

# *CDA Inspector*

## Your Property Inspection Report



118 B Street, Plummer ID, 83851  
Inspection prepared for: Russell Oldhouse  
Agent: -

Inspection Date: 1/20/2008 Time: 1100  
Age: 1997 Size: 1600  
Weather: 20's - snow covered

Inspector: Russell S. Spriggs / Jeanne M. Considine

*North Idaho's Most Trusted*  
Property Inspection Team  
**RUSSELL & JEANNE SPRIGGS**  
*Idaho's Certified Master Inspector®*  
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Residential & Commercial Inspections  
(208) 660-8877  
**Fast Laboratory-Certified Testing**  
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We appreciate the opportunity to conduct this inspection for you!  
Please review your Inspection Report in its entirety.

### **CALL ME**

After you have reviewed your emailed report, so we can go over any questions you may have.

### **FOLLOW-UP:**

When the inspection is completed and the report is delivered, we are not done. I am still available to you for any questions you may have.

### **ANCILLARY INSPECTIONS:**

I am lab-certified to perform mold, radon, meth and other testing services, should you require them.

### **REFERRAL REWARDS PROGRAM:**

We appreciate your business, and know that you will come in contact with others who will need a home inspection. Pass the word of our services and we'll send you \$20 when that lead develops into an inspection. Make sure they mention your name; this will be an easy way for you to earn your inspection costs back.

*Happy House Blessings!*

Russ & Jeanne Spriggs  
"North Idaho's Most Trusted Inspection Team"  
208.660.8877  
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Russ@cdainspector.com

## **Homes Being Inspected Do Not "Pass" or "Fail."**

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time; a final walk-through inspection should be carried out the day before closing by the new owners to check the condition of the property, using this report as a guide. Home warranty information, if one was ordered with this report, may be found at: [www.ahomewarranty.com](http://www.ahomewarranty.com). See Supplemental Inspection Information at: <http://www.cdainspector.com/?D=82>. To view a complete list of items we look for, you are invited to go to: <http://www.FetchReport.com> and then type in your password: **attempt9**.

If the living area appears to have been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

**Inspected in accordance with the Standards of Practice of the National Association of Certified Home Inspectors posted at: [www.nachi.org/sop](http://www.nachi.org/sop).**

## Summary of Items of Concern

**Below, you will find a brief summary of the **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!**

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns regarding safety and function that may need further investigation or repair.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note that this report is a snapshot in time; a final walk-through inspection should be carried out the day before closing by the new owners to check the condition of the property. See Supplemental Inspection Information at: <http://www.cdainspector.com/?D=82> . To view a complete list of items we look for, you are invited to go to: <http://www.FetchReport.com> and then type in your password: attempt9.

If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Home Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there are no **CRITICAL** system or safety concerns with this home - Congratulations!

## Exterior Areas

Walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any home that is over 10 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, the residence should have gutters and downspouts with splash blocks that discharge away from the home. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

Minor or "hairline" cracks are not part of an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splashback or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required for drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

### 1. Roof Condition

**Materials:** Inspected from ground level with binoculars, composition shingles

**Observations:** Slope-slope/Slope-wall, roof design: Questionable provision for drainage. Organic debris such as leaves or needles are likely to accumulate here. Recommend keeping this area clean to avoid leaks or ice damming.

- Snow covered; not fully inspected.



Slope-wall style roof

### 2. Chimney

**Observations:** NO CONCERNS FOUND

### 3. Gutters & Grading Conditions

Information: No gutters or downspouts - Full installation recommended

### 4. Drives & Walks Condition

Information: Concrete sidewalk., Gravel/concrete driveway

Observations: Partially snow covered; not fully inspected.

- Sidewalk at front of house, slopes slightly toward house. Use caution in winter.



Walkway slightly slopes toward house

### 5. Siding Condition

Information: Concrete/block foundation, wood frame construction, composition wood siding., vinyl siding.

Observations: Some areas need repainting.

- Screws in siding should be removed and gaps, holes and/or openings caulked and sealed.
- Some damage to siding; repair recommended.
- Form nails from foundation should be cut-off flush with foundation wall.
- Resecure 4x8 composition siding where loose. Seams may be caulked for extra protection.



Damage to vinyl siding



Cut form nails flush with foundation



Some composition siding panels need resecuring

6. Vegetation

Observations: NO CONCERNS FOUND

7. Decks & Steps

Observations: Deck snow covered; not fully inspected.

- Deck siding shows moss growth. Consider cleaning and sealing deck.
- No steps leading out garage-personnel door at rear of garage.



