



# Inspection Report

**Lester Igo**

**Property Address:**  
480 Cocolalla Loop Rd.  
Cocolalla ID 83813



**Idaho Choice Inspections**

**John Lunde  
45 Dustarr Lane  
Ponderay, Idaho 83852  
208-255-8311**



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<b>Date:</b> 4/2/2018	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 201-8052
<b>Property:</b> 480 Cocolalla Loop Rd. Cocolalla ID 83813	<b>Customer:</b> Lester Igo	<b>Real Estate Professional:</b> Brian Jacobs Evergreen Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Seller

**Type of Home:**

Single Family (3 Story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Below 32

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

**Mold Test:**

Yes

**RED = High Priority \*\*\* Safety Issue. Requires Immediate Attention.**

**BLUE = Medium Priority\*\*\* Signs of damage present or an issue that needs to be repaired or addressed as soon as possible but does not require "immediate attention". Should be corrected to prevent damage or further damage from occurring. May require a licensed professional, special tools, or skills to fix or correct.**

**GREEN = Low Priority\*\*\* Caution, minor, or no signs of damage at the present time. An area that should be watched for possible issues or problems. May need to be corrected to prevent damage or issues from occurring in the future. General maintenance needed. May not require a licensed professional or special tools to fix or correct.**

**BLACK= General Information. Minor repairs. Can be fixed over time or as needed.**

# 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

<b>Viewed roof covering from:</b> Ladder	<b>Roof-Type:</b> Hip	<b>Roof Covering:</b> Metal
<b>Chimney (exterior):</b> Metal Flue Pipe	<b>Sky Light(s):</b> None	<b>Roof Ventilation:</b> Gable vents
<b>Method used to observe attic:</b> No Attic	<b>Roof Structure:</b> Not visible	<b>Ceiling Structure:</b> Not visible
<b>Attic Viewed from:</b> No Attic Access	<b>Attic Insulation:</b> Not visible	

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Ventilation	•			
1.4	Roof Drainage Systems (gutters and downspouts)			•	
1.5	Roof Structure and Attic (Report leak signs or condensation)		•		
1.6	Insulation in Attic		•		
1.7	Visible Electric Wiring in Attic		•		
1.8	Location of Attic Access			•	
		IN	NI	NP	RR

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**Comments:**

**1.0** The 1/4 inch roof screws are backing out or are missing at the roof and the roof is starting to show the early signs of water intrusion. This issue is common with metal roofs and is caused by climate changes and a lack of routine maintenance. I recommend tightening the current 1/4 inch screws or replacing them with larger 5/16 screws to prevent leaking.



1.0 Item 1(Picture) Loose roof screws

**1.2** At least one of the roof vent pipes is broken off at the roof. This issue is likely caused by the snow shedding from the roof and can be prevented from happening in the future by installing roof crickets



1.2 Item 1(Picture) Damaged/missing vent



**1.4** There is splash damage at the front door (upper-level) consistent with the lack of rain gutter allowing the roof runoff water to come in contact with the door and door threshold. There are indications of water intrusion inside the home at the hardwood flooring. Some of the hardwood flooring in front of the door is damaged to a degree that replacing some if not all flooring will be required to correct this issue. I recommend installing snow breaks at the roof and rain gutters above the door to prevent this issue from continuing to get worse.



1.4 Item 1(Picture) Splash damage



1.4 Item 2(Picture) No rain gutters

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

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The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





Exterior overview



Exterior overview

Styles & Materials

**Siding Style:**  
Batten

**Siding Material:**  
Wood

**Exterior Entry Doors:**  
Steel  
Insulated glass

Appurtenance:  
Deck with steps

Driveway:  
Gravel

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			
2.6	Plumbing Water Faucets (hose bibs)	•			
2.7	Outlets (Exterior)				•
		IN	NI	NP	RR

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Comments:

**2.0** There is peeling or blistering paint/ stain in various locations around the building. Peeling or blistering paint allows the structural components to be exposed to the elements which can cause water damage.(decay or dry rot) In homes constructed prior to 1978, peeling or blistering paint can be a potential health hazard due to the use of lead-based paints. This building was not constructed prior to 1978 and should not pose that particular hazard. Correcting this issue will require removing the loose or peeling paint and re-applying a fresh coat of paint or sealant to the exposed areas.



