low and is a fire hazard. Recommend removing or protecting the bottom with metal as provided for in safety standards.

19. Interior Surfaces

19.2 Walls

Inspected

(2) Signs of fungi growth is present in under the bench of the shower of the master bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

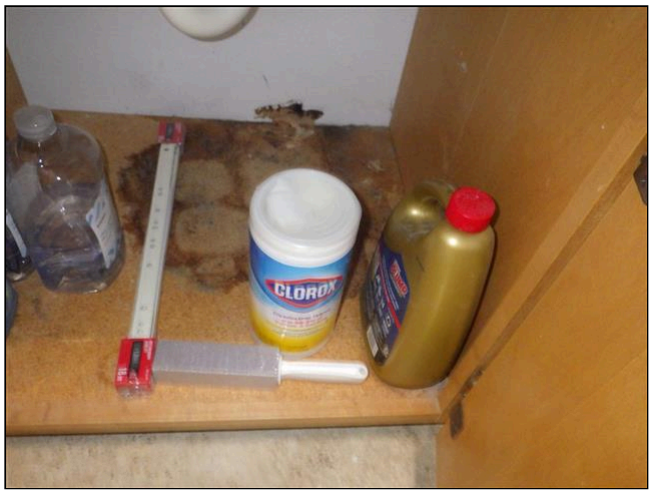
19.2 Item 1(Picture)

19.2 Item 2(Picture)

19.6 Bathroom Cabinetry

Inspected

The sink base in master shows evidence from a previous leak but appeared dry at this time. I recommend upgrading this component when feasible.



19.6 Item 1(Picture)

19.8 Stairs

Inspected

(3) There is no landing at the base of the stairs and a door present. If the door is closed and a person falls, this becomes a point of entrapment. Recommend either leaving the door open or removing it from the hinges.

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.

Significant Concern

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

Customer
Harry Mills

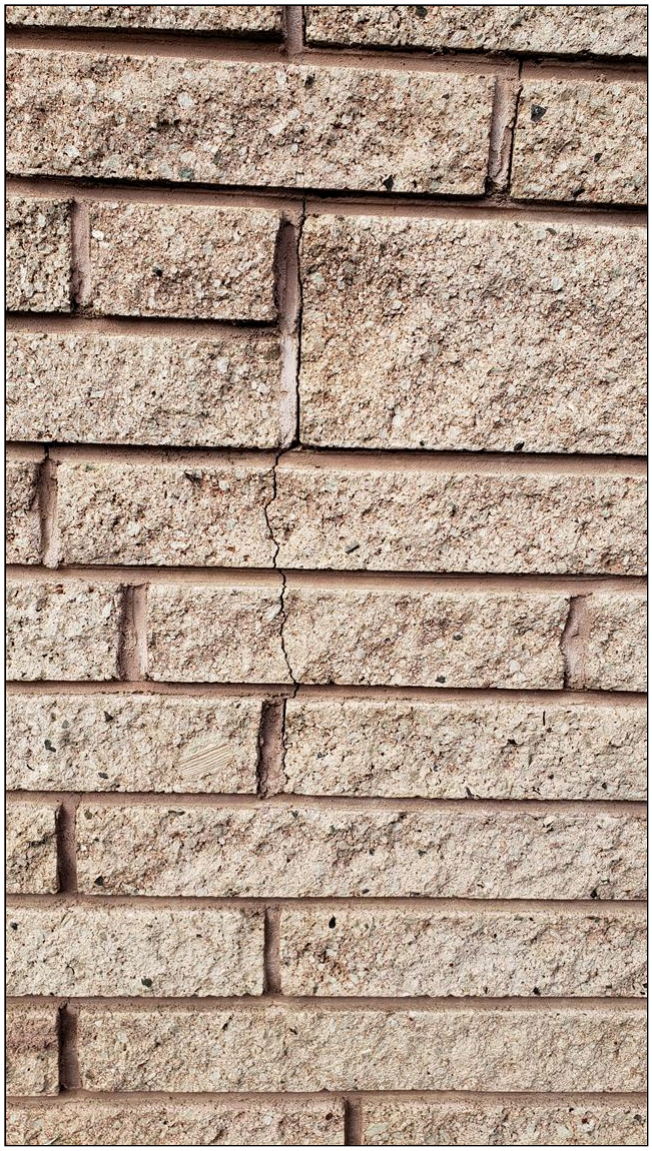
Address
1123 Linden Ave
Lewiston ID 83501

