



Treasure Valley Home Inspectors, LLC

208-488-3218

[treasurevalleyhomeinspectors.com](http://treasurevalleyhomeinspectors.com)

## Home Inspection Report

1887 N Buena Vista Ave  
Meridian, ID 83646

Inspected By: Samuel Kimball

Prepared For: Vicki Lynn

Inspected On Mon, Dec 29, 2025 at 9:00 AM

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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.

## Report Summary

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

#### Site: Driveway

Fracture present on the driveway slab.



#### Site: Driveway

Spalling of the concrete surface present.



## Report Summary Cont.

### Site: Patios/Decks

Fractures present on the concrete patio slab.



### Exterior: Exterior Covering

Various portions of the siding are bowed/flared.



### Exterior: Exterior Covering

A portion of the stucco on the north side corner of the home has chipped.



## Report Summary Cont.

### Exterior: Exterior Covering

A portion of the vinyl flashing trim has split.



### Exterior: Exterior Hose Bibs

Recommend re securing the front hose bib to the house.



### Garage: Garage Type

The portions of the garage door do not fully seal against the weather stripping.



## Report Summary Cont.

### **Garage: Door Opener**

Recommend fire caulking the garage safety sensor wiring.



### **Garage**

The garage light switch won't fully switch to the off position.



### **Structure: Foundation Material**

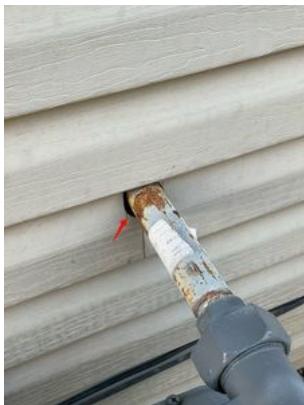
Vertical fractures located in foundation concrete. These are not generally indicators of structural settlement. Sealing these fractures may prevent further expansion of the crack due to moisture intrusion/freezing. Recommend monitoring this fracture and sealing if the fracture width expands to 1/8 of an inch.



## Report Summary Cont.

### **Plumbing: Location of Fuel Shutoff**

Recommend sealing the gas line wall penetration to prevent moisture intrusion.



### **Plumbing: Water Heater: Manufacturer**

Recommend fire caulking the water heater supply through wall penetrations.



### **Plumbing: Water Heater: Manufacturer**

The drain pan should have a PVC drain line routed to the exterior of the home. This is to prevent water from leaking onto the floor in the event that the water heater begins to leak.



## Report Summary Cont.

### Plumbing: Water Heater: Manufacturer

No sediment trap was installed on the mechanical equipment gas lines.



### Bathrooms: Bathroom #2: Sink(s)

The mechanical drain stop is difficult to engage.



### Bedrooms

Recommend caulking on various bedroom window sills as needed.



## Report Summary Cont.

### **Bedrooms: Bedroom #2: Doors**

Recommend install of a door stop.

### **Kitchen: Sink**

Flex pipe present on the sink P trap. Flex piping is not advised for use in drainage P traps per code P3002.3.1

Recommend repair.



### **Kitchen**

The overhead light above the kitchen sink should be re secured.



## Report Summary Cont.

### Interior: Floors

Floor pops/squeaks present.



### Interior: Walls

Fractures present in the ceiling drywall. Portions of this fracture are at a tape joint while portions of the fracture indicates that a portion of the sheet of drywall has broken . This could be from someone walking in the attic or is a sign of past structural settlement. No further signs of structural settlement were noted at the time of the inspection i.e. window/door header fractures, floor slopes, significant foundational fractures etc. The ceiling drywall should be repaired and monitored. If the fracture happens again then active settlement may be occurring. Recommend further evaluation and repair.



## Report Summary Cont.

### Interior: Window Types

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



### Interior: Entry Door Types

The front entry deadbolt is sticking. Recommend adjusting.



### Interior: Entry Door Types

Recommend touch-up caulking around the rear entry door frame as needed to improve the moisture barrier.



## Report Summary Cont.

### Interior: Fireplace

The fireplace did not ignite at the time of the inspection. The floor gas valve may be turned off. Recommend further evaluation.



## General

**Property Type**

Townhouse/Villa

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**Stories**

One

---

**Approximate Age**

1998

---

**Age Based On**

Listing

---

**Bedrooms/Baths**

3 bed/2 bath

---

**Door Faces**

Northwest

---

**Furnished**

Yes

---

**Occupied**

Yes

---

**Weather**

Sunny

---

**Temperature**

Cold

---

**Soil Condition**

Dry

---

**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

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**People Present**

Not Present

## General Cont.

### General Comments

#### **Comment 1**

#### **Information**

It is recommended that proper winterization procedures be followed including but not limited to; sprinkler blowouts, hose bib insulators/hose disconnection, crawlspace vent closures, etc.

