



The
Home Inspection
Company

AAD Inspection Corp.

Limited Property Inspection Report



Street Address
City, State & zip code

Inspection Date: mm/dd/yyyy





Subject Property: **Street Address, City, State & zip code**

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OVERVIEW

Dear John & Jane Buyers,

Thank you for choosing us as your building consultants.

Your prospective property is basically sound and safe. However, a number of rather typical inspection issues were identified.

Please review this report carefully before releasing your contingency.

If you need further explanation regarding this property's conditions, please don't hesitate to call:

Our 24-hour, 7-day office number is: (208) 338-9144.

Sincerely,



A handwritten signature in purple ink that reads "Stan Audette".

Stan Audette, building consultant

Inspection date:	mm/dd/yyyy
Property Address:	Street Address City, State & zip code
Occupancy status:	Vacant home
Date built/remodeled:	1993
Current weather:	Cold (35°F), partly cloudy, rain, snow & hail.
Recent weather:	Rain, snow and hail during the day.
Customer(s):	John & Jane Buyers
Selling Agent:	Referring (Buyer) Agent
Agency:	Selling Brokerage
Listing Agent:	Listing (Seller's) Agent
Agency:	Listing Brokerage
Persons attending inspection:	John & Jane Buyers Referring Agent

Suggestions for Understanding and Using This Report

No property is perfect.

Every building has imperfections or items that are ready for maintenance. It's the inspector's task to discover and report these so you can make informed decisions. This report should not be used as a tool to demean property, but rather as a way to illuminate the realities of ownership.

Maintenance costs are normal.

Homeowners should plan to spend around 1% of the total value of a property in maintenance costs, annually. (Annual costs of rental property maintenance are often 2% or more.) If considerably less than this percentage has been invested during several years preceding an inspection, the property will usually show the telltale signs of neglect; and the new homeowner may have to play "catch up" with large sums of money and time.

This report is not an appraisal.

When an appraiser determines worth, only the most obvious conditions of a property are taken into account to establish a conservative valuation. In effect, the appraiser is usually only representing the interests of a lender. Home inspectors focus more on the interests of the prospective buyer; and, although inspectors must be careful not to make any statements relating to property value, their findings can help buyers more completely understand the true costs of ownership.

This report may include (upon specific request) cost estimates for repair or replacement of certain items.

Where estimates are given, they may appear as a range of possible costs. The low figure of the range is the inspector's best guess of current material costs, alone – the higher figure of the range includes reasonable retail profits on the materials, together with reasonable labor costs, overhead, and profit for qualified contractors. Nonetheless, the client is encouraged to obtain several bids from licensed or otherwise qualified contractors before agreeing to any work.

This report may include estimates of normal useful lives for certain items.

Where estimates of normal, useful life for any components or appliances is offered in the report, the inspector is relying upon widely published data for similar items or systems. When these data are compared to known or estimated ages given in the report, the client may form his or her own opinions as to likely remaining life.

We offer future assistance at no cost.

If you find yourself needing a second opinion regarding repairs or renovation at any time in the future, please give us a call. Most of the time, we should be able to help you avoid high-pressure marketing tactics or costly errors in judgment. Consultation by telephone costs you nothing. We encourage you to continue to trust us for timely and meaningful advice whenever you need it.

If You Have Any Questions please feel free to contact us at any time. We will be happy to discuss your report or provide further maintenance tips.

(Master copies of all reports are kept in our files for future reference.)

Good Luck! We wish you the best!

SERVICE AGREEMENT

(PLEASE READ CAREFULLY)

Between: **AAD INSPECTION CORP.** (Company)

And: **John & Jane Buyers** (Customer)

Re: **Street Address, City, State & zip code** (Subject Property)

The Company agrees to perform an inspection and prepare a report to enhance the Customer's knowledge of major systems and aspects of the Subject Property. Information conveyed will consist of professional opinions, only, and will be based upon the Company's customary efforts to maintain accuracy.