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.**

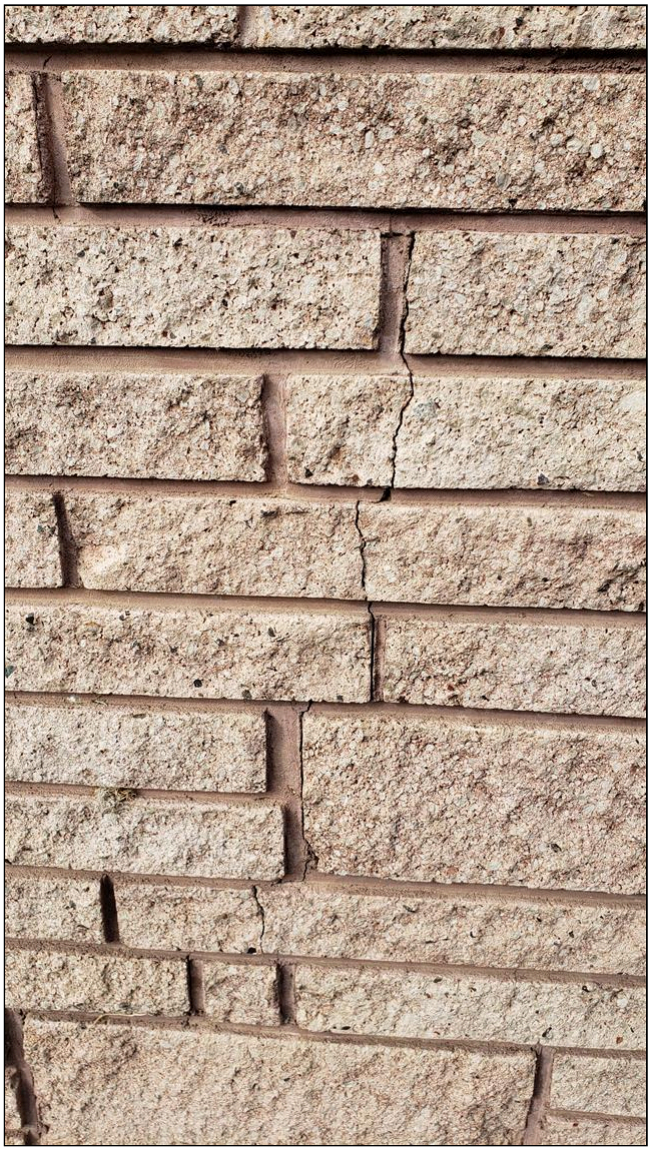
4. Roof Coverings, Gutters, Skylights, Chimneys

4.5 Chimney Chases & Structures

Inspected
(4) Extensive cracking noted in the chimney structure. This crack a to be related to settlement. The suggestion inadequate Foundation below the chimney. Unable to locate a footing underneath the chimney. Recommend further investigation by a licensed and qualified contractor to determine the full scope of necessary repairs.



4.5 Item 6(Picture)



4.5 Item 7(Picture)

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Paul Duffau, WA Lic#215

INVOICE

Safe@Home Inspections, LLC
308 2nd Street
Asotin, WA 99402
208-596-1489
Inspected By: Paul Duffau, WA Lic#215

Inspection Date: 3/14/2022
Report ID: 20220314-1123-Linden-Ave

Customer Info:	**Inspection Property:**
Harry Mills **Customer's Real Estate Professional:** Tom Scher Windermere All-Star	1123 Linden Ave Lewiston ID 83501

Inspection Fee:

Service	Price	Amount	Sub-Total
Idaho Home Inspection	410.00	1	410.00

Tax $0.00
Total Price $410.00

Payment Method:
Payment Status:
Note:

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

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

Additional Inspection Letter