Deck snow covered and could not be inspected



no steps at garage-personal door at rear of house



Moss at deck siding - recommend cleaning and sealing deck

8. Electrical, Exterior

Observations: GFCI trip test failed at outlet near front entrance.

9. Doors

Observations: Front and rear sliding door screens damaged.

- Unable to open rear sliding door.
- Garage - house missing hardware and unopenable.
- Minor weather strip damage at front door.
- Rear garage-personnel door frame and hardware damaged.



Garage-house door blocked and hardware missing



Garage-personnel door frame and striker plate damaged



Screens at front and rear doors damaged--  
Excessive condensation at all windows



Front door screen damage

## 10. Window Condition

Observations: Some window screens missing.

- Some window screens damaged.
- Most crawl space vent screen(s) missing. Recommend installation to keep animals out of crawlspace.
- Some crawl space vent screen(s) damaged.



Window screen damage

## Garage, Basement & Attic

Note that minor or "hairline" cracks in garage or basement slabs are not part of an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Standard inspections cover garages and carports that are attached to the house. They are not considered habitable, and conditions are reported accordingly.

Home Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet, or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic *has* mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance



conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

## 1. Garage

Observations: Fire wall between garage & house not continuous.

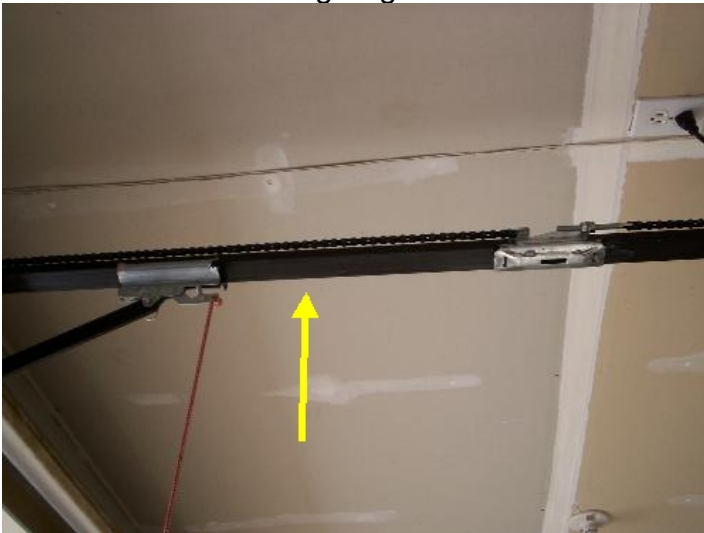
- Garage overhead door disconnected from opener. Unable to verify operation.
- Minor crack(s) on garage floor. This is often a common occurrence, but should be monitored for expansion.



Break in garage firewall



Several areas obscured by stored/personal items



Overhead garage door disconnected from opener



Tape and seal corner also for continuous firewall

## 2. Attic

Observations: Viewed from Hatch

- Fiberglass Insulation
- Excessive condensation at attic sheathing, recommend insulation above attic hatch and caulking hatch closed to minimize condensation and possible subsequent organic growth.
- Insulation averages about 6-8 inches in depth



View of attic



Moisture from condensation in attic



Ice crystals at attic sheathing from condensation



Excessive condensation in attic

### 3. Basement / Crawlspace

Observations: Crawlspace not accessible via hatch.

- Inspection Method: Viewed through vent windows only.
- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- Insulated at ceiling.
- Crawlspace vent covers damaged / missing. Recommend repair/installation to keep animals out of basement.
- Sagging or fallen insulation under floor in crawl space. Recommend installing R19 or better.
- Water/puddles visible on vapor barrier suggesting water penetration or possible leaks.
- Wood scraps or other debris present. Recommend removing these to avoid attracting wood destroying insects.
- Vapor barrier misaligned. Recommend realigning to cover all areas of crawlspace.



Several crawl vent screens missing and/or damaged



View of crawlspace - fallen insulation



Vapor barrier misaligned



Water appears to be sitting on top of vapor barrier



Wood debris at crawlspace floor - Recommend removal





Water heater in blocked living room closet



View of water heater - control cover missing screws

## Interior Features

Interior areas usually consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

### 1. Kitchen

Observations: Backsplash needs minor caulk repair.

- Faucet aerator missing at sink.
- Range hood fan cover missing.
- Appliances not tested as client's Realtor stated that all appliances not a part of house sale.



Fan cover missing over stove



Sink faucet needs aerator



Minor caulk needed at sink backsplash



Kitchen appliances not inspected

## 2. Master Bath Condition

Observations: Master bathroom and bedroom not inspected. Door locked with padlock.