While the Company strives to discover and report in a manner that can significantly reduce the Customer's future possible health, safety, and financial risks, the Customer agrees that it is not reasonably possible to eliminate all such risks through the procurement of this inspection service. It is further understood and agreed that the inspection may be limited to readily accessible areas of the property and that the report will be based upon observations of apparent conditions existing at the time of the inspection. The Company shall not be required to dismantle items or systems, move, remove, or lift personal property, debris, or snow in order to perform the inspection, but may do so at its option. The Company is not responsible for the discovery or reporting of latent or concealed defects or deficiencies. (The Company cannot perform a functional inspection on a system if its respective public utility has been shut off.)

The inspection and report might not address and are not responsible to address the possible presence of, or danger from, any potentially harmful substances or environmental hazards including (but not limited to) radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, or water and airborne hazards. Any information that may be conveyed by the Company for the benefit of the Customer with regard to such hazards is not to be construed as being in compliance with inspection or reporting protocols of any regulatory bodies unless such compliance is specifically claimed in the report.

This company and its inspectors are not licensed or insured as pest, fungus, or mold/mildew inspectors. Any information that may be conveyed by the Company for the benefit of the Customer with regard to pests or bio growths, or conditions conducive to their attraction or proliferation is made without warranty. These services are available from others licensed or certified in their respective fields.

The inspection and report do not address compliance or certification regarding past or present governmental codes or regulations of any kind. We are not code inspectors.

THE COMPANY IS NOT AN INSURING AGENT IN ANY RESPECT. The inspection and report are not intended as (or to be used as) a guarantee or warranty (express or implied) regarding the adequacy, performance, or condition of any structure, item, or system. All warranties (both express and implied) are disclaimed, including any warranty of merchantability or of fitness for a particular purpose.

In no case shall the Company be liable to the Customer for any special, incidental, or consequential damages. In no event shall the Company's total liability to the Customer for damages, losses, and causes of action, whether in contract, tort (including negligence and malpractice), or otherwise exceed the amount actually paid by the Customer for the Company's inspection and report.

If legal action is brought against the Company for any reason, the Customer agrees to pay reasonable expenses for pro se defense or representation by an attorney if the Company prevails.

The Customer agrees to hold Referring (Buyer) Agent & Selling Brokerage forever harmless regarding liabilities for any or all consequences arising from the inspection and report.

The report is provided for the exclusive and confidential use of the Customer.

The Company may have an affiliation with TPSP's (third-party service providers) in order to offer value-added services to its Customers. By acknowledging this Service Agreement, you authorize these TPSP's to send literature or make post-inspection contact with the Company's Customers.

The use of any information conveyed through the inspection and report by any party shall be deemed as a contractual understanding, acknowledgment, and acceptance of all terms of this agreement.

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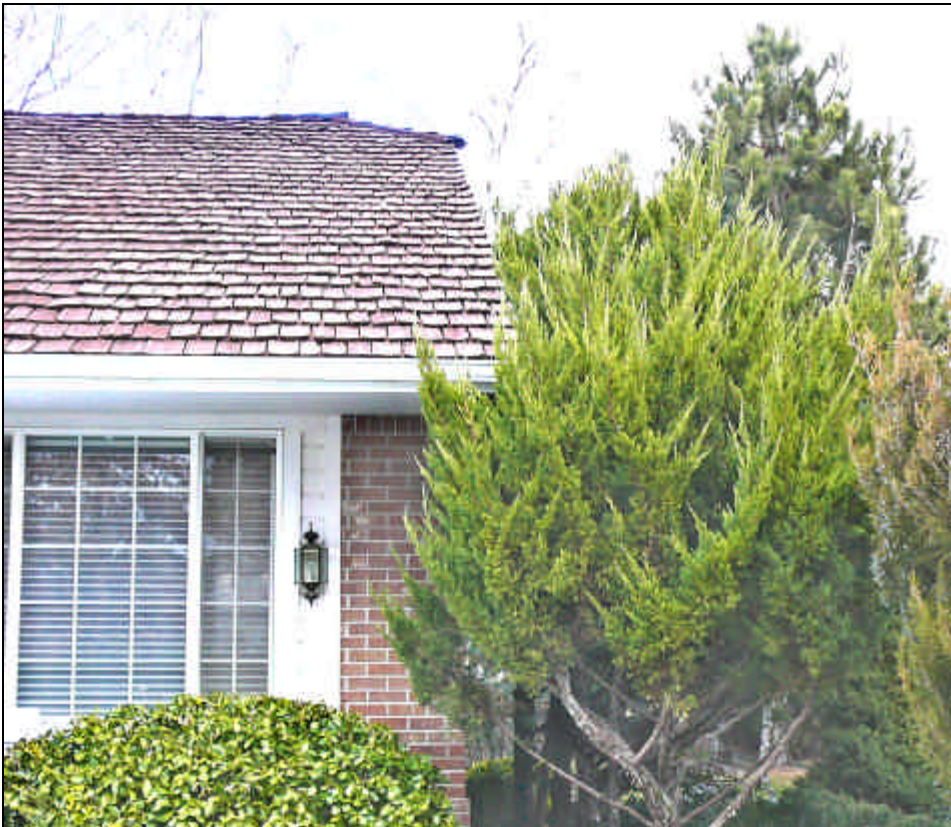
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REPORT SUMMARY