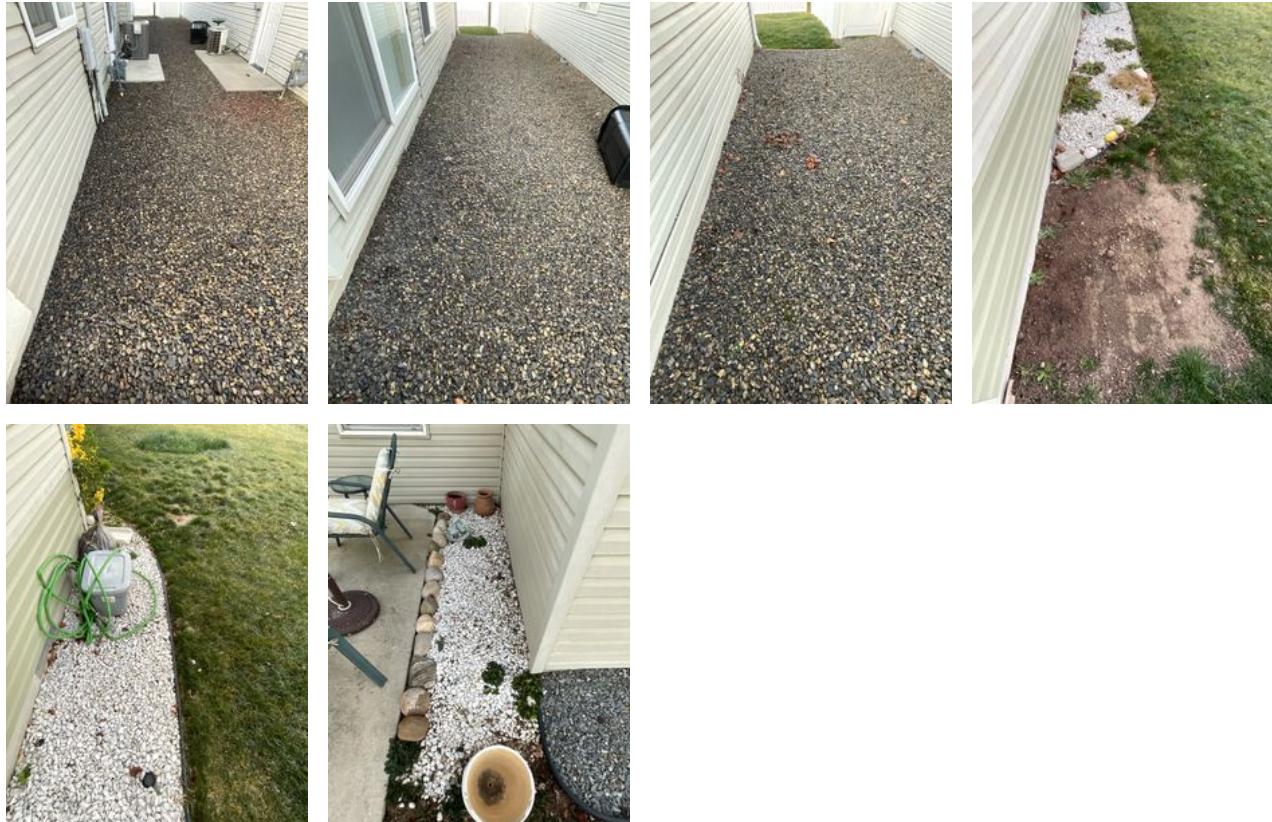
## Site

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

Mostly Level, Sloped Away From Structure

Condition: Satisfactory



### Vegetation

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

### Driveway

Concrete

Condition: Satisfactory





**Comment 2**

**Deficiency**

Fracture present on the driveway slab.



**Comment 3**

**Deficiency**

Spalling of the concrete surface present.

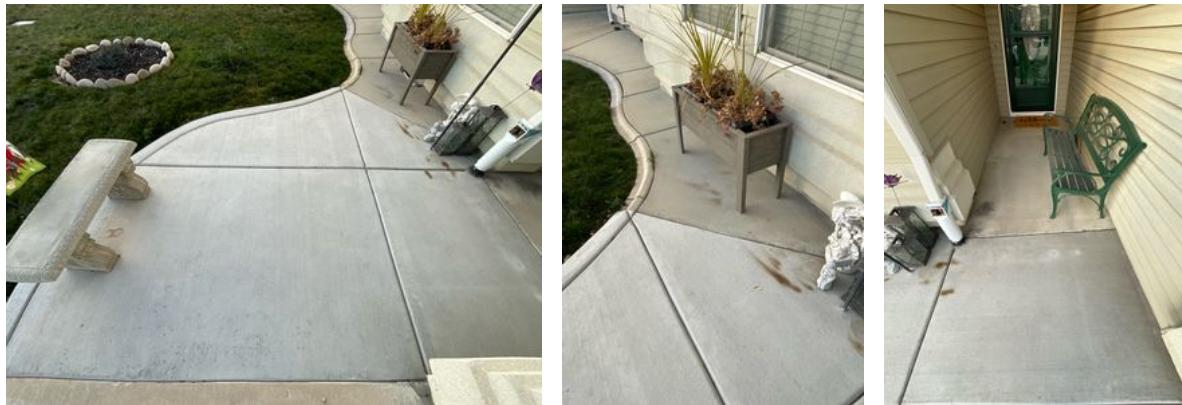


## Site Cont.

### Walkways

Concrete

Condition: Satisfactory



### Steps/Stoops

Concrete

Condition: Satisfactory



### Patios/Decks

Concrete

Condition: Satisfactory



**Comment 4**

**Deficiency**

Fractures present on the concrete patio slab.