Unable to access master bedroom and master bathroom

## 3. Bath

Observations: Full bath located at hallway.

- Possible organic substance noted. Consider testing for the presence of mold, mildew or fungi if this is a health concern to your family. This inspector is lab-certified to perform sampling.
- Drain plug needs repair or replacement at Sink.
- Drain plug needs repair or replacement at Tub.
- Slow Drain at Sink. Recommend clearing drain.
- Slow Drain at Tub. Recommend clearing drain.
- Backsplash at sink needs minor caulk repair
- Caulk needed at floor, base of Tub.
- Toilet loose and may need re-anchoring. Note that floor around toilet shows evidence of past/present water intrusion.
- Consider corner water barriers for tub to keep water from getting to floor.



Caulk at floor of tub - area wet-consider water barriers at corners of tub.

#### 4. Plumbing In Laundry

Observations: NO CONCERNS FOUND

- Unable to inspect laundry room properly due to amount of stored and personal items.



Laundry area/plumbing obscured by personal and stored items

#### 5. Interior Electric

Observations: Smoke detector missing in rear middle bedroom. Install or replace.

- Smoke detector(s) need new backup batteries.
- Smoke detector disconnected from ceiling in hallway.
- Switch covers need replacing in house and garage.
- Outlet covers missing in house and garage.
- Several light fixture covers missing.
- Outlet to right of living room closet appears inoperable; may be operated by switch that was not located. Check with owner.
- Light fixture in left rear bedroom hanging from ceiling.



Missing outlet covers in garage



Outlet cover missing in laundry room



Damaged switch plate in kitchen



Smoke alarm in hallway hanging from ceiling



Several light fixture covers missing and light hanging from ceiling in left rear bedroom



Damaged outlet cover





Missing smoke detector in center rear room

## 6. Floors, Ceilings & Walls

Observations: Numerous wall and floor surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas.

- Possible organic substance noted in some areas; including bay window area in living room, back left rear bedroom window, and corner near tub and toilet in bathroom. Consider testing for the presence of mold, mildew or fungi if this is a health concern to your family. This inspector is lab-certified to perform sampling.
- Minor settlement cracks noted as is normal for a house of this age.
- Water Stains, dry at time of inspection in hallway full bath around toilet area.



Numerous walls & floors obscured



Possible organic substance at bay wall in living room



Closet area created at end of hallway - could not be checked

## 7. Doors

Observations: Pocket door, between laundry room and kitchen, appears to be off track and/or damaged.

- Doors damaged at bathroom and middle rear bedroom.
- Some door stops missing or damaged. Recommend proper installation to avoid wall and door damage
- Caulk or grout recommended at door - floor junction to prevent water that is carried in by foot traffic from entering under the flooring.
- Door leading to garage blocked and door handles removed.
- Unable to open rear sliding door. Blocked by personal items and appears to be frozen in track by condensation.
- Front door dead bolt latch is broken.



Garage-house door blocked from inside



Rear sliding door blocked and appears frozen by ice



Wet area at rear sliding door from ice/condensation



Pocket door between kitchen and laundry room off track/damaged



Front door dead bolt latch broken



Damage to bathroom door



Damage to middle rear bedroom door, both sides



Closet doors removed in both rear bedrooms



Removed closet doors against bedroom walls

8. Windows

Observations: Several windows could not be opened. Frozen closed by condensation moisture. Window tracks holding water/not draining with some water staining/damage to window sills.

- Excessive condensation at all windows. Recommend that exhaust fans always be properly used.



Wet window sills due to condensation - caulk when dried



Wet window sills



Possible organic substance at left rear bedroom window



Water standing in window tracks, not draining

## 9. Fireplaces & Stoves

Observations: Have woodstove / fireplace inspected before every heating season (see note, above).

- Have Chimney Inspected - The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).



Wood stove in living room - recommend having cleaned and checked by specialist

## General Notes

## 1. General Notes

Observations: Inspection Fee: \$275 Paid in full

Present: Owner, client's agent and client

**Final Walk-Through:** This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of Coeur d'Alene for only \$95.

Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn't do, what I could and couldn't do, and what I would and wouldn't do if personal safety or property damage was involved. If you don't understand something, or if I did not make myself clear, please contact me (I'm available 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc.) Also feel free to visit my web site at [www.cdaInspector.com](http://www.cdaInspector.com)

And, finally, THANK YOU for hiring us to inspect your new home!

Russ & Jeanne