



INSPECTION *report*

1234 Clover Lane
Boise, ID 83642

PREPARED FOR:
JOHN DOE

INSPECTION DATE:
Friday, September 25, 2020

PREPARED BY:
Ivan Hurlburt



Grey Owl
— Property Inspections —

Grey Owl Property Inspections Idaho LLC
Serving all of Boise and beyond
Boise, ID 83713

(208) 417-2040

www.greyowlinspections.com
ivanh@greyowlinspections.com



The right inspection for the best protection



Grey Owl

— Property Inspections —

March 11, 2021

Dear John Doe ,

RE: Report No. 1039
1234 Clover Lane
Boise, ID
83642

Thanks very much for choosing Grey Owl Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Grey Owl Inspections to perform your home inspection.

Sincerely,

Ivan Hurlburt
on behalf of
Grey Owl Property Inspections Idaho LLC

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LLC
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SUMMARY

1234 Clover Lane, Boise, ID September 25, 2020

Report No. 1039

www.greyowlinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Trim

Condition: • [Loose](#)

Some minor trim surface damage or gaps in joints was observed. Improving these areas should be relatively simple.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior trim

Task: Improve Monitor

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Some minor concrete was damaged. Recommend closely monitor. Repair should be relatively simple to fill/seal these typical cracks.

Implication(s): Trip or fall hazard

Task: Monitor

IRRIGATION/SPRINKLER SYSTEM \ Observations

Condition: • Service

The irrigation system was not tested or seen in operation. Recommend an irrigation technician further assess the system for repair or improvement. Servicing of the system should be conducted in the fall and spring for adequate operation.

Task: Service annually

Structure

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

The structure appeared sound at the time of the inspection with no readily observable signs of damage or areas lacking typical construction practices or methods.

Task: Monitor

Heating

FURNACE \ General notes

Condition: • Service Furnace

The furnace appeared to operate normally with no obvious or readily observable significant defects. The unit did not have any indication it has been serviced. These units should be serviced annually. It is recommended to have the unit serviced by a qualified HVAC technician to verify any improvements the system might require in the near future and specific servicing requirements for this model.

Task: Service Service annually

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Cooling & Heat Pump

AIR CONDITIONING \ General notes

Condition: • Service air conditioner

The AC appeared to be original to the structure but in functional condition at the time of the inspection. The filters were very dirty indicating the system has not undergone a service in some time. The base of the furnace was bleeding cold air when tested. There was no indication on the units the system has undergone any recent service. Recommend a HVAC technician assess the unit as soon as possible and conduct annual servicing of the system to ensure/verify proper and systemic operation.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service Service annually

Plumbing

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Inoperable](#)

The main water shut off, located at the crawl space hatch, could not be turned off using moderate force. The main water shut off should be easy to access and easy to operate. Recommend a plumber further assess this valve for repair or replacement.

Implication(s): Equipment not operating properly

Task: Further evaluation Improve

WATER HEATER \ General notes

Condition: • Service water heater

The water heater appeared and tested to be in working condition. However, there was no indication the unit had been recently serviced. Inspector heard some unusual noises coming from the water heater which indicates a possible issue with the unit. Recommend a qualified plumber assess and service the water heater.

Recommend add moisture alarms below or near all sinks and water using appliances as a preventative measure.

Task: Service Service annually

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master Bathroom, right side sink

Task: Repair

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Interior

WALLS \ Plaster or drywall

Condition: • [Patched](#)

Location: Kitchen

Task: Monitor

FLOORS \ Carpet on floors

Condition: • Wear

There was wear on the carpets in the high traffic areas.

Task: Improve Monitor

DOORS \ Doors and frames

Condition: • [Loose or poor fit](#)

The rear kitchen screen door and second floor guest bathroom was missing/not installed. Recommend repair these doors.

