



Treasure Valley Home Inspectors, LLC
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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

Table of Contents

Report Summary	4
General	14
Site	16
Exterior	20
Roofing	24
Garage	30
Structure	35
Electrical	41
HVAC	44
Plumbing	49
Bathrooms	55
Bedrooms	62
Kitchen	70
Laundry	76
Interior	78

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.



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.



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.



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.



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.



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.



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.



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.



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.



Interior: Fireplace

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



Property Type

Townhouse/Villa

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

People Present

Not Present

General Comments

Comment 1
Information

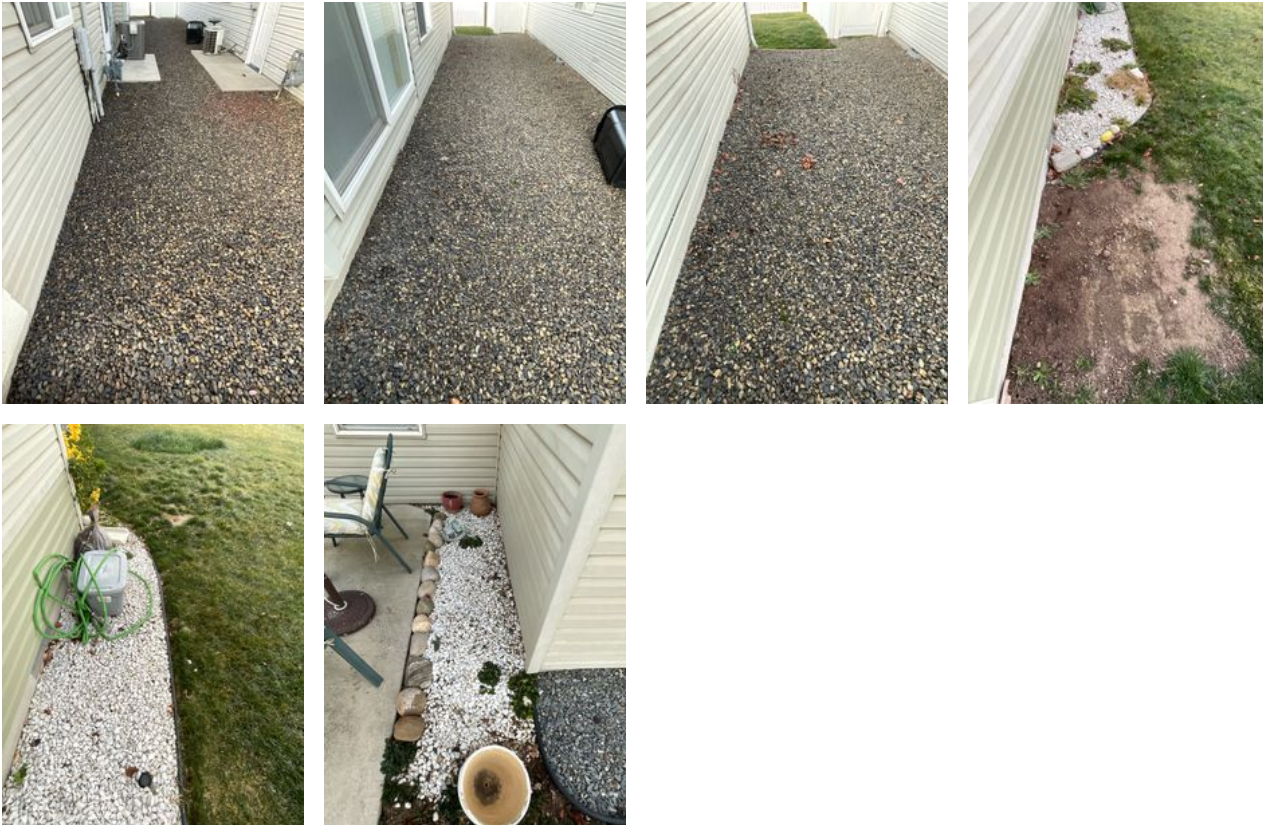
It is recommended that proper winterization procedures be followed including but not limited to; sprinkler blowouts, hose bib insulators/hose disconnection, crawlspace vent closures, etc.

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.



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





Comment 5
Deficiency

Various portions of the siding are bowed/flared.