(Defects, Imperfections, Etc.)

Only those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are nearing the ends of their service lives are reported here, in accordance with the Standards and Practice of ASHI (the American Society of Home Inspectors). If no issues are published concerning a particular component or system, then it may be assumed that it is “serviceable” in its present state, or that its condition is deemed by the inspector to be typical and normal for the age and style of the property. Although ASHI requires the inspection of a minimal set of systems and components, the inspector may choose to address additional systems or components solely at his discretion.

1. The row of junipers planted along the right side of the house has matured enough to begin impinging on the side of the house and soon upon the roof. They need to be trimmed away at this time. As long as these junipers remain in place, they should be trimmed annually to keep their branches from touching the house.

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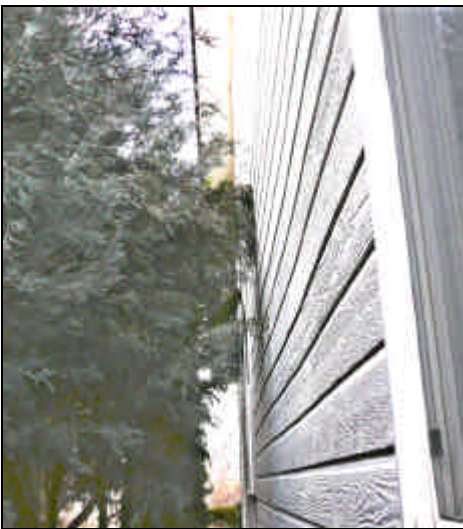
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2. The lower 16 inches or so of fiberboard siding is absorbing moisture here and there around the house. Therefore, I suggest taking care at this time to ensure that the bottom edges of the siding are well sealed against water entry. (Please refer to further discussion regarding of maintenance of fiberboard siding, which I have included in the section titled "OWNERSHIP TIPS FOR THIS PARTICULAR HOUSE" near the end of this report.)
3. The juniper tree at the left front corner of the house is impinging on the roof. Its branches should be kept pruned away annually.



4. The small trees near the left rear corner of the house are impinging on the house and roof. They should be trimmed back annually.

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5. The pine tree near the left rear corner of the house may be planted too close to the foundation. As it matures further, its trunk will be pushing on the roof eave. It's also possible that its roots may eventually threaten the foundation. Therefore, I strongly suggest having an experienced tree surgeon address this issue. If this tree is to remain in place, it is important to rake the dead pine needles from the wood roof covering to avoid trapping moisture that may lead to dry rot damage.



6. A number of foundation perimeter vents are partially covered by landscaping soils. I suggest placing vent wells in front of them.



7. Most of the vertical support posts for the redwood deck behind the house appear to have no substantial footings. I suggest temporarily bracing the deck from intermediate posts and replacing the post bases of each permanent footing. I further suggest that masonry footing blocks be placed under each post to avoid direct wood-to-earth contact as much as possible. At this time, the north perimeter of the deck is sagging noticeably due to the lack of support from the posts. This sagging

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can be seen in the following two photos.



