

GUARDIAN

HOME INSPECTION



123 Easy Street, Caldwell , ID
Inspection prepared for: Happy Homeowner
Date of Inspection: 8/31/2018 Time: 8 30 am
Age of Home: 1994 Size: 1023

Inspector: Jason Hopkins
License #15032205
Phone: 208-353-1820



FOLLOWING THE
InterNACHI STANDARDS OF PRACTICE

REPORT SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Attic		
Page 7	Attic Conditions	<ul style="list-style-type: none">• The attic exhibited widespread discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. This condition appeared to be related to excessive condensation caused by inadequate attic ventilation. The Inspector recommends further evaluation by a qualified contractor specializing in mold remediation.
Page 7	Attic HVAC & Ventilation	<ul style="list-style-type: none">• A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.
Garage		
Page 9	Garage Vehicle Door	<ul style="list-style-type: none">• ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.
Kitchen		
Page 17	Electrical	<ul style="list-style-type: none">• At the time of the inspection, an electrical receptacle cover plate was missing in the kitchen under the sink. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a cover plate be installed.
Crawl Space		
Page 22	Crawl Space	<ul style="list-style-type: none">• Floor joists and the subfloor in the crawlspace were covered over large areas with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. Mold and fungi can compromise the structural integrity of wood framing members such as joists and its presence indicates moisture intrusion or a plumbing leak. Joists appeared to retain adequate residual strength at the time of the inspection. The Inspector recommends further evaluation by a qualified contractor specializing in mold remediation.

Exterior of Home

Roof Covering Information

Information:

- The Inspector inspected the roof and its components by walking the roof.
- The roof was covered with 3-tab fiberglass asphalt shingles.

Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

- Gable vents were installed to ventilate the attic space.
- Turtle vents, also called roof vents, were installed to ventilate the attic space.
- Soffit vents were installed as part of the attic ventilation system.

Roof Coverings

Observations:

- Several asphalt shingles covering the roof of this home were missing at the time of the inspection. This condition should be repaired as soon as possible to avoid damage to the underlying home structure from moisture intrusion.



missing shingles



missing shingles



missing shingles



missing shingles

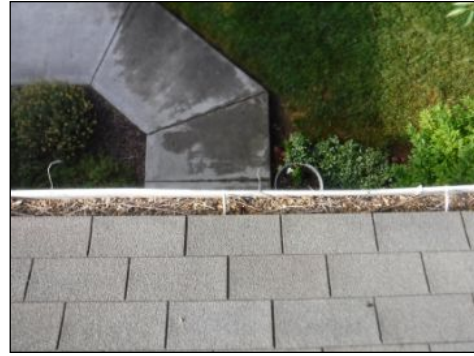
Gutters

Information

- **Maintenance tip:** Keep the gutters clear of organic debris to prevent the downspouts from being clogged. Ensure that all downspouts have extensions or splash blocks to carry the water away from the foundation. Clean your gutters 2 times per year, once after all the leaves have fallen in the Fall and once in the Spring after the trees and plants have bloomed.
- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

Observations:

- Organic debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

*organic debris present**organic debris present*

Fascia

Observations:

- Home fascia was damaged in places. The Inspector recommends repair by a qualified contractor.
- The fascia had peeling paint and needed maintenance at the time of the inspection.

*water damage**water damage**some areas need paint and primer*

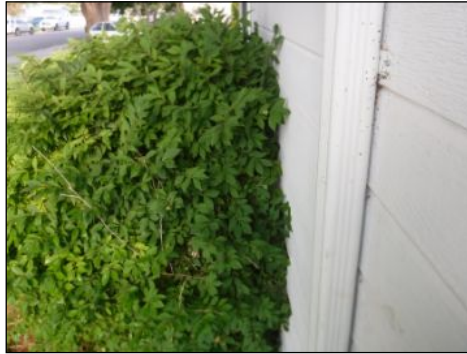
Siding & Trim

Information:

- Maintenance tip: caulk/ seal all gaps, cracks and openings.
- Maintenance tip: when landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects, abrade and damage siding, screens and roofs.
- Maintenance tip: adjust sprinklers to reflect seasonal change and ensure that sprinkler system does not spray the siding or windows of house.
- Exterior walls were covered with a composite siding composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue.