Comment 6

Deficiency

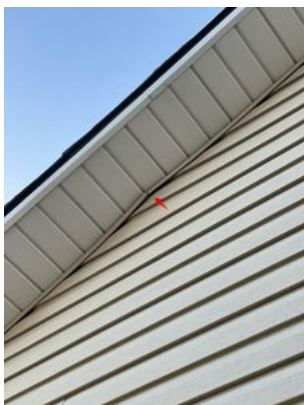
A portion of the stucco on the north side corner of the home has chipped.



Comment 7

Deficiency

A portion of the vinyl flashing trim has split.



Exterior Trim Material

Vinyl

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Steel

Condition: Satisfactory

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





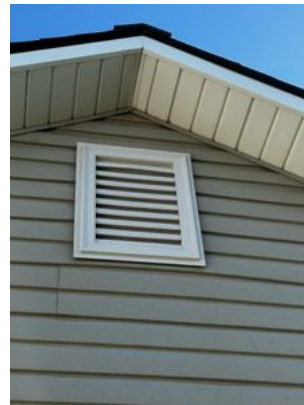
Approximate Roof Age

2-7 years

Ventilation Present

Roof, Soffit, Gable Ends

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



Comment 9

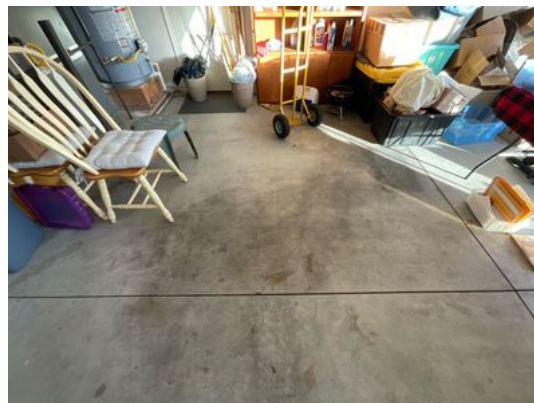
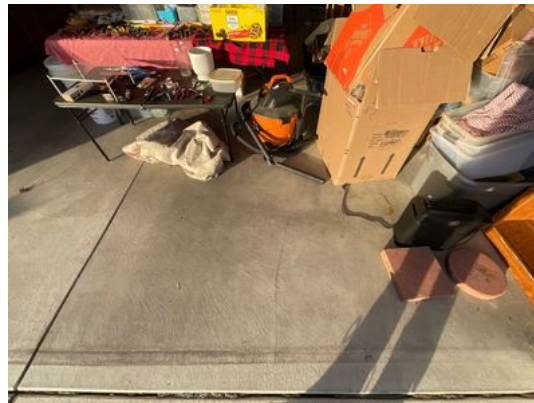
Deficiency

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



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.



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.



Signs of Water Penetration

Stains

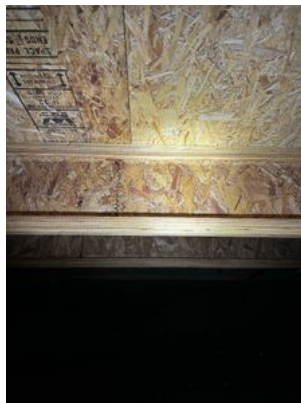
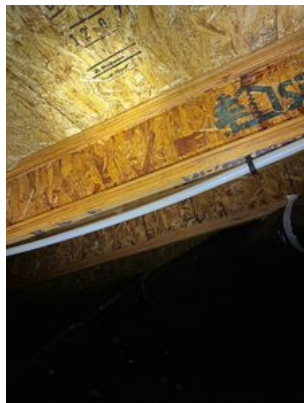
Condition: Satisfactory



Floor Structure

Engineered I-Joist

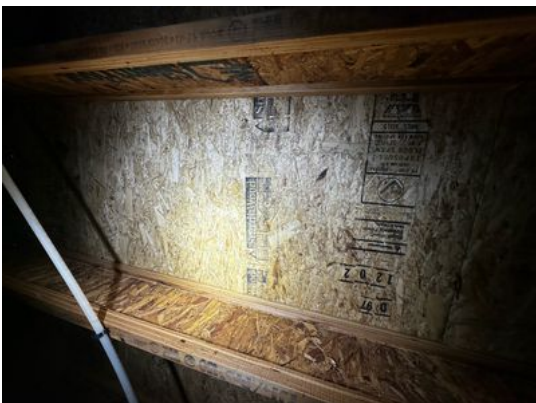
Condition: Satisfactory



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

Yes

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Attic

Attic Entry

Garage

Roof Framing Type

Wood Trusses

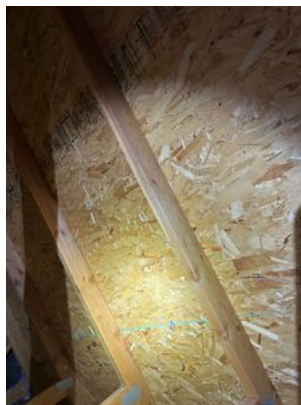
Condition: Satisfactory



Roof Deck Material

Oriented Strand Board

Condition: Satisfactory



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



Main Disconnect Location

Service Panel

Service Panel Location

Garage

Service Panel Manufacturer

Square D

Condition: Satisfactory



Service Voltage

240 volts

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

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 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