8. Portions of the fiberboard siding (up to about 30 inches from the ground) along the right side of the house have absorbed water enough to cause “pillowing” around the nails. However, at this time the siding still feels rather firm when poked with a screwdriver. I strongly suggest ensuring that all over-driven nail heads are sealed against further water absorption. I also suggest ensuring that the bottom edges of each 16-inch-wide siding strip is well sealed along its bottom edges. (If further

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water absorption is stopped at this time, this slight amount of cosmetic distortion to the wood should be acceptable.) The following two photos show close-ups of the siding “pillowed” near nail heads.



9. It appears that water has been leaking through the cedar shake roof covering, behind the eave fascia, and into the soffit box cavities along the rear of the house, about over the hot tub area. The following two photos show some swelling and discolorations due to this effect. I suggest having a qualified roofing contractor address this issue further. Additionally, similar stains are also noted on the painted

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surfaces of the soffit panels at the right front corner of the house. I also noted some similar moisture evidence at the left rear (northwest) corner of the garage. At this time, no real damage has been done to the soffit panels. If the leaks are effectively stopped, the stained areas of the soffit panels should be coated with stain-blocking primer and repainted to reasonably match the surrounding surfaces.



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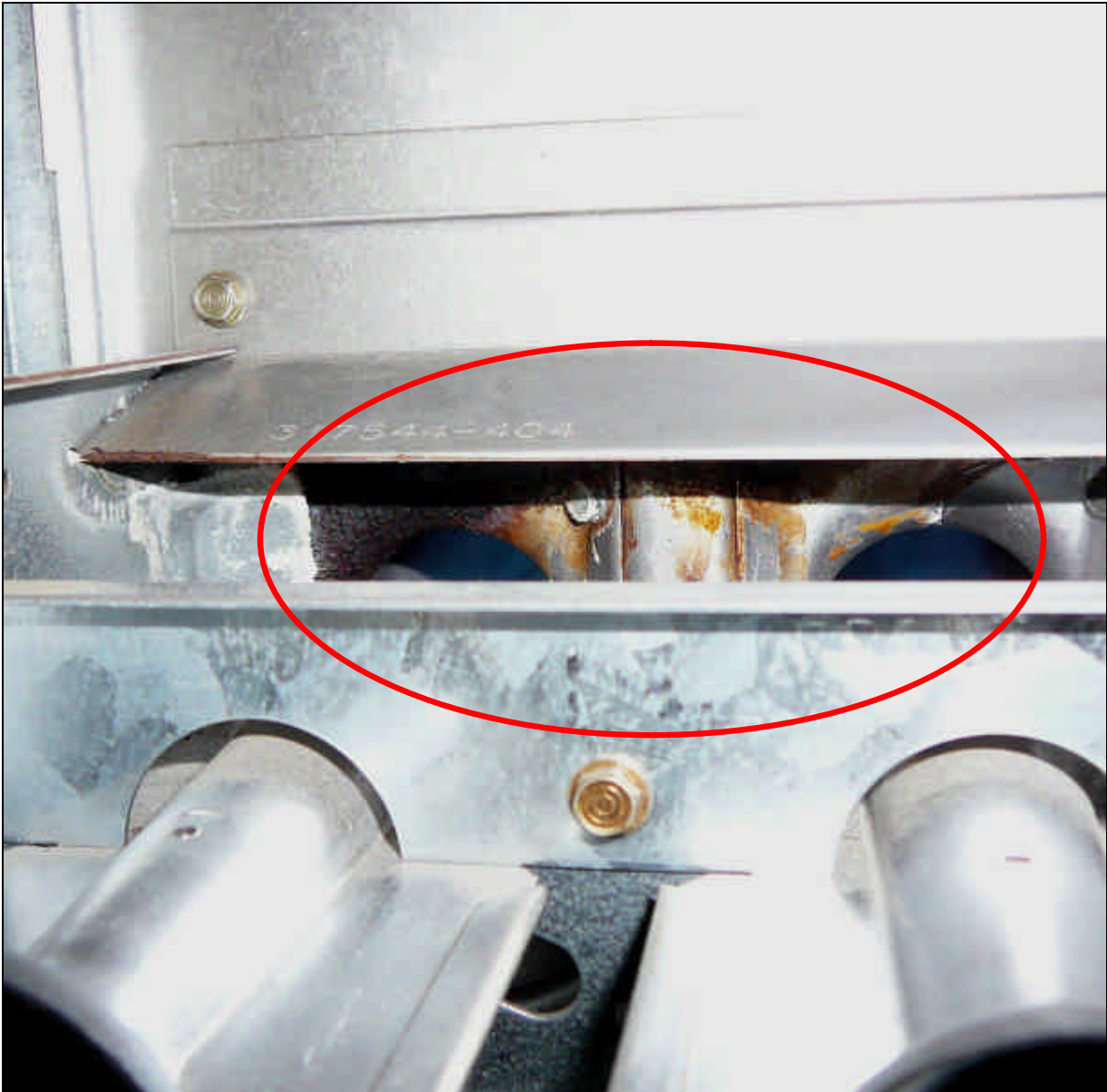
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10. The wash sink in the garage is not adequately secured to the wall to protect its plumbing connections. I suggest securing it further.
11. Some corrosion is noted on the front face of the furnace's heat exchanger at the upper left corner of the row of flame ports, as shown in the following photo. I can not explain why the corrosion would have formed at that location. Although I do not perceive any significant threat to the integrity of the furnace due to this corrosion, perhaps a qualified HVAC contractor could lend further valuable insight.