Observations:

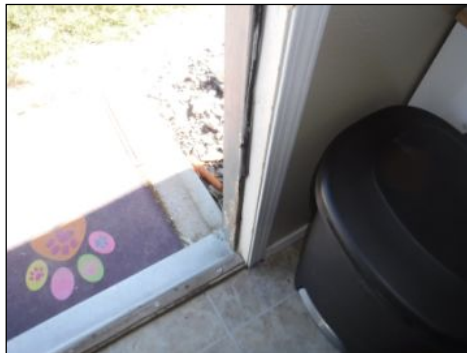
- Some areas of the siding need paint and primer.
- The trim board has water damage. The board should be primed and painted to prevent future damage.
- Vegetation has grown too close to the home. The inspector recommends pruning or removing any plants that are in contact or close proximity to the home to prevent any future damage and eliminate pathways for wood destroying insects.
- The vent cover was missing slats at the time of the inspection. The inspector recommends a cover to prevent insects, rodents or birds from entering into the home.

*some areas need paint and primer**some areas need paint and primer**some areas need paint and primer**trim board swelling from water**vegetation is too close to the siding**damaged vent slats*

Exterior Doors

Observations:

- Pet damage was noted on the rear exterior door/jamb at the time of the inspection.
- Weather-stripping on the back door was damaged at the time of the inspection.
- The sweep on the front door was missing at the time of the inspection. A sweep should be installed to help prevent heat loss which will increase heating/cooling costs and reduce home comfort. Sweeps are rubber strips which seal the area between the bottom of a door and the threshold.

*pet damage**weather stripping cracked or damaged**missing sweep*

Exterior Windows

Observations:

- Two window screens were missing at the rear of the home at the time of the inspection

*screen missing**screen missing*

Exterior Electrical

Observations:

- Fixtures mounted at the front of the home were inoperable at the time of the inspection. This condition can be caused by burned out bulbs, light sensors, timers, or a problem may exist with the light fixture, wiring or the switch. You should re-test this light fixture after replacing the bulb. If after bulb replacement the light still fails to respond to the switch, consider evaluation by a qualified electrical contractor.

*light fixture may need new bulb could not evaluate**light fixture may need new bulb could not evaluate*

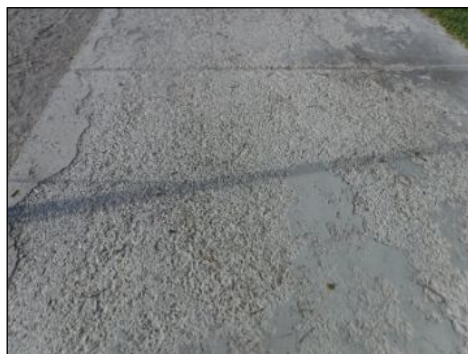
Driveway & Walkway

Materials:

- The home had a concrete driveway.
- Home walkways were constructed of concrete.

Observations:

- Severe spalling or scaling was visible on the surfaces of the concrete. This condition can have a number of different causes, the identification of which lies beyond the scope of the General Home Inspection. Generally speaking this is a condition from the original pour, age, or the application of too much ice melt. The Inspector recommends patching with an appropriate material and using minimum ice melt to help prevent continued deterioration.

*spalling also known as scaling*

Foundation & Grading

Information:

- **Maintenance Tip:** Remember to open the crawl space vents in the spring and close them in the fall.
- The visible portions of the foundations walls consisted of poured concrete.
- Foundation construction included a crawlspace.

Attic

Attic Information

Materials:

- The Inspector evaluated the attic from inside the attic space.
- The attic had baffles installed as part of the ventilation system.
- Attic floor insulation depth averaged approximately 16 to 18 inches.
- Insulation- blown in loose fill.

Attic Conditions

Observations:

- Insulation in the attic was compacted, possibly from previous service work. The inspector recommends leveling and re distributing the insulation to promote an even coverage and a consistent thermal envelope.

- The attic exhibited widespread discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. This condition appeared to be related to excessive condensation caused by inadequate attic ventilation. The Inspector recommends further evaluation by a qualified contractor specializing in mold remediation.



insulation compressed or disturbed



microbial growth



microbial growth



microbial growth

Attic HVAC & Ventilation

Observations:

- The attic had baffles installed as part of the ventilation system.
- A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.



attic baffles are properly installed



vents into attic

Garage

Garage

Observations:

- A window in the garage had a broken pane at the time of the inspection.
- The door to the garage from the home living space needs the self-closing hinge adjusted to close automatically.
- Weather-stripping at the garage door was damaged at the time of the inspection.



broken pane



*self closing hinge on garage door
needs adjustment*

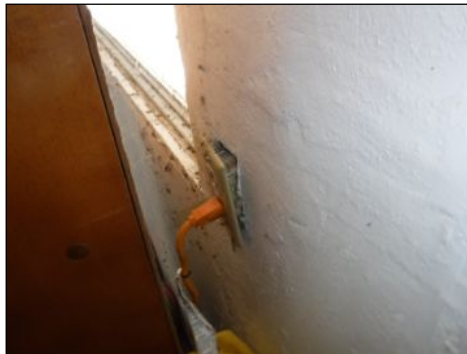


*weather stripping cracked or
damaged*

Garage Electrical

Observations:

- An electrical receptacle in the garage was loose and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.



loose receptacle

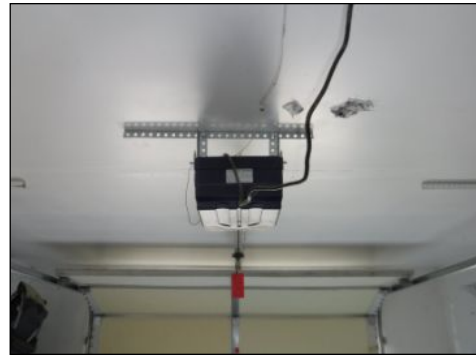
Garage Vehicle Door

Observations:

- The inspector noted minor cosmetic damage on the garage vehicle door. The vehicle door operates as intended.
- ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.



damaged panel



opener needed an adjustment

Electrical Components

Service Panel Information

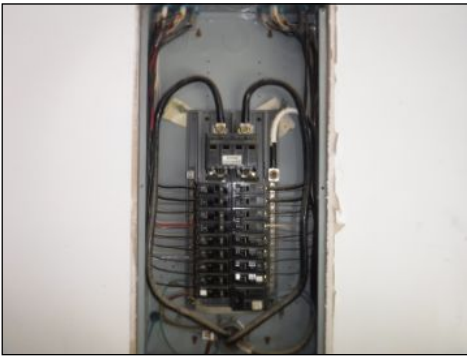
Information:

- The service panel was installed inside the garage.
- The electrical service ground was concealed or partially concealed.
- The service disconnect was a breaker type. A service disconnect is a device designed to quickly shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The main electrical disconnect was rated at 200 amps.
- The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

Service Panel

Observations:

- The Inspector observed no deficiencies during inspection of the electrical panel.
- The front cover of the service panel was missing a screw. The Inspector recommends that an appropriate screw be installed to securely attach the front cover.

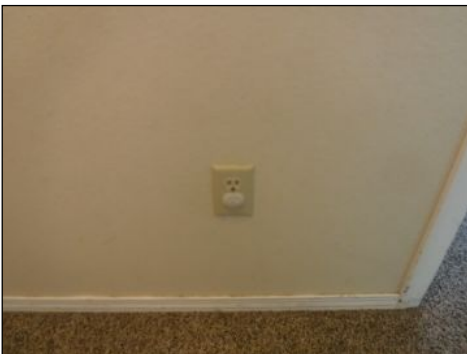


missing screws

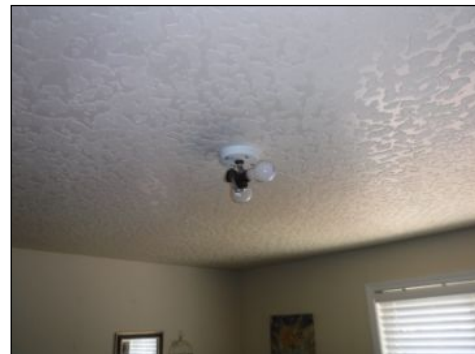
Electrical

Observations:

- An electrical receptacle in the hallway was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.
- A light fixture in the master bedroom was missing its glass covering or globe for the light bulb.



loose receptacle



missing components

Smoke Detectors

Materials:

- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked annually to confirm proper operation.

Observations:

- A smoke detector was noted that hangs from the ceiling in the living room. This should be corrected for fire safety reasons.
- Smoke detectors were missing in the most of the home and should be replaced as soon as possible for fire safety reasons.



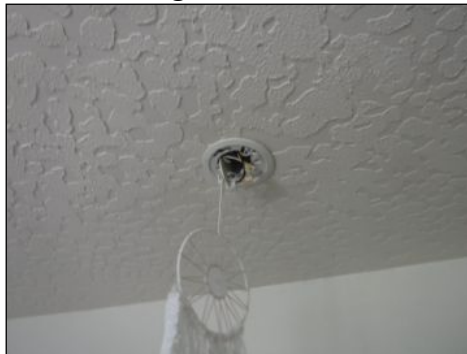
hanging from ceiling



missing smoke detector



missing smoke detector



missing smoke detector

Furnace & Air Conditioner

Furnace

Information:

- The furnace was located in the garage.
- The home was heated with an electric furnace.
- The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.
- There was no air filter installed at the time of the inspection.
- The thermal camera indicates that the furnace was operating as intended.



no air filter

Air Conditioner

Materials:

- 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 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 a duct at the furnace.

Observations:

- Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.
- The thermal camera demonstrates the differences in air temperature measured at the supply and return registers that fell within the acceptable range of between 14 and 22 degrees F.



damaged insulation



Plumbing & Well Pump

Plumbing

Materials:

- The home was connected to city services.
- The main water shut off valve for the home is located in the crawlspace.

Observations:

- The main water shut off was corroded and had visibly leaked in the past. The inspector recommends further evaluation by a qualified plumbing contractor,



corroded fitting and past leaking

Water Heater

Water Heater

Information:

- The water heater was located in the garage.
- This is an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. Of the two heating elements installed, the lower element often burns out before the upper. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.
- The water heater has a capacity of 40 gallons.

Observations:

- The inspector noted mineral build up around connections at the water heater. This area may; have already been repaired, need the connection tightened, or it may be the early sign of a water leak. The inspector recommends monitoring further or repair.



mineral deposit dry



mineral deposit dry

Kitchen

Cabinets & Countertops

Observations:

- A kitchen cabinet had a loose door hinge.
- The cabinet door does not close properly and would benefit from an adjustment.



hinge loose



needs adjusted

Dishwasher & Disposal

Observations:

- The kitchen had no garbage disposal installed.

Electrical

Observations:

- At the time of the inspection, an electrical receptacle cover plate was missing in the kitchen under the sink. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a cover plate be installed.



missing cover plate

Electric Range

Observations:

- No anti tip bracket was installed on the range. A child standing on the open oven door could overturn the range. Hardware designed to fasten ranges to the floor are available at most home improvement stores.



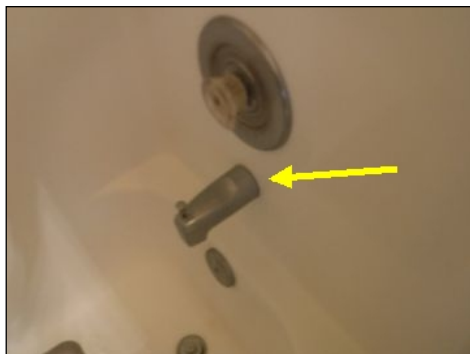
no anti-tip bracket installed

Hall Bathroom

Tub/shower

Observations:

- The tub-faucet needs silicone at the intersection of the faucet and tub surround.



silicone needed at tub/ shower faucet

Interior of Home

Walls

Observations:

- The walls in the hallway exhibited minor damage.
- The walls in the 2nd main floor bedroom exhibited minor damage.
- The walls in the master bedroom exhibited minor damage.



minor damage



minor damage 2nd bedroom



minor damage master room

Floors

Observations:

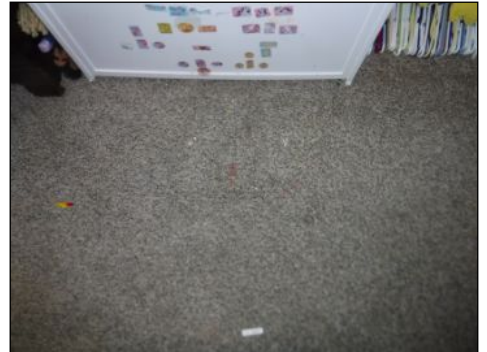
- At the time of the inspection, the carpet in the living room needed to be re-stretched.
- Carpet in the 2nd main floor bedroom had areas of staining or discoloration.



carpet needs re stretched



stains 2nd bedroom

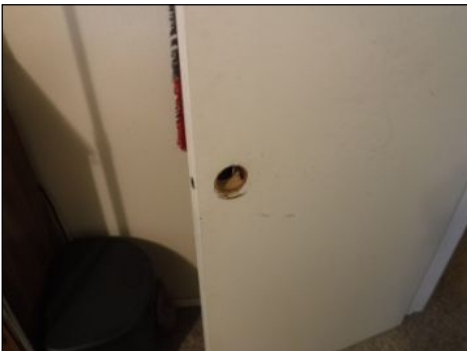


stains 2nd bedroom

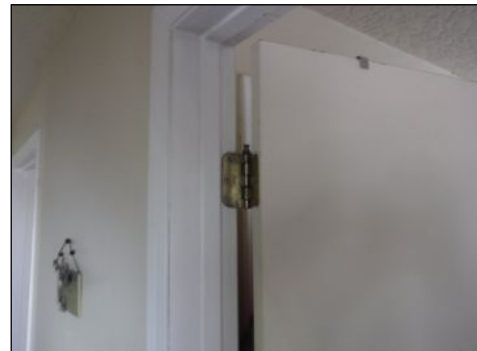
Interior Doors

Observations:

- The door knob in the master bedroom was missing at the time of the inspection.
- An interior door in the 1st main floor bedroom had loose hinges. This condition should be corrected for proper door operation and to prevent worsening damage.



missing door knob



hinge - loose 1st bedroom

Interior Windows

Observations:

- The inspector noted a damaged window screen in the 2nd main floor bedroom at the time of the inspection.
- The windows in all the bedrooms have damaged or missing hardware and will not lock.
- The window tracks in the two bedrooms have mold or mildew and can be cleaned with warm soapy water or a mixture of bleach and water.
- Rust was visible on the interior portion of the double pane window in the 2nd bedroom indicated a loss of thermal integrity. The inspector recommends further evaluation.
- A window in the living room would come out of its track during operation. The Inspector recommends service by a qualified contractor.



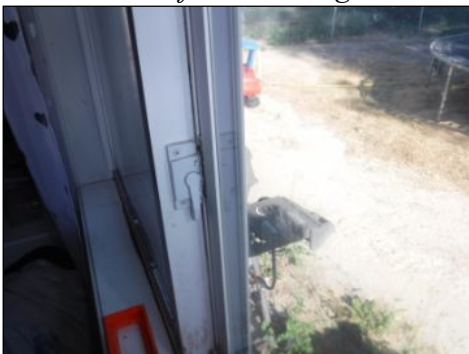
screen frame damaged



window - will not lock 2nd bedroom



window - will not lock master room



window - will not lock 1st bedroom



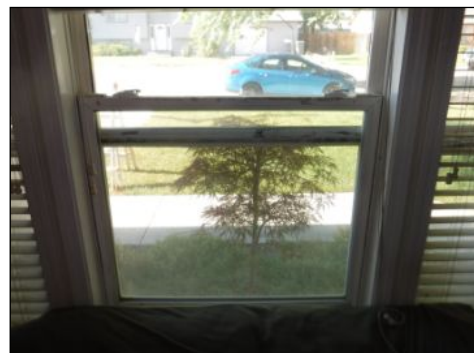
window - track needs cleaning 2nd bedroom



window - track needs cleaning 1st bedroom



rust inside window 2nd bedroom



window falls out of track

Crawl Space

Crawl Space

Materials:

- Maintenance tip: Remember to close the crawlspace vents during the winter and re open them next spring.
- The crawlspace was accessed through an interior floor hatch.
- Foundation insulation was installed in the unheated crawlspace.

Observations:

- The inspector noted the handle to lift the crawlspace access panel was missing at the time of the inspection.
- Floor joists and the subfloor in the crawlspace were covered over large areas with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. Mold and fungi can compromise the structural integrity of wood framing members such as joists and its presence indicates moisture intrusion or a plumbing leak. Joists appeared to retain adequate residual strength at the time of the inspection. The Inspector recommends further evaluation by a qualified contractor specializing in mold remediation.



no handle



microbial growth



microbial growth



microbial growth