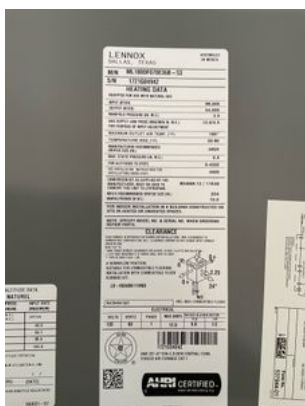
Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

Lennox



Heating Fuel

Gas

Condition: Satisfactory



Approximate Age

2021

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.

Energy Source

Electric



Type of Equipment

Split System

Condition: Satisfactory

Condenser Make

Lennox



Condensor Size

30,000 BTU (2.5 Tons)

Condenser Approximate Age

2021

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.

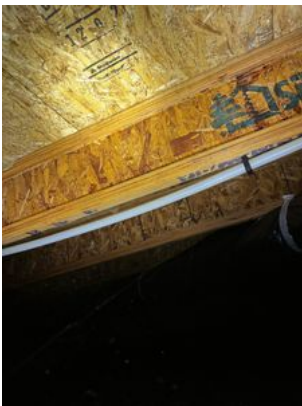
Water Service

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.



Comment 21

Deficiency

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



Fuel

Natural Gas



Capacity

50 gal

Approximate Age

2017

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



Sink(s)

Single Vanity

Condition: Satisfactory



Comment 22

Deficiency

The mechanical drain stop is difficult to engage.



Toilet

Standard Tank

Condition: Satisfactory

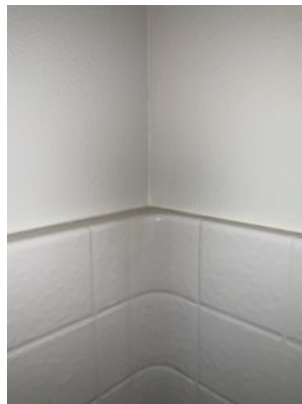
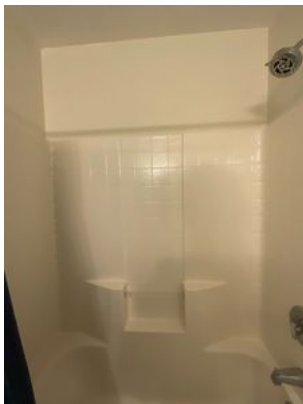


Bathrooms Cont.

Shower Walls

Fiberglass

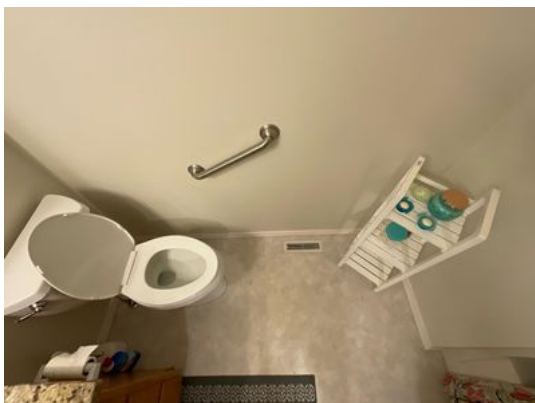
Condition: Satisfactory



Floor

Vinyl

Condition: Satisfactory



Ventilation Type

Ventilator

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Comment 23

Deficiency

Recommend caulking on various bedroom window sills as needed.