Implication(s): Chance of damage to finishes and structure

Task: Repair Further evaluation Improve

CARPENTRY \ Trim

Condition: • [Water damage](#)

The second floor guest bathroom trim on either side of the tub had moderate water damage to the trim.

Implication(s): Material deterioration

Location: Second Floor Bathroom

Task: Improve Monitor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)

The roof is an asphalt shingle in acceptable condition and appears to be in typical condition for a roof of this age, build and construction. There was no obvious or readily observable signs of significant damage or compromise at the time of the inspection at the living portion of the roof.



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Hurricane clips observed

Sloped roof flashing material: • Metal

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Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground

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Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim:

• [Hardboard](#)



5. Hardboard

Driveway:

• Concrete



6. Concrete

Walkway:

• Concrete

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7. Concrete

Fence:

- Fence



8. Fence/wood

Garage: • Attached

Garage vehicle door operator: • Present

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Limitations

Inspection limited/prevented by:

- Storage in garage



9. Storage in garage



10. Storage in garage

Recommendations

WALLS \ Trim

Condition: • [Loose](#)

Some minor trim surface damage or gaps in joints was observed. Improving these areas should be relatively simple.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior trim

Task: Improve Monitor



11. Surface damage

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12. Loose



13. Loose

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Some minor concrete was damaged. Recommend closely monitor. Repair should be relatively simple to fill/seal these

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typical cracks.

Implication(s): Trip or fall hazard

Task: Monitor



14. Typical cracking



15. Typical cracking

IRRIGATION/SPRINKLER SYSTEM \ Observations

Condition: • Service

The irrigation system was not tested or seen in operation. Recommend an irrigation technician further assess the system for repair or improvement. Servicing of the system should be conducted in the fall and spring for adequate operation.

Task: Service annually



16. Timer



17. Hatches

Description

Configuration:

- [Crawlspace](#)



18. Crawlspace

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- Ceiling Joists
- [Trusses](#)



19. Trusses

STRUCTURE

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Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Entered but access was limited

Crawlspace: • Entered but access was limited

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

The structure appeared sound at the time of the inspection with no readily observable signs of damage or areas lacking typical construction practices or methods.

Task: Monitor

Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

Distribution panel type and location:

- Fuses - basement



20. Breakers - garage

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors):

- [Present](#)

The smoke alarms were all functional and in the correct locations (inside and outside all sleeping areas and at every floor). Recommend periodic testing of all alarms in the property.



21. *Present*

Carbon monoxide (CO) alarms (detectors): • None noted

HEATING

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Description

System type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)



22. Gas

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • Not determined

Efficiency: • [Mid-efficiency](#)

Approximate age: • [8 years](#)

Main fuel shut off at: • Meter • Garage

Location of the thermostat for the heating system: • First Floor • Second Floor

Limitations

Heat exchanger: • Not visible

Recommendations

FURNACE \ General notes

Condition: • Service Furnace

The furnace appeared to operate normally with no obvious or readily observable significant defects. The unit did not have any indication it has been serviced. These units should be serviced annually. It is recommended to have the unit serviced by a qualified HVAC technician to verify any improvements the system might require in the near future and specific servicing requirements for this model.

Task: Service Service annually

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23. Broken drain pipe



24. Good heat temps



25. Service Furnace

COOLING & HEAT PUMP

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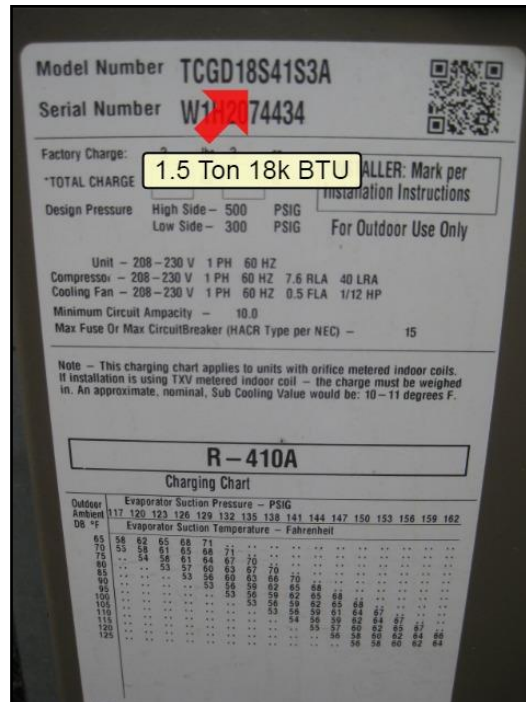
REFERENCE