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12. The feed-air register brought out into the garage below and in front of the furnace and water heater platform is not allowed by codes. (There should be no direct flame paths between the garage and the house air. Furthermore, this could be a possible route to pass carbon monoxide gasses from the garage into the house.) Therefore, I suggest removing this register or blocking it off. A qualified HVAC contractor should address and/or correct this issue, as necessary.



13. The electrical outlet below the front of the furnace in the garage is grounded, but not GFI-protected. A qualified electrician should address and/or correct this issue, as necessary. (This outlet might not remain if and when the wheelchair ramp is removed.)





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- 14. The pet opening installed through the garage-house entry door reduces the door's ability to perform as a fire barrier. Therefore, I suggest considering replacing the door.



- 15. Part of the bottommost pantry door hinge for the right pair of bifolding doors at the northwest corner of the formal dining room is detached. I suggest having a qualified cabinetmaker or handyman address this issue.



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16. The large master bathtub is leaking into the crawl space at its drain flange gasket. A qualified plumber should address and/or correct this issue, as necessary.



17. NOTE: I did not prove whether the three front porch lights at the center and right side of the house were operating. All other porch lights turned on, with the exception of the photo/motion controlled porch light at the rear entry. I suggest asking the owner about these.

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DESCRIPTIONS OF MAJOR SYSTEMS & FEATURES

Only those components, systems, or features which exist on the property and which are required to be reported by the ASHI (American Society of Home Inspectors) Standards of Practice are included in this section. If a required existing component, system, or feature was not inspected, the reason for not inspecting it will be published.

Foundation

Description of foundation system: Cast-in-place concrete footings and stem walls form the perimeters. Interior foundation support is provided by cast-in-place concrete footing curbs.

Crawl Space

Method of inspection: Crawled to all areas.

Description of vapor retarder: 6-mil black plastic sheeting. Essentially 100% of the crawl space earthen floor is effectively covered with vapor retarder.

Type and thickness of perimeter insulation: None.

Type and thickness of under-floor insulation: Fiberglass batting, 6-inch.

Gutters & Downspouts

Descriptions: Metal gutters and downspouts are installed over all entries, only.

Roof Covering

Method of roof inspection: Viewed by walking upon all surfaces.

Current roof covering: Architectural composition shingles (typical 30-yr lifespan).

Estimated current age: 14 Years

Number of courses in place: One, only.

Estimated "Remaining Functional Life"*: 11 to 16 years.

Estimated "Remaining Economic Life" +: 9 to 14 years.



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- * **“Remaining Functional Life”** is the amount of time left before an average homeowner would choose to replace a roof because of leaks occurring that are too numerous or expensive to simply repair.
- + **“Remaining Economic Life”** is the amount of time left before a roof would most likely need to be replaced in order to satisfy a prospective buyer who may be receiving advice from a roofing repair contractor or other inspector. (Most prospective buyers and some lenders like to be assured that at least 3 to 5 years of “useful life” remain.)

Roof Structure & Attic

Accessibility and/or method of inspecting attic: I entered and viewed most areas.

Roof framing: Engineered truss system.

Roof sheathing (decking): OSB (Oriented Strand Board) sheathing.

Type and thickness of insulation: About 14 inches of blown-in fiberglass over the living spaces, only.

Walls (Interior & Exterior)

Perimeter wall structures: Stud wall construction.

Partition wall structures: Stud wall construction.

Exterior surfaces: Fiberboard siding, with fiberboard trim, painted.

Ceilings & Floors

Ceiling structures: Bottom cords of trusses.

Floor structures: OSB (Oriented Strand Board) subflooring over manufactured “I”-beam joists over post-and-beam supports.

Windows

General descriptions: Vinyl-framed, thermal-paned.

Fireplace & Chimney

General description: Single-sided. Natural-gas. Direct-venting.

Location of gas shut-off valve (if any): Inside the fireplace chamber, on the gas appliance.



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Service & Entrance Panels

Location of main electrical power shut-off: In the main circuit breaker panel box.

Service amperage and voltage: 100-amps (120/240 volts)

Service entry conductor materials: Stranded aluminum.

Locations of meter, main, and subpanels: The meter is located at the right-rear garage exterior. The main distribution panel is located at the interior wall of the garage, just inside from the meter.

Branch Circuits

Types of overcurrent protection: Circuit breakers.

240-volt conductor materials: Stranded copper. Solid copper.

120-volt conductor materials: Solid copper.

Wiring Methods: The branch circuits of this home are grounded.

Fuel Supply Shutoffs

Type(s) of fuel: Natural gas, as provided by Intermountain Gas Company.

Location of main shut-off(s): At the gas meter/hydrant.

Heating Equipment

Energy source: Natural gas.

Location of local gas shut-off: Adjacent to the appliance.

Type: Central furnace.

Location: In the garage.

Filter types and locations, if applicable: Six-inch pleated media filter. A custom filter access panel is installed above the furnace.

Comments: The natural gas furnace is now about 14 years old. This type of furnace typically lasts from 12 to 17 years, but may last considerably longer if its filters are kept clean and if it is professionally serviced on a regular annual basis.

The furnace was operated in its heating mode for at least 5 minutes. The flame shape, color, and action were observed during startup and blower operations. The accessible portions of the heat exchanger and other furnace components were visually inspected.

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Please see the report section "Ownership Tips for This Particular Property" for important maintenance information.

Cooling Equipment

Energy source: Electricity.

Type: Refrigerative, air-to-air central conditioning system.

Location of outdoor compressor (condenser) unit:

Comments: The 3-ton compressor unit is now about 14 years old. This type of appliance will usually last from 12 to 18 years, but may last considerably longer if kept professionally maintained on a regular annual basis.

I ran the system in cooling mode for more than 15 minutes with the outside air temperature verified to be above 70°F. I measured a differential cooling effect of 18 F° between supply and return registers closest to the blower unit, itself. This degree of cooling effect is usually considered adequate.

Please see the report section "Ownership Tips for This Particular Property" for important maintenance information.

Water Supply Systems & Fixtures

Source of domestic water: Public water system.

Location of main shut-off valve: Under the floor at the crawl space opening.

Supply piping: The buried potable water service line from the public system to the house is of 1¼-inch black plastic pipe. The supply piping throughout the house is mostly of 1-inch, ¾-inch, and ½-inch PEX (cross-linked polyethylene) plastic pipe with barbed brass insert fittings.

Comments: The pressurized water supply piping within the house was inspected only where visible and readily accessible.

Drains, Wastes, & Vents

Type of collection system (if known): Public collection system.

Visible house drain piping materials: Black plastic.

Comments: All drains were operated during the inspection. (Showerheads are usually operated for an extended period.)

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Water Heating Equipment

Energy Source: Natural gas.

Location of gas and/or water shut-off valves: Adjacent to the appliance.

Capacity: 50-gallon.

Model year (or date of installation): 1993

Location: In the garage, next to the furnace.

Lawn Sprinklers

Source(s) of water: Domestic water supply (same as house water).

Comments: All installed zones were functionally tested.

Fire Protection Equipment

Presence or Absence of Smoke Detectors: In every bedroom, in every hallway or room adjoining every bedroom, and at every living level. If one detector sounds, they all sound.

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