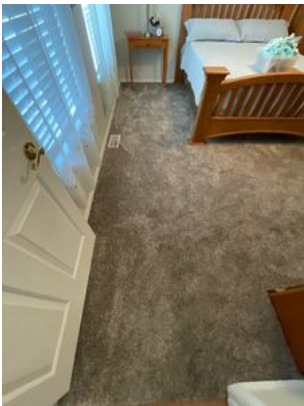


Bedroom #1

Flooring

Carpet

Condition: Satisfactory



Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

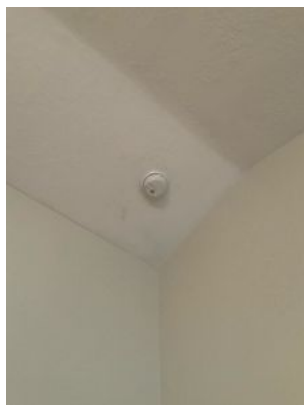
Condition: Satisfactory



Electrical

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

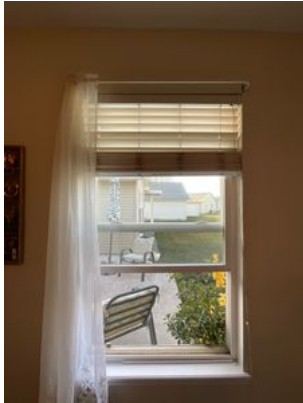
Condition: Satisfactory



Windows

Single Hung

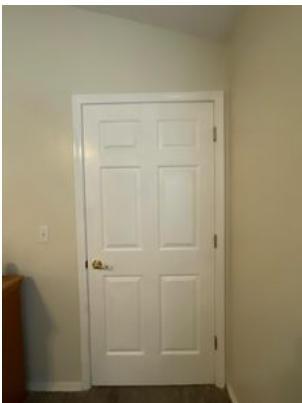
Condition: Satisfactory



Doors

Hinged

Condition: Satisfactory



Heat Source

Register

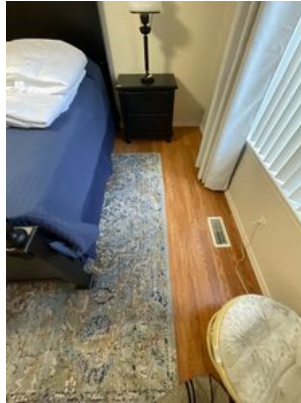
Condition: Satisfactory

Bedroom #2

Flooring

Wood

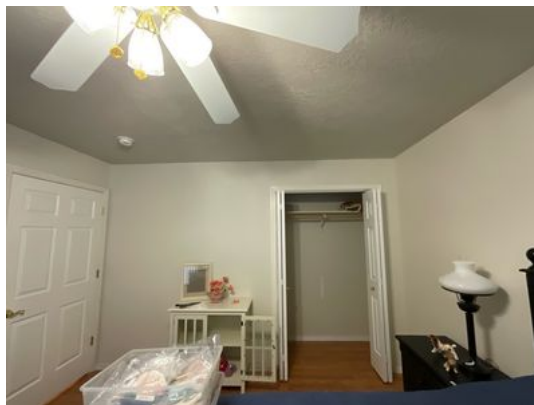
Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Bedrooms Cont.

Electrical

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

Condition: Satisfactory



Windows

Slide

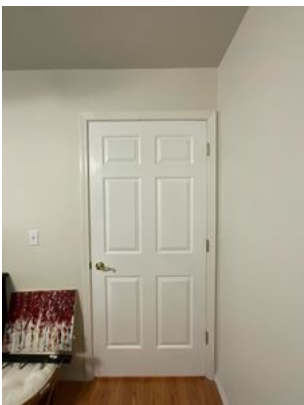
Condition: Satisfactory



Doors

Hinged

Condition: Satisfactory



Comment 24

Deficiency

Recommend install of a door stop.

Heat Source

Register

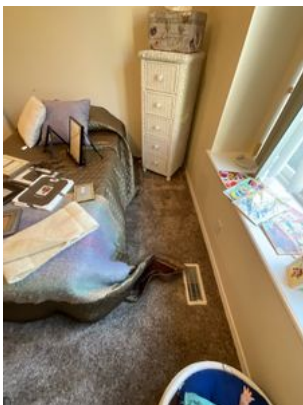
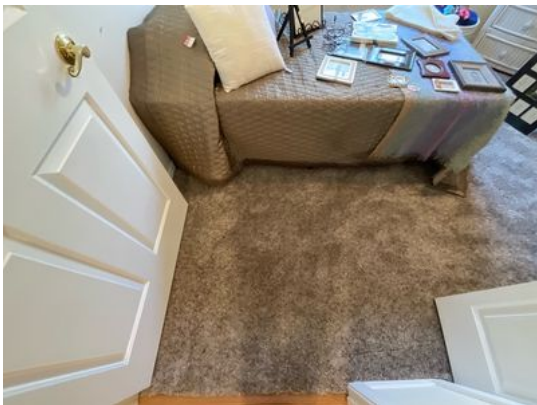
Condition: Satisfactory

Bedroom #3

Flooring

Carpet

Condition: Satisfactory

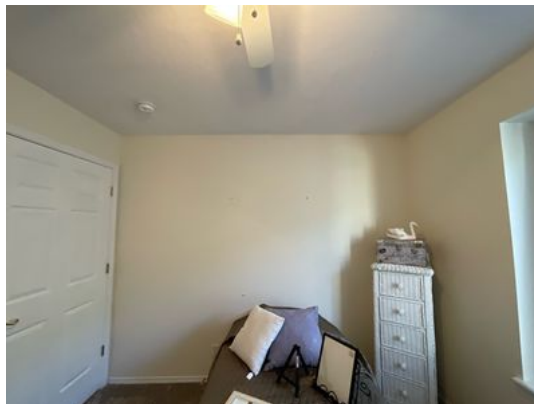


Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Electrical

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

Condition: Satisfactory



Windows

Slide

Condition: Satisfactory



Doors

Hinged

Condition: Satisfactory



Heat Source

Register

Condition: Satisfactory

Kitchen

Cabinets

Wood

Condition: Satisfactory



Countertops

Quartz

Condition: Satisfactory





Comment 25
Information

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

Sink

Double

Condition: Satisfactory





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 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

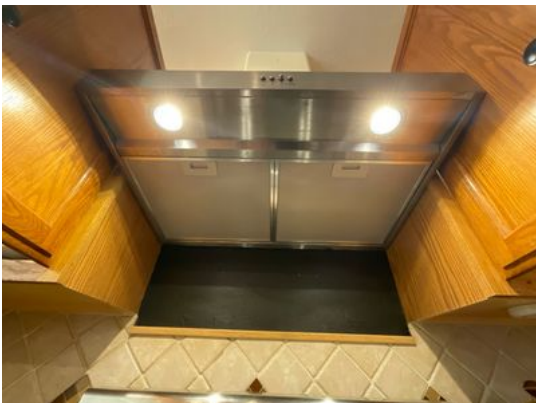
Condition: Satisfactory



Range Hood

Samsung

Condition: Satisfactory



Refrigerator

Kenmore

Condition: Satisfactory



Kitchen Cont.

Dishwasher

Samsung

Condition: Satisfactory



Disposal

Insinkerator

Condition: Satisfactory



Laundry

Built In Cabinets

Yes

Condition: Satisfactory



Dryer Venting

To Exterior

Condition: Satisfactory



GFCI Protection

No

Condition: Satisfactory



Laundry Hook Ups

Yes

Condition: Satisfactory



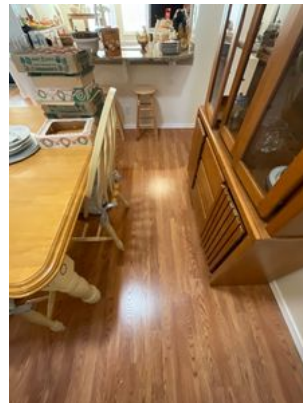
Interior

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

Wood, Wood Laminate

Condition: Satisfactory





Comment 28

Deficiency

Floor pops/squeaks present.

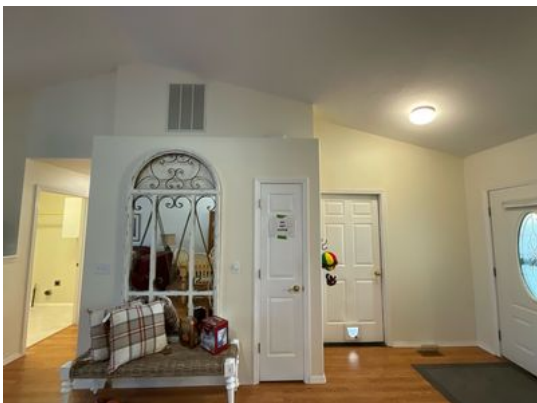


Walls

Painted Drywall

Condition: Satisfactory





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

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.



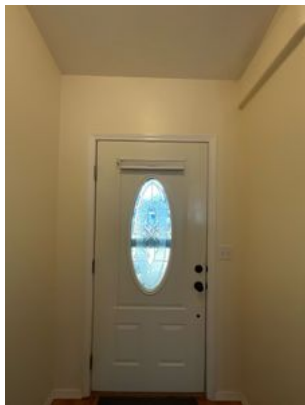
Window Materials

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.



Entry Door Materials

Steel

Interior Door Materials

Wood

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.