



Treasure Valley Home Inspectors, LLC
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Home Inspection Report
11853 W Pinewood River Ln
Star, ID 83669

Inspected By: Samuel Kimball

Prepared For: Vicki Lynn
Inspected On Fri, May 26, 2023 at 12:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

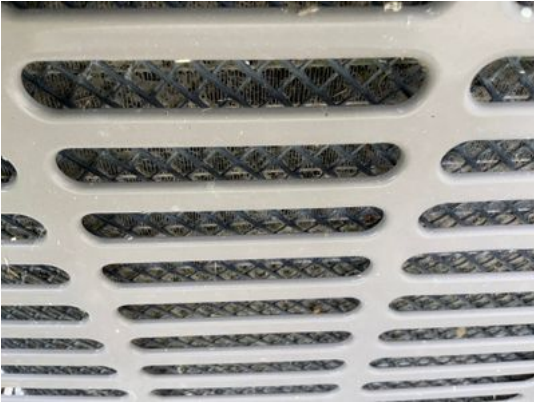
Exterior: Exterior Covering

Fractures present at various locations on the stucco exterior. These will periodically need re-sealed and are considered to be routine maintenance with stucco exterior homes.



HVAC: Cooling: Condenser Make

Recommend cleaning the dirt/debris from the AC coil fins.



Plumbing: Water Heater: Manufacturer

The expansion tank appears to have failed. Recommend further evaluation and repair.



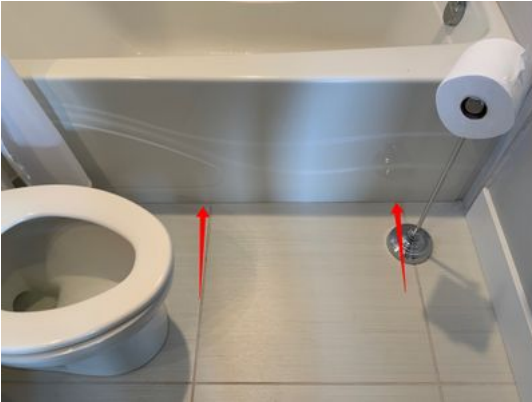
Bathrooms: Bathroom #2: Shower

Shower head is leaking where it attaches to the shower arm.



Bathrooms: Bathroom #2: Floor

Recommend installing silicone sealant where the floor and tub insert meet to prevent moisture intrusion.



Bathrooms: Bathroom #3: Sink(s)

The right side sink mechanical drain stop does not stay engaged.



Interior: Window Types

Recommend touch up caulk on interior window sills as needed to improve moisture barrier.



Client's Signature

Property Type

Single Family

Stories

One

Approximate Age

2015

Age Based On

Listing

Bedrooms/Baths

3 bed/3 bath

Door Faces

North

Furnished

Yes

Occupied

Yes

Weather

Overcast

Temperature

Cool

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Not Present

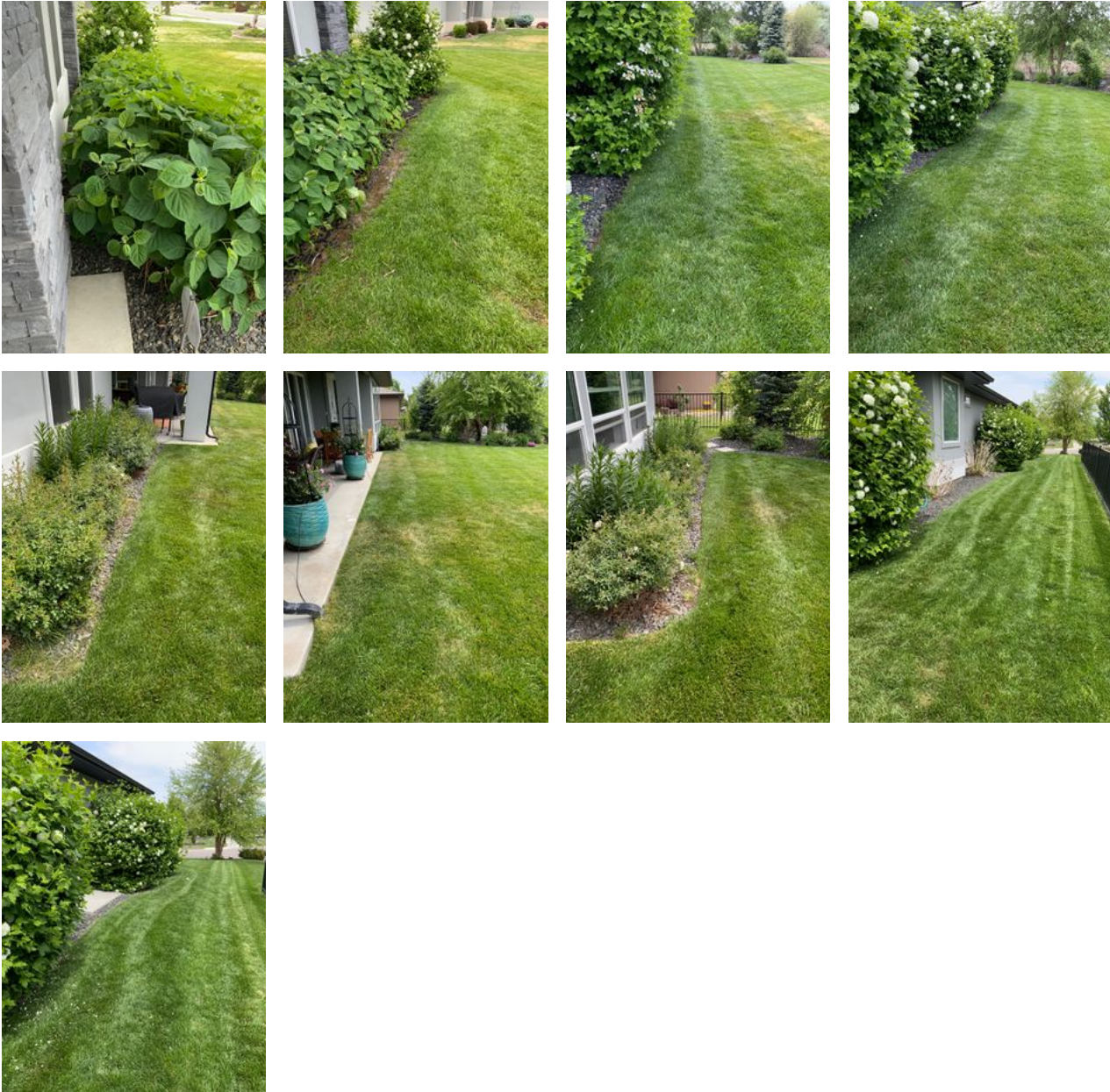
Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory



Vegetation

Generally Maintained

Condition: Satisfactory

**Comment 1
Information**

Recommend trimming exterior shrubs away from the siding as needed.

Driveway

Concrete

Condition: Satisfactory

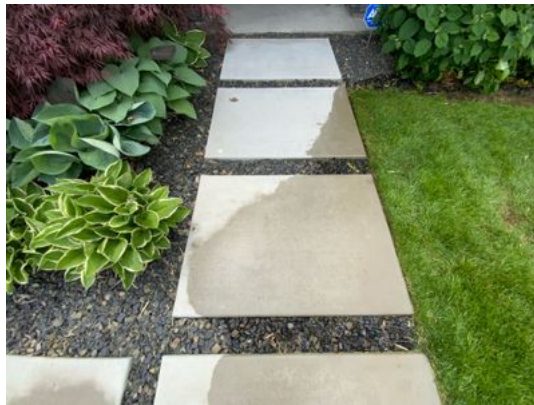
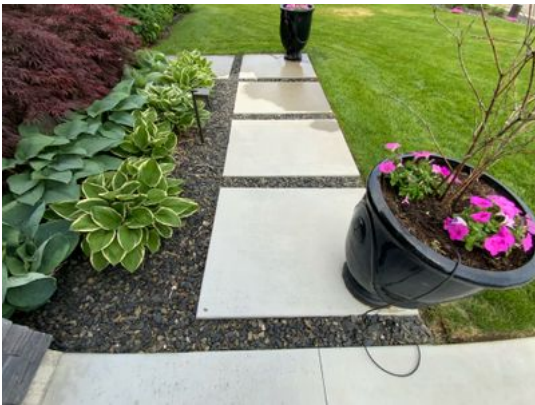




Walkways

Concrete

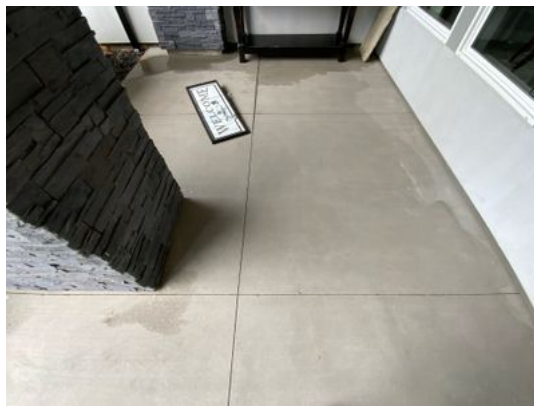
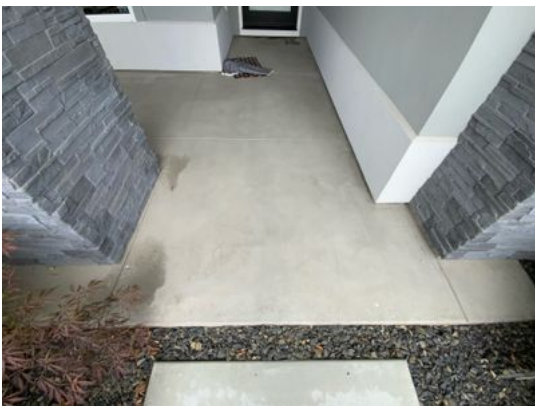
Condition: Satisfactory



Steps/Stoops

Concrete

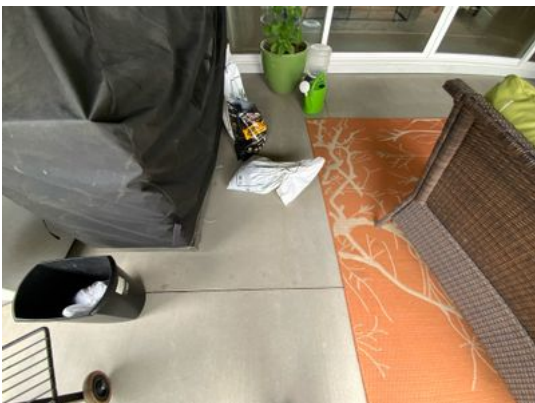
Condition: Satisfactory



Patios/Decks

Concrete

Condition: Satisfactory





Exterior

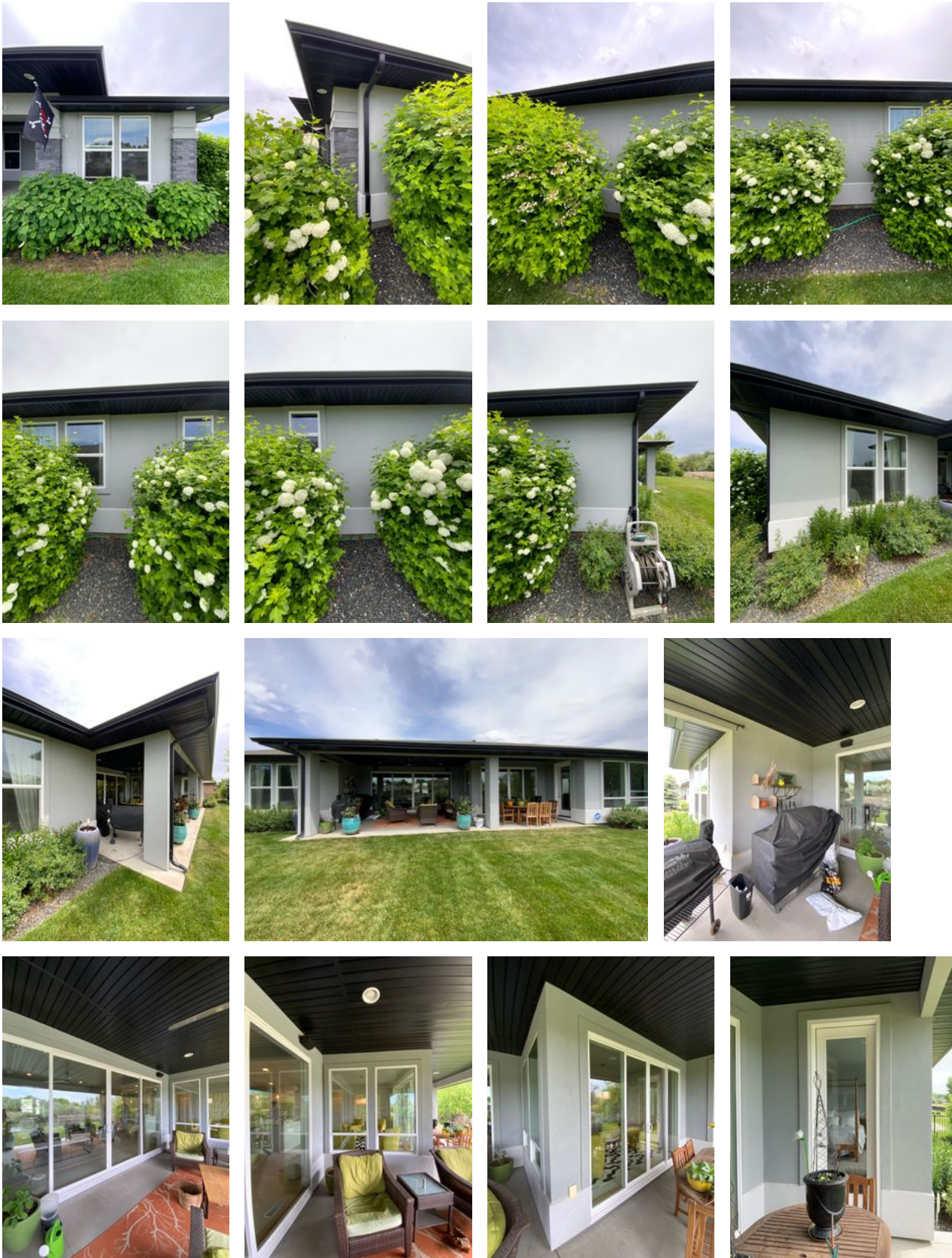
The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco

Condition: Satisfactory







Comment 2
Deficiency

Fractures present at various locations on the stucco exterior. These will periodically need re-sealed and are considered to be routine maintenance with stucco exterior homes.



Comment 3
Information

Portions of the exterior stucco were not visibly inspected due to the shrubs preventing access to the siding material.

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Vinyl, Steel

Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Aerial Inspection

Roof Design

Hip

Roof Covering

Architectural Shingle

Condition: Satisfactory





Approximate Roof Age

2015

Ventilation Present

Roof, Soffit

Condition: Satisfactory





Vent Stacks

Metal, Plastic

Condition: Satisfactory







Flashings

Metal

Condition: Satisfactory



Soffit and Fascia

Aluminum

Condition: Satisfactory



Gutters & Downspouts

Metal

Condition: Satisfactory



Garage

Garage Type

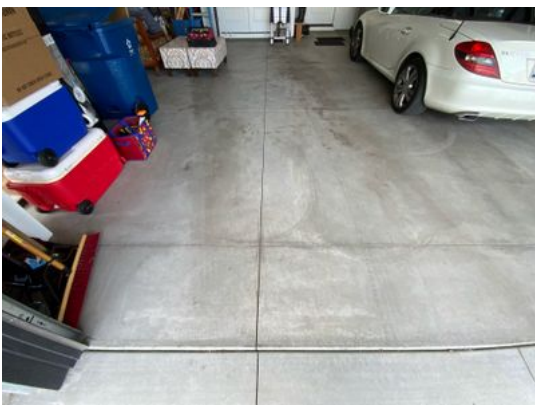
Attached

Condition: Satisfactory

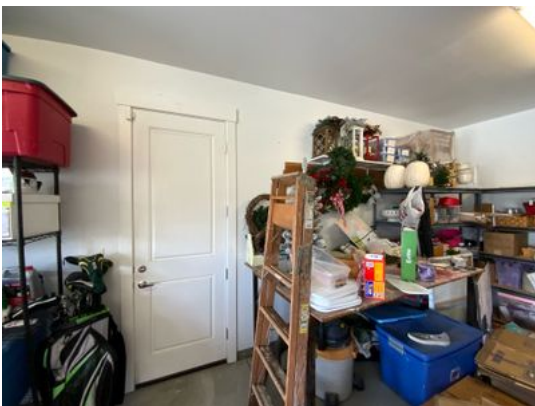
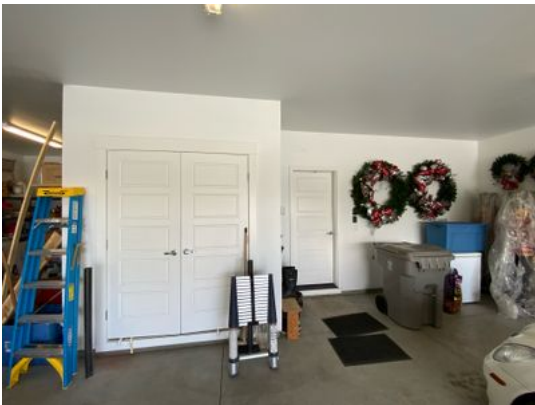


Garage Size

3 Car



Garage Cont.



Door Opener

Belt Drive

Condition: Satisfactory



Opener Safety Feature

Light Beam

Condition: Satisfactory

**Comment 4
Information**

Force sensor cannot be tested by the inspector.

Garage Comments

**Comment 5
Information**

Portions of the garage were not inspected due to the owners belongings.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

Not Present

Floor Structure

Engineered I-Joist

Condition: Satisfactory



Subflooring

Oriented Strand Board

Condition: Satisfactory



Wall Structure

Wood Frame

Condition: Satisfactory



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Vapor Retarder

Installed

Condition: Satisfactory



Underfloor Insulation

Perimeter Insulation Batts

Condition: Satisfactory



Ventilation Present

Conditioned Crawlspace

Condition: Satisfactory



Moisture Condition

Dry

Condition: Satisfactory

Crawlspace Comments

**Comment 6
Information**

Recommend install of a handle at the secondary crawl access.



Attic

Attic Entry

Garage, Bedroom Closet

Roof Framing Type

Wood Trusses

Condition: Satisfactory



Roof Deck Material

Oriented Strand Board

Condition: Satisfactory



Vent Risers

Metal, PVC

Condition: Satisfactory



Insulation

Blown In Fiberglass

Condition: Satisfactory



The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground



Comment 7 Information

The exterior electrical meter was not fully inspected due to the shrubs.

Main Disconnect Location

Service Panel

Service Panel Location

Garage

Service Panel Manufacturer

Square D

Condition: Satisfactory



Service Voltage

240 volts

Service Amperage

200 amps



Service Panel Ground

Unknown Not Visible, Foundation Rebar

Overcurrent Protection

Breakers

Condition: Satisfactory



GFCI/AFCI Breakers

Yes

Condition: Satisfactory



Smoke Detectors

Hard Wired Interconnected

Condition: Satisfactory

Electrical Comments

**Comment 8
Information**

NEC 110-26 states a minimum of 36" in front of panel and 30" width of clearance is required. The inspector cannot remove this electrical panel cover.



HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory



Thermostat Location

Living Room

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Garage

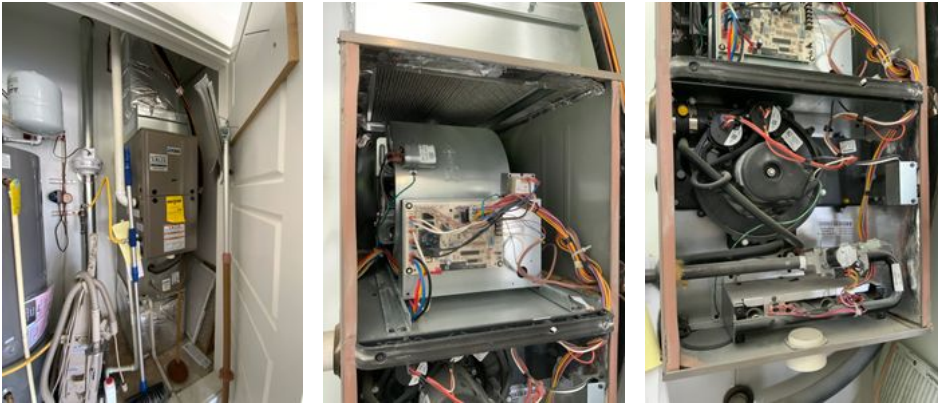
Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

York



Heating Fuel

Gas

Condition: Satisfactory



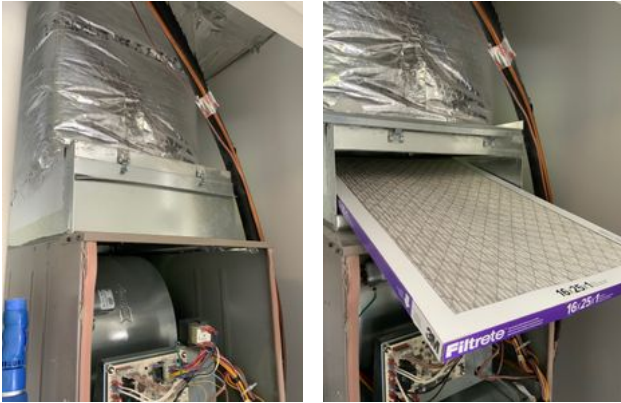
Approximate Age

2014

Filter Type

Disposable

Condition: Satisfactory



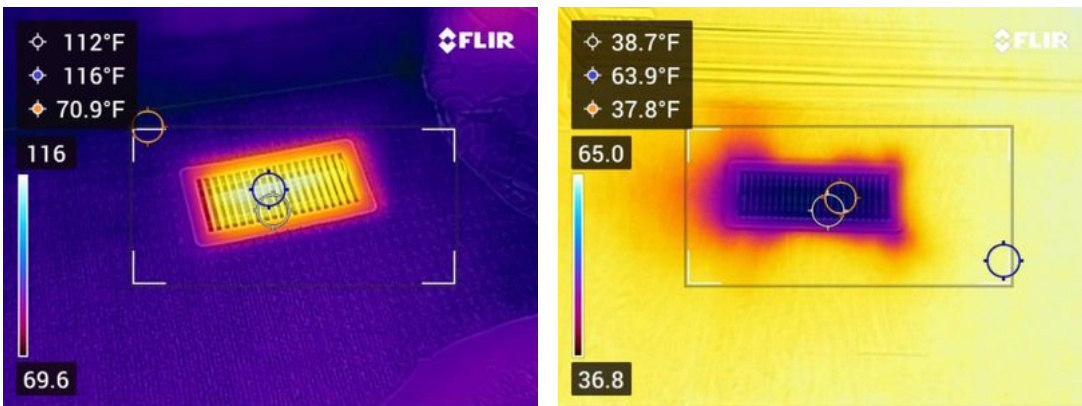
Output Temperature

116° F

Type of Distribution

Flexible Ducting

Condition: Satisfactory



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric



Type of Equipment

Split System

Condition: Satisfactory

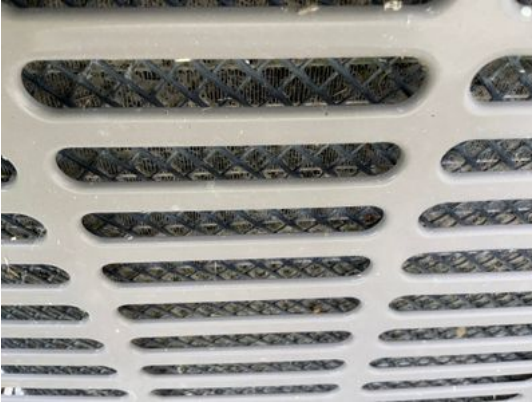
Condenser Make

York



Comment 9
Deficiency

Recommend cleaning the dirt/debris from the AC coil fins.



Condensor Size

36,000 BTU (3 Tons)

Condenser Approximate Age

2014

Condensate Drainage

To Floor Drain

Condition: Satisfactory



AC Supply Air Temp

37° F

AC Return Air Temp

73° F

AC Temperature Drop

36° F

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

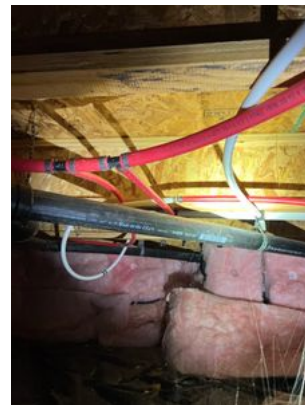
Public



Supply Pipe Material

PEX

Condition: Satisfactory



Location of Main Water Shutoff

Crawlspace



Sewer System

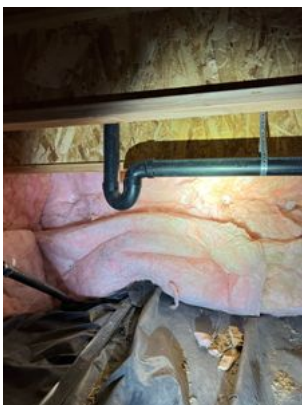
Public



Waste Pipe Material

ABS Plastic

Condition: Satisfactory



Location of Fuel Shutoff

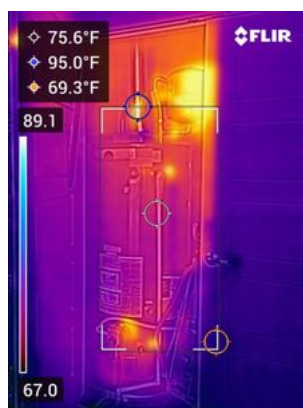
At Meter



Water Heater

Manufacturer

Rheem



Comment 10
Deficiency

The expansion tank appears to have failed. Recommend further evaluation and repair.



Fuel

Natural Gas

Capacity

75 Gallon

Approximate Age

2014

Temp & Pressure Relief Valve

Present With Blow Off Leg, Not Tested

Condition: Satisfactory



Fuel Disconnect

Within Sight of Equipment



Seismic Straps Installed

Not Present

Bathroom #1

Location

West Hallway

Shower

Stall

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Bathrooms Cont.

Toilet

Standard Tank

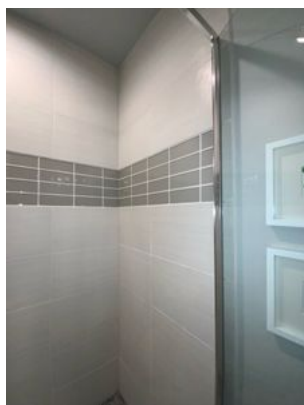
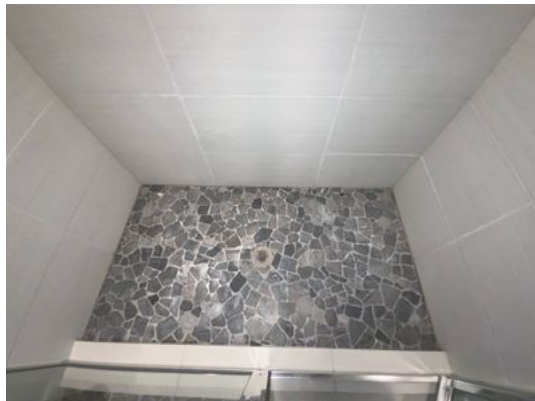
Condition: Satisfactory



Shower Walls

Tile

Condition: Satisfactory



Floor

Tile

Condition: Satisfactory



Ventilation Type

Ventilator

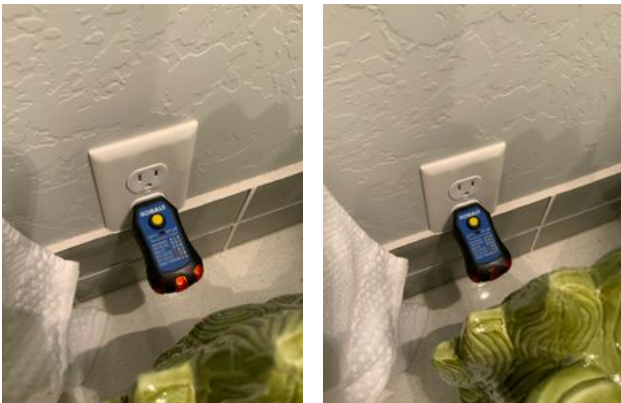
Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Bathroom #2

Location

West Bedroom

Bath Tub

Recessed

Condition: Satisfactory



Shower

In Tub

Condition: Satisfactory



Comment 11

Deficiency

Shower head is leaking where it attaches to the shower arm.



Sink(s)

Single Vanity

Condition: Satisfactory



Bathrooms Cont.

Toilet

Standard Tank

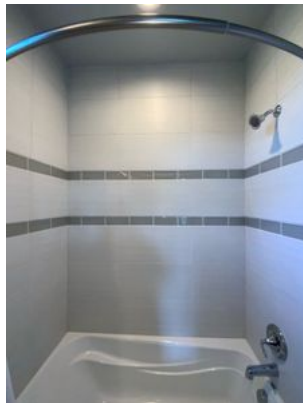
Condition: Satisfactory



Shower Walls

Fiberglass

Condition: Satisfactory



Floor

Tile

Condition: Satisfactory



Comment 12

Deficiency

Recommend installing silicone sealant where the floor and tub insert meet to prevent moisture intrusion.



Ventilation Type

Ventilator, Window

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Bathroom #3

Location

Master Bathroom

Bath Tub

Recessed

Condition: Satisfactory



Shower

Stall

Condition: Satisfactory



Sink(s)

Double Vanity

Condition: Satisfactory



Comment 13

Deficiency

The right side sink mechanical drain stop does not stay engaged.



Toilet

Standard Tank

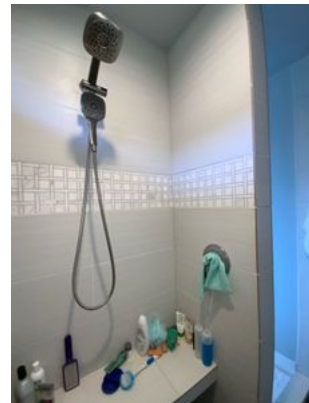
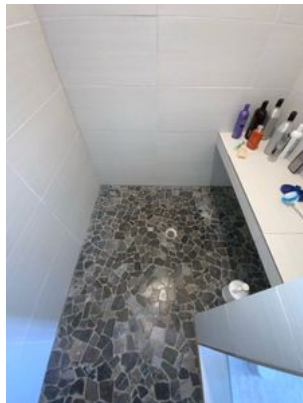
Condition: Satisfactory



Shower Walls

Tile

Condition: Satisfactory





Tub Surround

Tile, Quartz

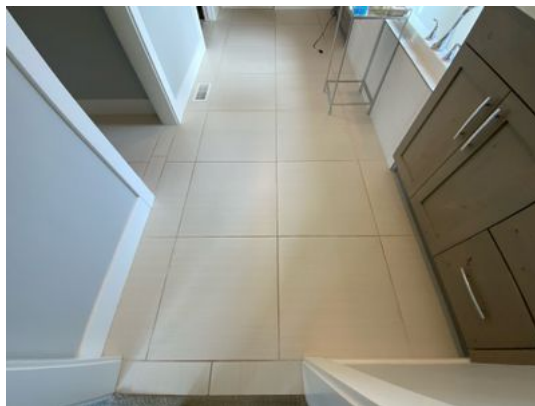
Condition: Satisfactory

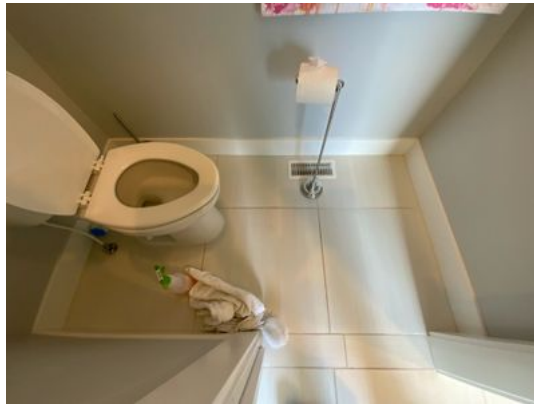
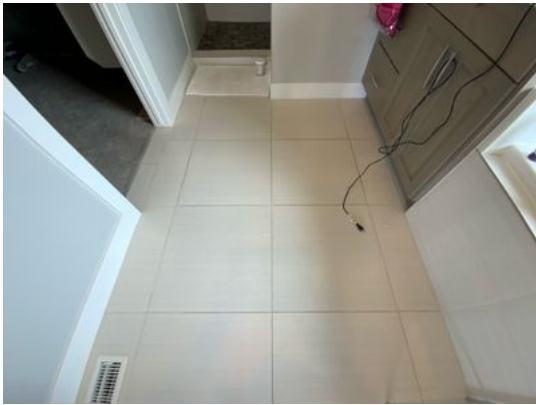


Floor

Tile

Condition: Satisfactory





Ventilation Type

Ventilator

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory

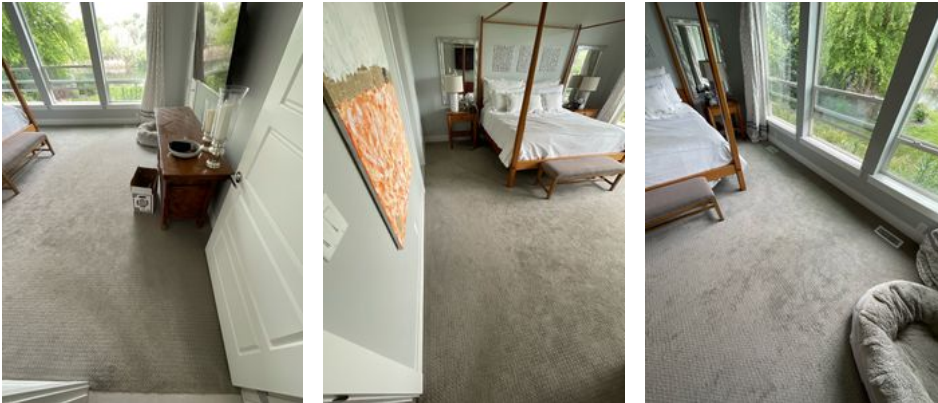


Bedroom #1

Flooring

Carpet

Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Bedrooms Cont.

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory



Doors

Hinged

Condition: Satisfactory



Heat Source

Register

Condition: Satisfactory

Bedroom #2

Flooring

Carpet

Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



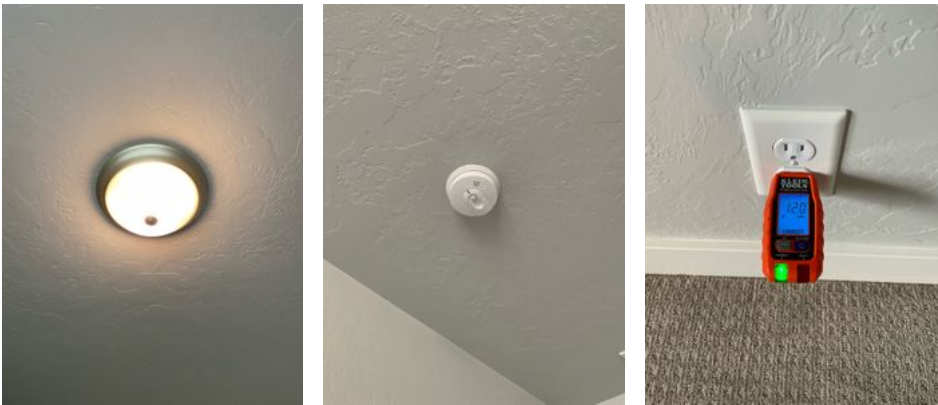
Bedrooms Cont.



Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory



Bedrooms Cont.

Doors

Hinged

Condition: Satisfactory



Heat Source

Register

Condition: Satisfactory

Bedroom #3

Flooring

Carpet

Condition: Satisfactory



Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory



Doors

Hinged

Condition: Satisfactory



Heat Source

Register

Condition: Satisfactory

Kitchen

Cabinets

Wood

Condition: Satisfactory



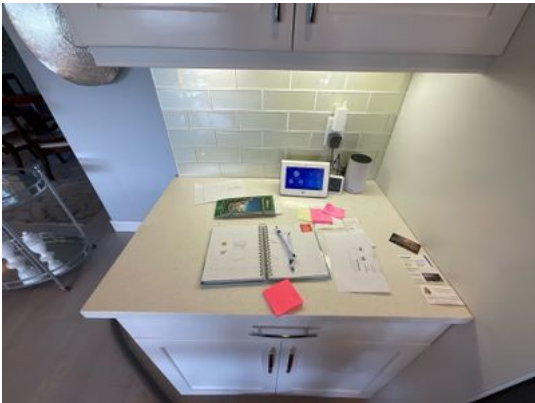
Countertops

Granite

Condition: Satisfactory



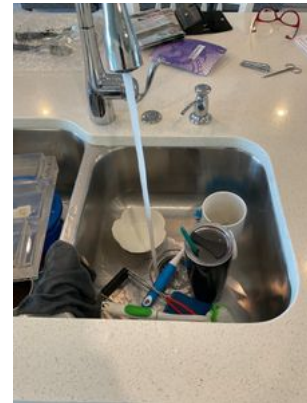
Kitchen Cont.



Sink

Double

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Bosch

Condition: Satisfactory



Cooktop

Bosch

Condition: Satisfactory



Range Hood

Broan

Condition: Satisfactory



Refrigerator

LG

Condition: Satisfactory



Dishwasher

Bosch

Condition: Satisfactory



Microwave

Bosch

Condition: Satisfactory



Disposal

Evergrind

Condition: Satisfactory

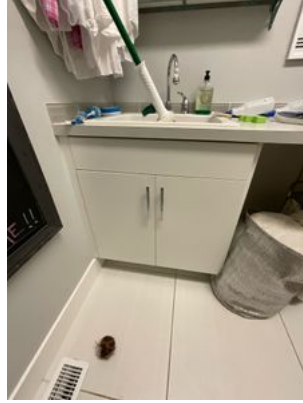


Laundry

Built In Cabinets

Yes

Condition: Satisfactory



Laundry Sink

Yes

Condition: Satisfactory



Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

Yes

Condition: Satisfactory



Laundry Hook Ups

Yes

Condition: Satisfactory



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet, Wood

Condition: Satisfactory





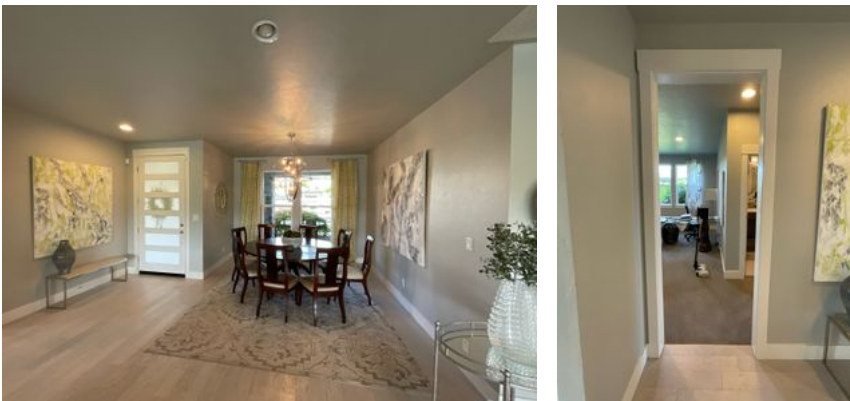
Comment 14
Information

Portions of the floor near the kitchen island were in the process of being repaired.



Walls

Textured Over Drywall
Condition: Satisfactory





Interior Cont.



Window Types

Single Hung

Condition: Satisfactory



Comment 15

Deficiency

Recommend touch up caulk on interior window sills as needed to improve moisture barrier.



Window Materials

Vinyl

Entry Door Types

Sliding, Hinged

Condition: Satisfactory



Entry Door Materials

Steel

Interior Door Materials

Wood

Fireplace

Gas Burning

Condition: Satisfactory