Description

Air conditioning type: • Central

Cooling capacity:

- [18,000 BTU/hr](#)



26. 18,000 BTU/hr

- [18,000 BTU/hr](#)

Compressor approximate age: • 8 years

Typical life expectancy: • 12 to 15 years

Location of the thermostat for the cooling system: • Hallway • First Floor • Second Floor

Recommendations

AIR CONDITIONING \ General notes

Condition: • Service air conditioner

The AC appeared to be original to the structure but in functional condition at the time of the inspection. The filters were very dirty indicating the system has not undergone a service in some time. The base of the furnace was bleeding cold air when tested. There was no indication on the units the system has undergone any recent service. Recommend a HVAC technician assess the unit as soon as possible and conduct annual servicing of the system to ensure/verify proper and systemic operation.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service Service annually

COOLING & HEAT PUMP

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27. Service air conditioner



28. Service air conditioner



29. Missing insulation



30. Dirty filter

COOLING & HEAT PUMP

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31. Good air temps



32. Service air conditioner



33. Cold air bleed at furnace

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Cellulose](#)



34. Cellulose

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation amount/value:

- Not visible

A full INFRARED scan was conducted of the interior showing a sealed home with no readily observable insulation or seam issues.



35. INFRARED scan



36. INFRARED scan

Floor above basement/crawlspace insulation material:

- [Glass fiber](#)

INSULATION AND VENTILATION

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37. Glass fiber

Floor above basement/crawlspace insulation amount/value: • Not visible

Crawlspace ventilation: • [Wall Vents](#)

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Wall space

Attic inspection performed: • By entering attic, but access was limited

Description

Supply piping in building:

- PEX (cross-linked Polyethylene)



38. Good pressure test



39. PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Crawlspace

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater approximate age: • Not determined

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building:

- [ABS plastic](#)



40. Clean out

- [PVC plastic](#)
- [Not visible](#)

Main fuel shut off valve at the: • Gas meter • Garage

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Landscape irrigation system

Recommendations

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Inoperable](#)

The main water shut off, located at the crawl space hatch, could not be turned off using moderate force. The main water shut off should be easy to access and easy to operate. Recommend a plumber further assess this valve for repair or replacement.

Implication(s): Equipment not operating properly

Task: Further evaluation Improve



41. Inoperable

WATER HEATER \ General notes

Condition: • Service water heater

The water heater appeared and tested to be in working condition. However, there was no indication the unit had been recently serviced. Inspector heard some unusual noises coming from the water heater which indicates a possible issue with the unit. Recommend a qualified plumber assess and service the water heater.

Recommend add moisture alarms below or near all sinks and water using appliances as a preventative measure.

Task: Service Service annually

PLUMBING

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42. Good temps



43. Service water heater

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master Bathroom, right side sink

Task: Repair



44. Drain stop ineffective

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Description

Major floor finishes: • [Carpet](#) • [Resilient](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#)

Appliances:

- Appliances

All major appliances were tested using simple functions. There was no readily observable issues or operational problems with the appliances at the time of the inspection.