2.0 Item 1(Picture) Peeling paint



**2.1** The handle at the upstairs double doors is damaged or has missing parts. This issue prevents this door from securing without the use of the deadbolt. Replacement of the door hardware may be necessary.



2.1 Item 1(Picture) Missing parts



2.1 Item 2(Picture) Splash damage

**2.7** There is no GFCI protection at the exterior. This means that either there was not a GFCI outlet at the exterior, there is not a GFCI breaker at the main electrical panel or if installed they did not trip/shut off the power as designed. A GFCI (Ground Fault Circuit Interrupter) outlet is needed at the exterior. Whenever electrical issues are discovered it is always recommended that a licensed electrical contractor conduct a more detailed and more invasive inspection of the home's electrical system.



2.7 Item 1(Picture) GFCI outlet needed

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

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Garage overview



Shop overview

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#### Styles & Materials

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**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Wood

**Auto-opener Manufacturer:**  
1/2 Horsepower

		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door from Garage to inside home				•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Outlets, switches and fixtures				•
3.7	Steps, Stairways, Balconies and Railing	•			
3.8	Garage Window (s)	•			
		IN	NI	NP	RR

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## Comments:

**3.3** The door sweep at the exterior garage man door is missing or damaged. Failure to have a door sweep at an exterior door will allow inclement weather to enter the home/garage.



3.3 Item 1(Picture) Visible daylight/missing door sweep

**3.4** The occupant door from inside the garage to inside the home is a fire rated door but the hinges are not working correctly or have been intentionally disabled. This means that should a fire occur in garage, the occupant door does not automatically close to afford protection until fireman arrive. This is a common issue I see with fire doors and requires only a minor adjustment or replacement of the hinges to correct this issue.



3.4 Item 1(Picture) Garage man door



**3.6** There is not a GFCI (Ground Fault Circuit Interrupter) outlet installed at the shop to protect against accidental shock. A qualified person or a licensed electrical contractor should install a GFCI at that location. Whenever electrical issues are discovered it is always recommended that a licensed electrical contractor conduct a more detailed and more invasive inspection of the home's electrical system.



3.6 Item 1(Picture) GFCI outlet needed

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen overview



Kitchen overview



Styles & Materials

Dishwasher Brand:  
Frigidaire

Disposer Brand:  
None

Exhaust/Range hood:  
Vented

Range/Oven:  
Whirlpool

Built in Microwave:  
Kenmore

Trash Compactors:  
None

Cabinetry:  
Wood

Countertop:  
Granite

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Pantry/Closet Doors	•			
4.4	Windows/Sliding Doors	•			
4.5	Counters and Cabinets	•			
4.6	Plumbing Drain and Vent Systems	•			
4.7	Plumbing Water Supply Faucets and Fixtures	•			
4.8	Outlets Wall Switches and Fixtures	•			
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops	•			
4.11	Range Hood	•			
4.12	Trash Compactor			•	
4.13	Food Waste Disposer			•	
4.14	Built In Microwave Cooking Equipment	•			
4.15	Clothes Dryer Vent Piping	•			
		IN	NI	NP	RR

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**Comments:**

**4.11** The light at the range hood did not work at the time of inspection. There was power supplied to this fixture and therefore this issue is likely related to a burned out light bulb.



4.11 Item 1(Picture) Lightbulb not working

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Room overview



Room overview

Styles & Materials

<b>Ceiling Materials:</b>	<b>Wall Material:</b>	<b>Floor Covering(s):</b>
Drywall	Drywall	Hardwood T&G
		Laminated T&G
		Linoleum
<b>Interior Doors:</b>	<b>Window Types:</b>	
Solid	Single-hung	
	Sliders	

		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls				•
5.2	Floors				•
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors	•			
5.5	Windows	•			
5.6	Outlets, Switches and Fixtures	•			
		IN	NI	NP	RR

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Comments:

5.1 (1) There is a mold or fungus like substance present on the storage room wall at the basement living quarters. A sample of this substance was taken as well as airborne samples of the home to determine if there are any potential health hazards associated with this substance. Results pending ( estimated return date April 6)



5.1 Item 1(Picture) Mold like substance



5.1 Item 2(Picture) Mold like substance

**5.1** (2) There are settling cracks at various locations throughout the house. Settling cracks generally occur within the first five years of construction or in regions where climate conditions cause frost heaves in the soil. Settling cracks are neither structural nor uncommon to this region and are by nature a cosmetic issue only.



5.1 Item 3(Picture) Settling crack

**5.2** The hardwood flooring throughout the house are water damaged and worn. Correcting this issue will require this flooring to be resurfaced, if not replaced in some areas due to damage.



5.2 Item 1(Picture) Damaged hardwood floor



5.2 Item 2(Picture) Damaged hardwood flooring

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Bathroom and Components

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Bathroom overview



Bathroom overview

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### Styles & Materials

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**Exhaust Fans:**

Fan

**Window:**

Vented

		IN	NI	NP	RR
6.0	Counters and Cabinets	•			
6.1	Doors	•			
6.2	Windows	•			
6.3	Plumbing Drain, Waste and Vent Systems	•			
6.4	Plumbing Water Supply and Distribution Systems and Fixtures				•
6.5	Outlets Switches and Fixtures	•			
6.6	Exhaust fan	•			
6.7	Floors	•			
		IN	NI	NP	RR

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Comments:

6.4 The shower stall has damage to the shower basin. This issue can be repaired utilizing a shower basin epoxy.



6.4 Item 1(Picture) Damaged shower basin



## 7. Structural Components

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The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Structural overview



Structural overview

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

Basement

Floor Structure:

Engineered floor joists

Wall Structure:

Wood

Columns or Piers:

Steel screw jacks

		IN	NI	NP	RR
7.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)	•			
7.4	Ceilings (Structural)	•			
7.5	Insulation under Floor System		•		
7.6	Vapor Retarders (On ground in crawlspace or basement)		•		
7.7	Ventilation of Foundation Area (crawlspace or basement)		•		
7.8	Pest/Harmful Insect Inspection	•			
		IN	NI	NP	RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

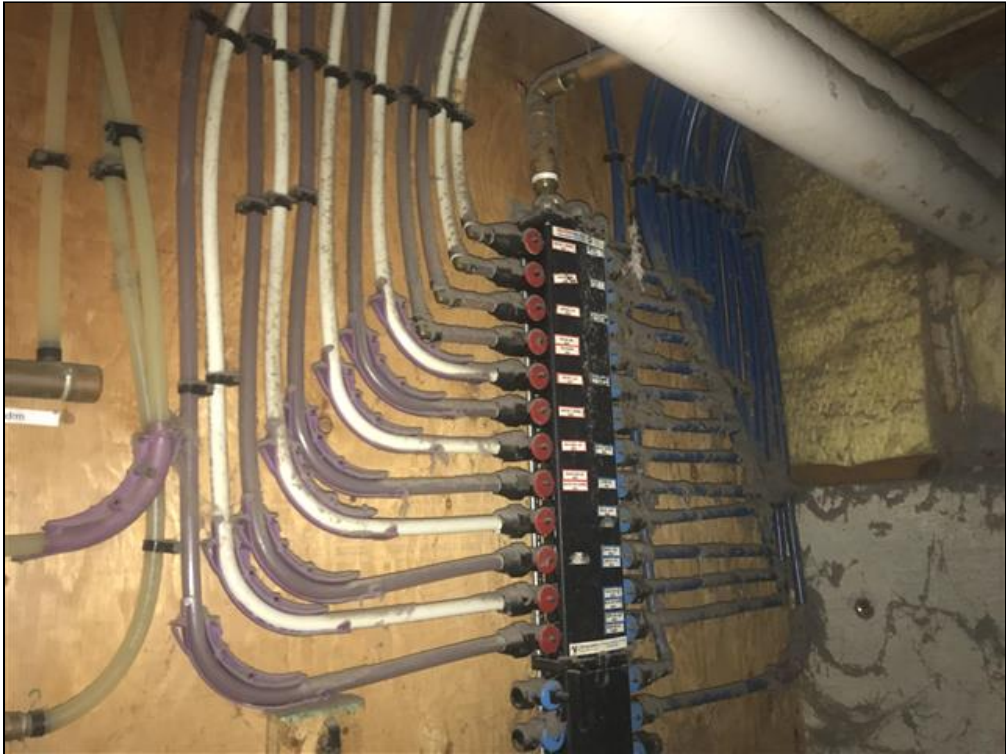
## 8. Plumbing System

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The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Plumbing overview



Plumbing overview

Styles & Materials

**Water Filters:**  
(We do not inspect filtration systems)

**Plumbing Waste Line:**  
ABS

**Plumbing Water Supply (into home):**  
Pex

**Water Heater Power Source:**  
Propane (quick recovery)

**Washer Drain Size:**  
2" Diameter

**Water Heater Capacity:**  
40 Gallon (1-2 people)



Water Heater Location:

Basement

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
8.3	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
8.4	Main Fuel Shut-off (Describe Location)	•			
8.5	Sump Pump			•	
8.6	Water Pressure	•			
8.7	Current Fuel Level	•			
		IN	NI	NP	RR

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Comments:

8.4 The main fuel shut off is at propane tank outside.



8.4 Item 1(Picture) Fuel tank



8.4 Item 2(Picture) Main fuel shutoff

**8.6** The water pressure throughout the house was good when all faucets were simultaneously activated.



8.6 Item 1(Picture) Water pressure

**8.7** The fuel level at the time of inspection was approximately 70%.



8.7 Item 1(Picture) Current fuel level

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Electrical System

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The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical overview



Electrical overview

Styles & Materials

Electrical Service Conductors:

Below ground

Electric Panel Manufacturer:

Square D

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors	•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
9.6	Location of Main and Distribution Panels	•			
9.7	Smoke Detectors	•			
		IN	NI	NP	RR

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## Comments:

**9.6** The main panel box is located at the main floor storage room.



9.6 Item 1(Picture) Main panel

**9.7** Some if not all of the smoke alarms throughout the house have missing or have dead batteries. I encourage replacing the batteries every six months as part of routine home owner maintenance.



9.7 Item 1(Picture) Missing smoke alarm

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Heating / Central Air Conditioning

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The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Heating overview



Heating overview

Styles & Materials

Heat Type:  
Hydronic  
Wood

Energy Source:  
Propane

Number of Heat Systems (excluding wood):  
Two

Ductwork:  
N/A

Filter Type:  
N/A

Filter Size:  
N/A

		IN	NI	NP	RR
10.0	Heating Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
10.3	Presence of installed heat source in each room	•			
10.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
10.5	Solid Fuel heating Devices (Fireplaces, Woodstove)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## General Summary



Idaho Choice Inspections

45 Dustarr Lane  
Ponderay, Idaho 83852  
208-255-8311

Customer  
Lester Igo

Address  
480 Cocolalla Loop Rd.  
Cocolalla ID 83813

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing / Chimneys / Roof Structure and Attic

#### 1.0 Roof Coverings

##### Repair or Replace

The 1/4 inch roof screws are backing out or are missing at the roof and the roof is starting to show the early signs of water intrusion. This issue is common with metal roofs and is caused by climate changes and a lack of routine maintenance. I recommend tightening the current 1/4 inch screws or replacing them with larger 5/16 screws to prevent leaking.

## 1. Roofing / Chimneys / Roof Structure and Attic



1.0 Item 1(Picture) Loose roof screws

### 1.2 Skylights, Chimneys and Roof Penetrations Repair or Replace

At least one of the roof vent pipes is broken off at the roof. This issue is likely caused by the snow shedding from the roof and can be prevented from happening in the future by installing roof crickets



1.2 Item 1(Picture) Damaged/missing vent

## 2. Exterior

### 2.0 Wall Cladding, Flashing and Trim

#### Repair or Replace

There is peeling or blistering paint/stain in various locations around the building. Peeling or blistering paint allows the structural components to be exposed to the elements which can cause water damage.(decay or dry rot) In homes constructed prior to 1978, peeling or blistering paint can be a potential health hazard due to the use of lead-based paints. This building was not constructed prior to 1978 and should not pose that particular hazard. Correcting this issue will require removing the loose or peeling paint and re-applying a fresh coat of paint or sealant to the exposed areas.

## 2. Exterior



2.0 Item 1(Picture) Peeling paint

### 2.1 Doors (Exterior)

#### Repair or Replace

The handle at the upstairs double doors is damaged or has missing parts. This issue prevents this door from securing without the use of the deadbolt. Replacement of the door hardware may be necessary.



2.1 Item 1(Picture) Missing parts



2.1 Item 2(Picture) Splash damage

### 2.7 Outlets (Exterior)

#### Repair or Replace

There is no GFCI protection at the exterior. This means that either there was not a GFCI outlet at the exterior, there is not a GFCI breaker at the main electrical panel or if installed they did not trip/shut off the power as designed. A GFCI (Ground Fault Circuit Interrupter) outlet is needed at the exterior. Whenever electrical issues are discovered it is always recommended that a licensed electrical contractor conduct a more detailed and more invasive inspection of the home's electrical system.

## 2. Exterior



2.7 Item 1(Picture) GFCI outlet needed

## 3. Garage

### 3.4 Occupant Door from Garage to inside home

#### Repair or Replace

The occupant door from inside the garage to inside the home is a fire rated door but the hinges are not working correctly or have been intentionally disabled. This means that should a fire occur in garage, the occupant door does not automatically close to afford protection until fireman arrive. This is a common issue I see with fire doors and requires only a minor adjustment or replacement of the hinges to correct this issue.



3.4 Item 1(Picture) Garage man door

### 3.6 Outlets, switches and fixtures

#### Repair or Replace

There is not a GFCI (Ground Fault Circuit Interrupter) outlet installed at the shop to protect against accidental shock. A qualified person or a licensed electrical contractor should install a GFCI at that location. Whenever electrical issues are discovered it is always recommended that a licensed electrical contractor conduct a more detailed and more invasive inspection of the home's electrical system.



### 3. Garage



3.6 Item 1(Picture) GFCI outlet needed

### 5. Rooms

#### 5.1 Walls

##### Repair or Replace

(1) There is a mold or fungus like substance present on the storage room wall at the basement living quarters. A sample of this substance was taken as well as airborne samples of the home to determine if there are any potential health hazards associated with this substance. Results pending ( estimated return date April 6)



5.1 Item 1(Picture) Mold like substance



5.1 Item 2(Picture) Mold like substance

(2) There are settling cracks at various locations throughout the house. Settling cracks generally occur within the first five years of construction or in regions where climate conditions cause frost heaves in the soil. Settling cracks are neither structural nor uncommon to this region and are by nature a cosmetic issue only.

## 5. Rooms



5.1 Item 3(Picture) Settling crack

### 5.2 Floors

#### Repair or Replace

The hardwood flooring throughout the house are water damaged and worn. Correcting this issue will require this flooring to be resurfaced, if not replaced in some areas due to damage.



5.2 Item 1(Picture) Damaged hardwood floor



5.2 Item 2(Picture) Damaged hardwood flooring

## 6. Bathroom and Components

### 6.4 Plumbing Water Supply and Distribution Systems and Fixtures

#### Repair or Replace

The shower stall has damage to the shower basin. This issue can be repaired utilizing a shower basin epoxy.



## 6. Bathroom and Components



6.4 Item 1(Picture) Damaged shower basin

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### **Home inspection agreement**

**How We Inspect:** The Client has requested a limited visual inspection to identify systems and components in need of immediate repair. The inspection will conform to the standards of the National Institute of Building Inspectors (NIBI) and will include the following systems: roof, structure, electrical, interior plumbing, heating and cooling, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways and site grading. The evaluation will be based on observations that are primarily visual and non-invasive. The inspection and report are not intended to be technically exhaustive. Idaho Choice Inspections, LLC (Idaho Choice Inspections) will provide a written report that is a summary of observations and unbiased opinions based on the experience of the inspector. The inspection is not complete until the written report is received.

The Inspection Report outlines and defines the areas of the home that were inspected, as well as indicating any items that were not inspected, the reason they were not inspected, and general statements of what is commonly included and excluded during an inspection. The written Inspection Report, together with this agreement, represent the final statement on the condition of the home when inspected and the final statement on what was included and/or excluded in the inspection.

Limitations exist in any home inspection. The inspector cannot see behind walls or behind hidden areas in the home. Current occupant belongings are not moved to view areas underneath or behind. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If materials which may have the possibility of containing hazardous materials are observed, the Inspector will recommend further testing and evaluation. Comments, notes or recommendations made by the inspector are not inclusive and only proper hazardous testing can determine actual content.

**No Warranty & Limitation of Liability:** The inspection is intended to reduce risk, but cannot eliminate risk. The Client acknowledges that Idaho Choice Inspections LLC will not observe every square inch of the structure and Idaho Choice Inspections LLC could fail to see or note a defect, and that defects may exist that cannot be detected by visual inspection only. The Client agrees that the inspection and report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

The inspection and report **DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED.** Idaho Choice Inspections, LLC and its employees or agents shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any nature.

The client(s) agrees that the liability of Idaho Choice Inspections LLC and of its inspectors, employees or agents for claims or damages arising out of errors or omissions in the inspection or report **SHALL BE LIMITED TO THE AMOUNT OF THE FEE FOR THIS INSPECTION**. (Less costs for specialized testing) This amount shall be deemed liquidated damages, and the Client agrees to immediately accept a refund of the fee as a full settlement of any and all claims which may arise from the inspection.

If the customer believes the inspection report is deficient or inaccurate, then Idaho Choice Inspections reserves the right to re-inspect visually the alleged deficiency and inaccuracy before the customer takes any steps to remedy the issue. Within fourteen (14) calendar days of the inspection, the customer must give written notice of any alleged deficiency or dispute. The notice shall state the alleged deficiency and the grounds or basis for the allegations deficiency to Idaho Choice Inspections.

**Resolution of disputes by arbitration including but not limited to civil court action:** If after the proper notice by the customer, Idaho Choice Inspections has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the report: The client is still not satisfied with the inspection or report, then both parties agree the cost of the inspection fee shall be returned to the client (less specialized testing fees) and the matter considered resolved. The term "dispute" includes any dispute as to the deficiency of the inspection, the report or any other duty of either party arising under this agreement. If both parties cannot reach an amicable resolution to the dispute and the matter is submitted to arbitration including but not limited to civil court, the client agrees, Idaho Choice Inspections' liability is limited to liquidated damages in the amount not greater than the fee you paid us. The client furthermore agrees to pay any and all of Idaho Choice Inspections legal costs, expenses, costs of attorney consultation fees and attorney fees incurred in defending any and all claims, regardless of the outcome.

Idaho Choice Inspections LLC reserves the right to third-party sell or share the details of the inspection report only in the event the contracting clients decide not to purchase the home. This home inspection report is confidential and cannot be sold, given away or the details of its contents shared with anyone other than the original purchasing client, their agent or persons making repairs to the home, without the approval of Idaho Choice Inspections LLC. Selling or sharing the inspection report to a third-party without the permission of Idaho Choice Inspections LLC and an updated, signed inspection agreement is forbidden, doing so voids the inspection report and releases Idaho Choice Inspections LLC of any and all liabilities associated with the inspection report and inspection findings.

Each party signing for the Client represents that they have full authority to make this agreement on behalf of the Client. If this agreement is signed on behalf of the Client by any third party, the person signing this agreement expressly represents to Idaho Choice Inspections LLC that they have the full authority to execute this agreement on behalf of the Client, and to fully bind the Client to all of the terms and conditions of this agreement.

The undersigned acknowledges that they have read this agreement, fully understand the agreement, agree to be bound by the agreement, including the terms, conditions and limitations described above, and have received a copy of the agreement.