## 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

Vinyl Siding, Stucco

Condition: Satisfactory



## Exterior Cont.



### Comment 5

#### Deficiency

Various portions of the siding are bowed/flared.



## Exterior Cont.

### **Comment 6** **Deficiency**

A portion of the stucco on the north side corner of the home has chipped.



### **Comment 7** **Deficiency**

A portion of the vinyl flashing trim has split.



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### **Exterior Trim Material**

Vinyl

Condition: Satisfactory

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### **Windows**

Vinyl

Condition: Satisfactory

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### **Entry Doors**

Steel

Condition: Satisfactory

## Exterior Cont.

### Exterior Hose Bibs

Tested



#### Comment 8

#### Deficiency

Recommend re securing the front hose bib to the house.



### Exterior Outlets

Tested/GFCI Protected



# 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

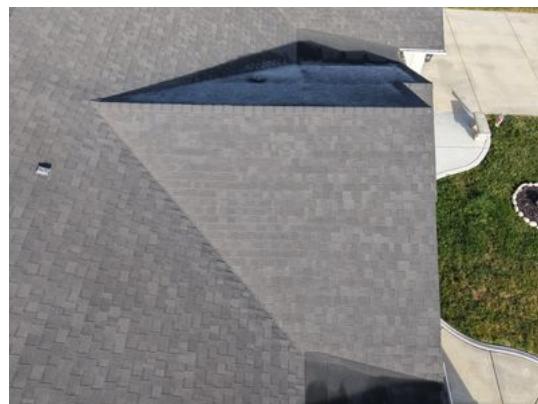
## Roof Design

Gable

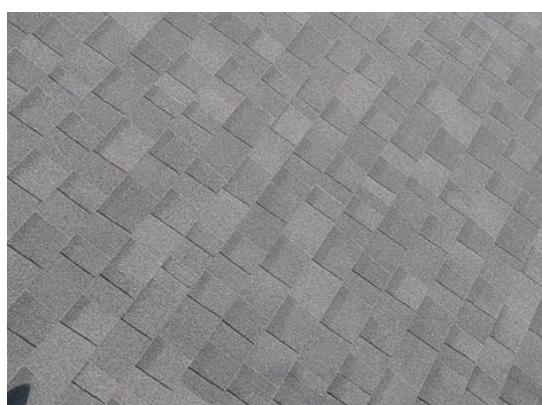
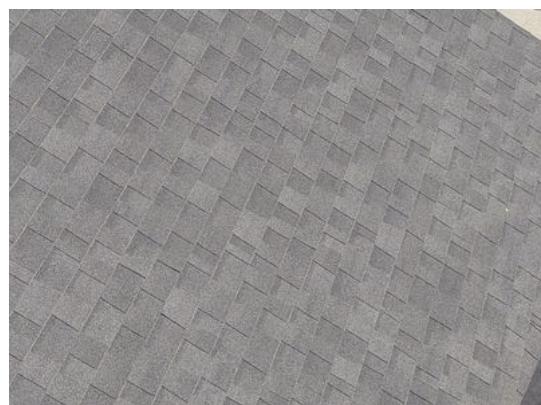
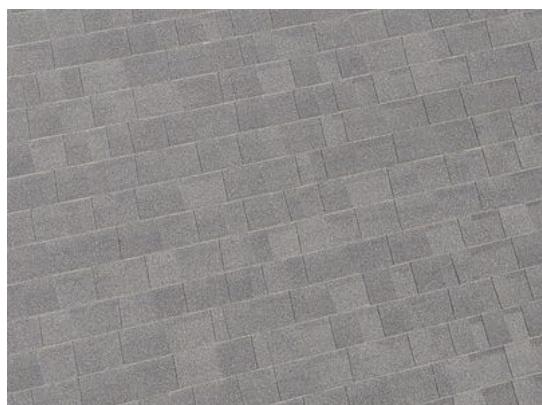
## Roof Covering

Architectural Shingle

Condition: Satisfactory



## Roofing Cont.



### Approximate Roof Age

2-7 years

## Roofing Cont.

### **Ventilation Present**

Roof, Soffit, Gable Ends

Condition: Satisfactory



## Roofing Cont.

### Vent Stacks

Metal, Plastic

Condition: Satisfactory



## Roofing Cont.



### Flashings

Metal

Condition: Satisfactory



## Roofing Cont.

### **Soffit and Fascia**

Aluminum

Condition: Satisfactory



### **Gutters & Downspouts**

Metal

Condition: Satisfactory

# Garage

## Garage Type

Attached

Condition: Satisfactory



## Garage Cont.

### Comment 9 Deficiency

The portions of the garage door do not fully seal against the weather stripping.

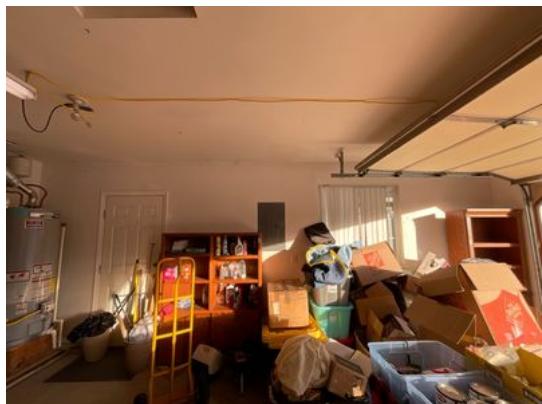
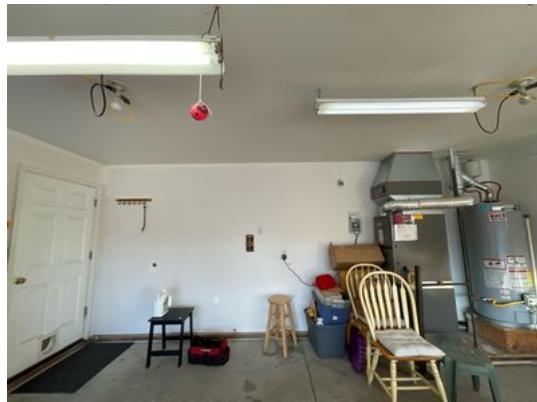


### Garage Size

2 Car



## Garage Cont.



### Door Opener

Chain Drive

Condition: Satisfactory



## Garage Cont.

### Comment 10

#### Deficiency

Recommend fire caulking the garage safety sensor wiring.



### Opener Safety Feature

Light Beam

Condition: Satisfactory

### GFCI Protection

Outlets

Condition: Satisfactory



### Garage Comments

### Comment 11

#### Information

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

**Comment 12**

**Deficiency**

The garage light switch won't fully switch to the off position.



## Structure

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



#### Comment 13

##### Information

Perimeter Insulation Batts prohibited the inspectors view of all of the foundation concrete.

#### Comment 14

##### Deficiency

Vertical fractures located in foundation concrete. These are not generally indicators of structural settlement. Sealing these fractures may prevent further expansion of the crack due to moisture intrusion/freezing. Recommend monitoring this fracture and sealing if the fracture width expands to 1/8 of an inch.



## Structure Cont.

### Signs of Water Penetration

Stains

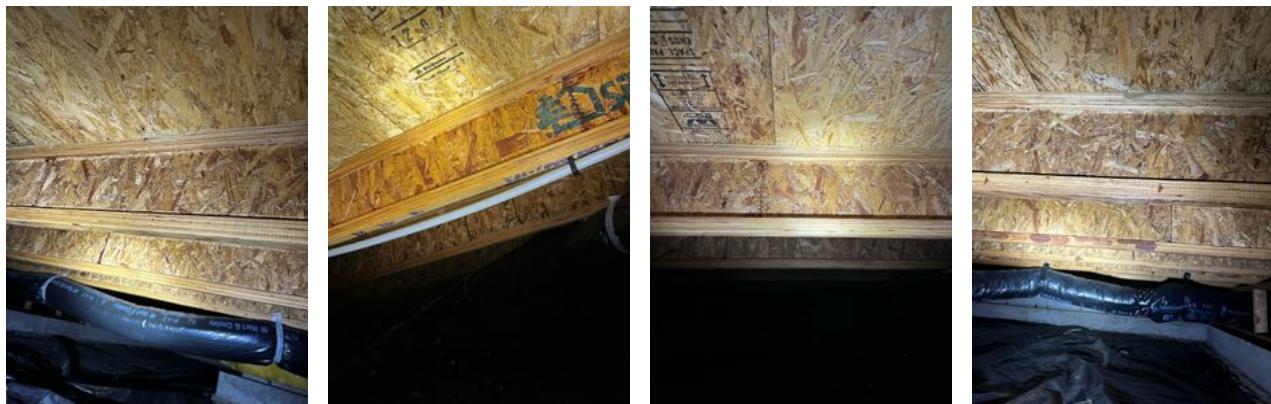
Condition: Satisfactory



### Floor Structure

Engineered I-Joist

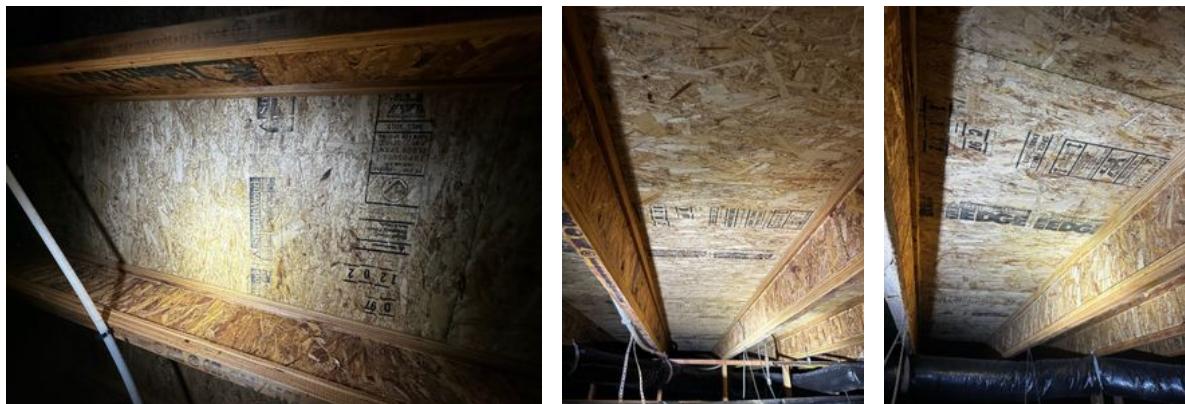
Condition: Satisfactory



### Subflooring

Oriented Strand Board

Condition: Satisfactory



## Structure Cont.

### 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

## Structure Cont.

### Vapor Retarder

Installed

Condition: Satisfactory



### Underfloor Insulation

Perimeter Insulation Batts

Condition: Satisfactory



### Ventilation Present

Yes

Condition: Satisfactory

## Structure Cont.

### Moisture Condition

Dry

Condition: Satisfactory

## Attic

### Attic Entry

Garage

### Roof Framing Type

Wood Trusses

Condition: Satisfactory



### Roof Deck Material

Oriented Strand Board

Condition: Satisfactory



## Structure Cont.

### **Vent Risers**

Metal, ABS

Condition: Satisfactory



### **Insulation**

Blown In Fiberglass

Condition: Satisfactory



## Electrical

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



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### Main Disconnect Location

Service Panel

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### Service Panel Location

Garage

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### Service Panel Manufacturer

Square D

Condition: Satisfactory



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### Service Voltage

240 volts

## Electrical Cont.

### Service Amperage

100 amps



### Service Panel Ground

Not Inspected

#### Comment 15 Information

The grounding connection cannot be verified because the inspector cannot access the grounding cover plate due to the owners belongings.

### Overcurrent Protection

Breakers

Condition: Satisfactory



### GFCI/AFCI Breakers

Not Present

## Electrical Cont.

### **Smoke Detectors**

9 volt Battery Type, Hard Wired Interconnected

Condition: Satisfactory



### **Electrical Comments**

#### **Comment 16**

#### **Information**

The panel cover was not removed. Idaho law prohibits home inspectors from accessing internal electrical components, in accordance with OSHA safety standards. Recommend evaluation by a licensed electrician for a full assessment.

## HVAC

### HVAC System Type

Central Split System

### Thermostat

Digital

Condition: Satisfactory



### Thermostat Location

Hallway

## 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

## HVAC Cont.

### Manufacturer

Lennox



### Heating Fuel

Gas

Condition: Satisfactory



### Approximate Age

2021

## HVAC Cont.

### Filter Type

Disposable

Condition: Satisfactory



### Output Temperature

104° 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.

## HVAC Cont.

### Energy Source

Electric



### Type of Equipment

Split System

Condition: Satisfactory

### Condenser Make

Lennox



### Condenser Size

30,000 BTU (2.5 Tons)

### Condenser Approximate Age

2021

## HVAC Cont.

### Condensate Drainage

To Exterior

Condition: Satisfactory



### Cooling Comments

#### **Comment 17** **Information**

The inspector does not operate the AC system when temperatures are below 60° 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



## Sewer System

Public

## Plumbing Cont.

### Waste Pipe Material

ABS Plastic

Condition: Satisfactory



### Location of Fuel Shutoff

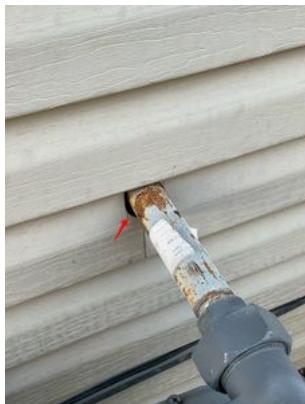
At Meter



### Comment 18

#### Deficiency

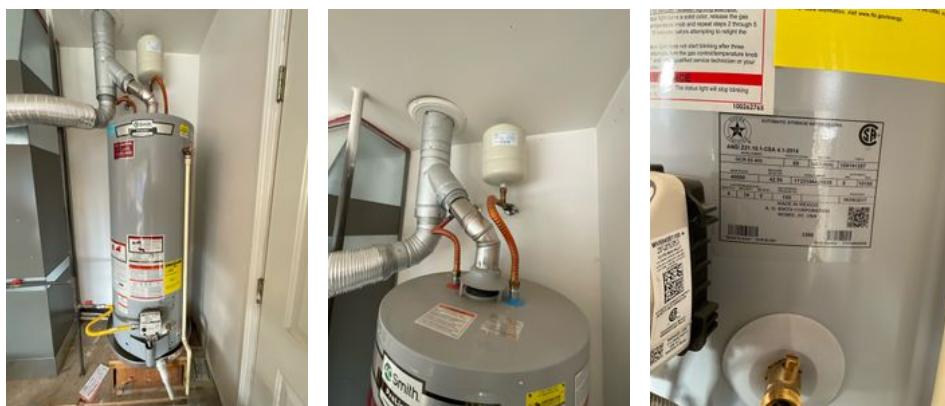
Recommend sealing the gas line wall penetration to prevent moisture intrusion.



## Water Heater

### Manufacturer

A.O. Smith



### **Comment 19**

#### **Deficiency**

Recommend fire caulking the water heater supply through wall penetrations.



### **Comment 20**

#### **Deficiency**

The drain pan should have a PVC drain line routed to the exterior of the home. This is to prevent water from leaking onto the floor in the event that the water heater begins to leak.



## Plumbing Cont.

### Comment 21

#### Deficiency

No sediment trap was installed on the mechanical equipment gas lines.



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### Fuel

Natural Gas



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### Capacity

50 gal

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### Approximate Age

2017

## Plumbing Cont.

### **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

Master Bedroom

### Shower

Stall

Condition: Satisfactory



### Sink(s)

Single Vanity

Condition: Satisfactory



## Bathrooms Cont.

### Toilet

Standard Tank

Condition: Satisfactory



### Shower Walls

Fiberglass

Condition: Satisfactory



## Bathrooms Cont.

### Floor

Vinyl

Condition: Satisfactory



### Ventilation Type

Ventilator, Window

Condition: Satisfactory



### GFCI Protection

Outlets

Condition: Satisfactory



## Bathroom #2

### Location

Hallway

### Bath Tub

Recessed

Condition: Satisfactory



### Shower

In Tub

Condition: Satisfactory



## Bathrooms Cont.

### **Sink(s)**

Single Vanity

Condition: Satisfactory



### **Comment 22**

#### **Deficiency**

The mechanical drain stop is difficult to engage.



### **Toilet**

Standard Tank

Condition: Satisfactory

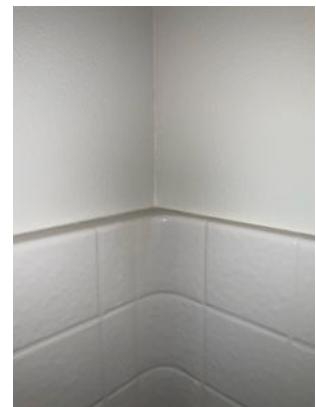


## Bathrooms Cont.

### Shower Walls

Fiberglass

Condition: Satisfactory



### Floor

Vinyl

Condition: Satisfactory



### Ventilation Type

Ventilator

Condition: Satisfactory



## Bathrooms Cont.

### **GFCI Protection**

Outlets

Condition: Satisfactory



## Bedrooms

### Comment 23

#### Deficiency

Recommend caulking on various bedroom window sills as needed.



## Bedroom #1

### Flooring

Carpet

Condition: Satisfactory



## Bedrooms Cont.

### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



### Electrical

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

Condition: Satisfactory



## Bedrooms Cont.

### Windows

Single Hung

Condition: Satisfactory

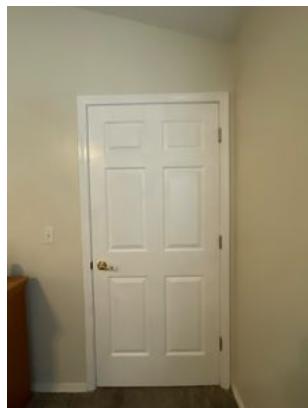


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### Doors

Hinged

Condition: Satisfactory



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### Heat Source

Register

Condition: Satisfactory

## Bedroom #2

### Flooring

Wood

Condition: Satisfactory



### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



## Bedrooms Cont.

### Electrical

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

Condition: Satisfactory



### Windows

Slide

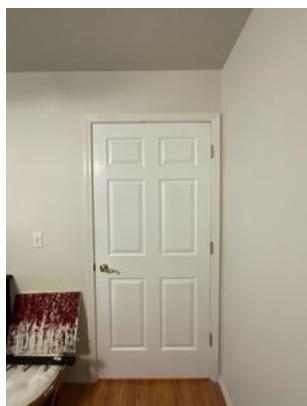
Condition: Satisfactory



### Doors

Hinged

Condition: Satisfactory



**Comment 24**

**Deficiency**

Recommend install of a door stop.

**Heat Source**

Register

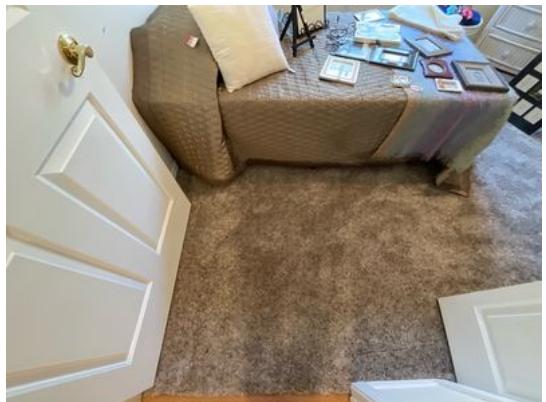
Condition: Satisfactory

## Bedroom #3

**Flooring**

Carpet

Condition: Satisfactory

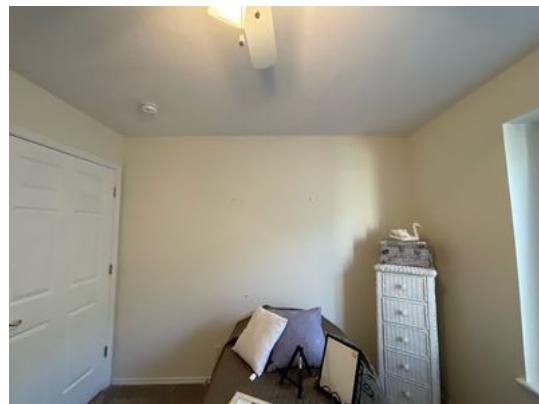


## Bedrooms Cont.

### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



### Electrical

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

Condition: Satisfactory



## Bedrooms Cont.

### Windows

Slide

Condition: Satisfactory



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### Doors

Hinged

Condition: Satisfactory



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### Heat Source

Register

Condition: Satisfactory

# Kitchen

## Cabinets

Wood

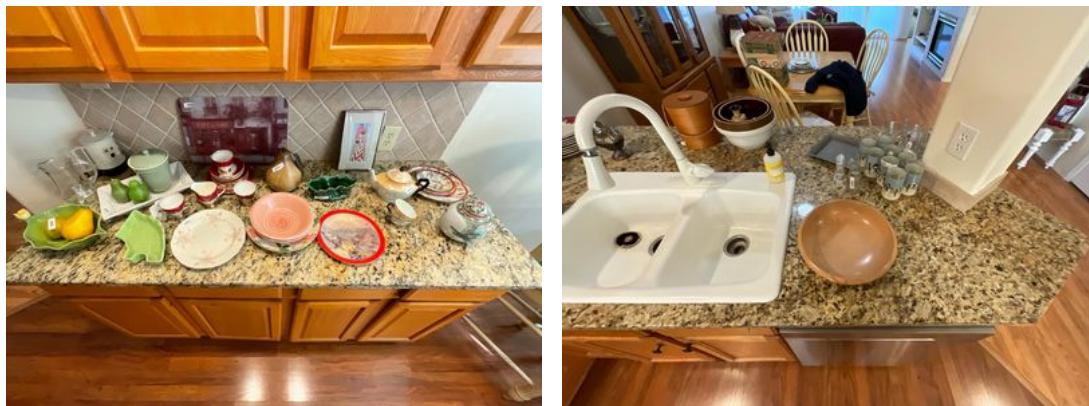
Condition: Satisfactory



## Countertops

Quartz

Condition: Satisfactory



## Kitchen Cont.



### Comment 25

#### Information

Portions of the countertop could not be fully inspected due to owners belongings.

### Sink

Double

Condition: Satisfactory



## Kitchen Cont.



### Comment 26

#### Deficiency

Flex pipe present on the sink P trap. Flex piping is not advised for use in drainage P traps per code P3002.3.1

Recommend repair.



### GFCI Protection

#### Outlets

Condition: Satisfactory



## Kitchen Cont.

### Kitchen Comments

#### Comment 27

#### Deficiency

The overhead light above the kitchen sink should be re secured.



## 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

Samsung

Condition: Satisfactory



## Kitchen Cont.

### Range

Samsung

Condition: Satisfactory



### Range Hood

Samsung

Condition: Satisfactory



### Refrigerator

Kenmore

Condition: Satisfactory



## Kitchen Cont.

### **Dishwasher**

Samsung

Condition: Satisfactory



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### **Disposal**

Insinkerator

Condition: Satisfactory

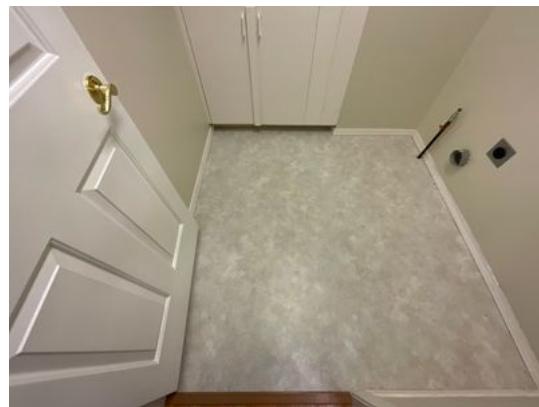


## Laundry

### **Built In Cabinets**

Yes

Condition: Satisfactory



### **Dryer Venting**

To Exterior

Condition: Satisfactory



## Laundry Cont.

### **GFCI Protection**

No

Condition: Satisfactory



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### **Laundry Hook Ups**

Yes

Condition: Satisfactory



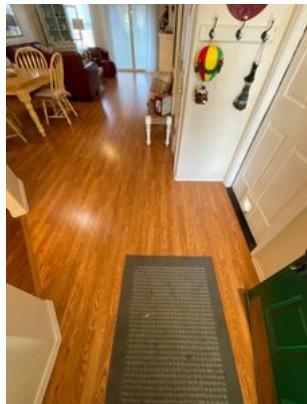
## Interior

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

Wood, Wood Laminate

Condition: Satisfactory



## Interior Cont.



### Comment 28

#### Deficiency

Floor pops/squeaks present.



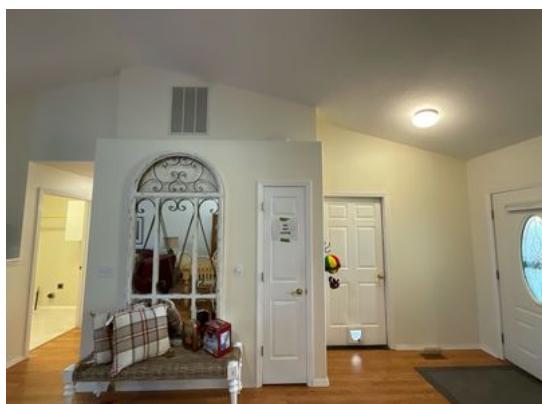
### Walls

Painted Drywall

Condition: Satisfactory



## Interior Cont.



### Comment 29

#### Deficiency

Fractures present in the ceiling drywall. Portions of this fracture are at a tape joint while portions of the fracture indicates that a portion of the sheet of drywall has broken . This could be from someone walking in the attic or is a sign of past

## Interior Cont.

structural settlement. No further signs of structural settlement were noted at the time of the inspection i.e. window/door header fractures, floor slopes, significant foundational fractures etc. The ceiling drywall should be repaired and monitored. If the fracture happens again then active settlement may be occurring. Recommend further evaluation and repair.



### Window Types

Single Hung

Condition: Satisfactory



### Comment 30

#### Deficiency

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



**Comment 31**  
**Information**

This window was not inspected due to owners belongings.



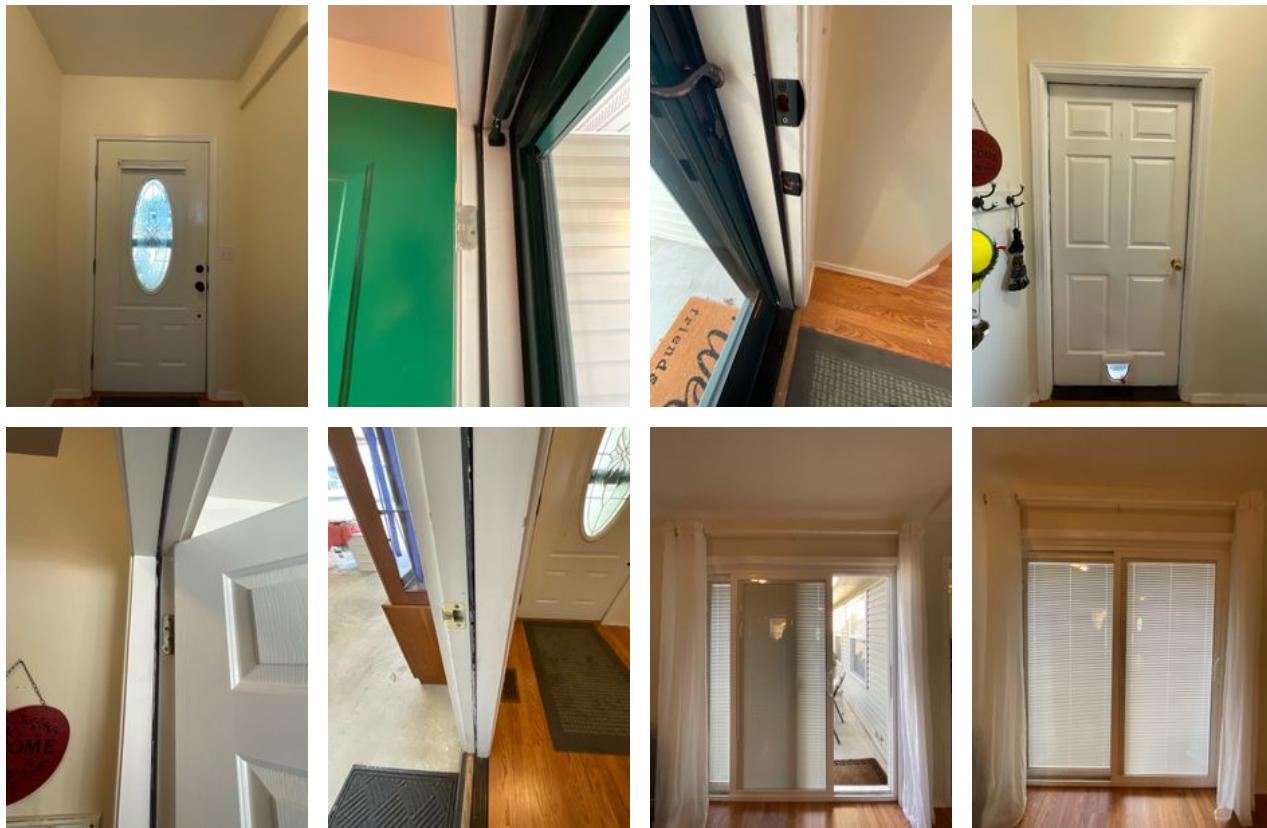
**Window Materials**

Vinyl

**Entry Door Types**

Sliding, Hinged

Condition: Satisfactory



**Comment 32**

**Deficiency**

The front entry deadbolt is sticking. Recommend adjusting.



**Comment 33**

**Deficiency**

Recommend touch-up caulking around the rear entry door frame as needed to improve the moisture barrier.



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**Entry Door Materials**

Steel

---

**Interior Door Materials**

Wood

## Interior Cont.

### **Fireplace**

Gas Burning

Condition: Further Evaluation Required



#### **Comment 34**

#### **Deficiency**

The fireplace did not ignite at the time of the inspection. The floor gas valve may be turned off. Recommend further evaluation.



## Interior Comments

#### **Comment 35**

#### **Information**

A complete thermal scan of the interior and breaker panel was performed at the time of the inspection. Thermal images are only included in the report when thermal anomalies/deficiencies are found.