45. Frig/freezer



46. Oven

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47. Microwave



48. Dishwasher



49. Disposer



50. Washer/dryer

Laundry facilities: • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

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Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings

Recommendations

WALLS \ Plaster or drywall

Condition: • [Patched](#)

Location: Kitchen

Task: Monitor



51. Patched

FLOORS \ Carpet on floors

Condition: • Wear

There was wear on the carpets in the high traffic areas.

Task: Improve Monitor

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52. Wear

DOORS \ Doors and frames

Condition: • [Loose or poor fit](#)

The rear kitchen screen door and second floor guest bathroom was missing/not installed. Recommend repair these doors.

Implication(s): Chance of damage to finishes and structure

Task: Repair Further evaluation Improve

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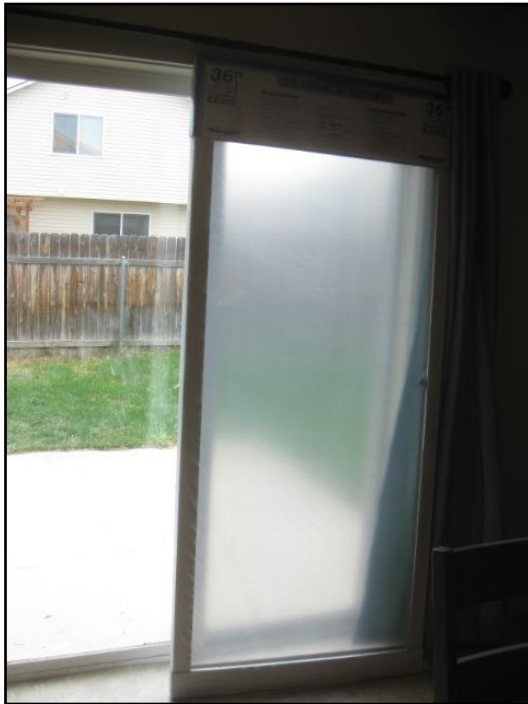
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53. Loose screen door



54. Missing door

CARPENTRY \ Trim

Condition: • [Water damage](#)

The second floor guest bathroom trim on either side of the tub had moderate water damage to the trim.

Implication(s): Material deterioration

Location: Second Floor Bathroom

Task: Improve Monitor



55. Water damage

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Description

General:

- Property Room Photos



56. Kitchen



57. Pantry



58. Living room



59. Dining room

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60. Bathroom



61. Bedroom



62. Bedroom



63. Bedroom

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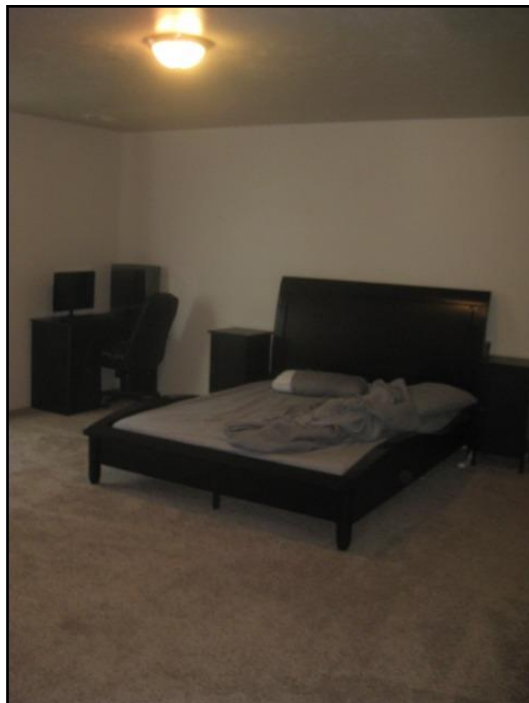
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64. Bedroom



65. Bathroom



66. M bedroom



67. M bathroom

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68. Closet

Weather: • Partly sunny

Approximate temperature: • 70°

Attendees: • Buyer • Seller • Buyer's agent

Access to home provided by: • Buyer

Approximate inspection Start time: • The inspection started at 10:00 a.m.

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS