



Confidential Inspection Report

LOCATED AT:
123 Anywhere St
Sandpoint, Idaho 83849

PREPARED EXCLUSIVELY FOR:
Robert Jones

INSPECTED ON:
Sunday, August 4, 2019



Inspector, Robert Lavala Idaho & Montana Certified
Great Northwest Inspections, LLC



Sunday, August 4, 2019
Robert Jones
123 Anywhere St
Sandpoint, Idaho 83849




Dear Robert Jones,

We have enclosed the report for the property inspection we conducted for you on Sunday, August 4, 2019 at:

123 Anywhere St
Sandpoint, Idaho 83849

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Dangerous condition that should be corrected as soon as possible.
-  = Potentially serious issue that should be addressed.
-  = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Robert Lavala
Great Northwest Inspections, LLC



Table of Contents

Introduction.....	4
Introductory Notes.....	4
Air Conditioning.....	5
Heat.....	5
Electrical System.....	6
Interior.....	9
Insulation/Energy.....	9
Plumbing.....	9
Roofing.....	10
Structure.....	11
Water Heater.....	12
Exterior/Site/Ground.....	12
Attic.....	13
Bathroom.....	13
Bedroom.....	14
Crawl Space.....	15
Dining Room/Area.....	17
Garage.....	17
Kitchen.....	18
Living Room.....	19
Locations of Emergency Controls.....	20
Environmental Concerns.....	20
Conclusion.....	20
Multi-State-Inspection-Agreement-Front.....	21

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

For purposes of identification and reporting, the front of this building faces north.

NOTES

Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

There is no garage on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

Type of system: Heat pump



Number of units: 1

Location of equipment: Single package system

Manufacturer: Rheem

Electrical disconnect location: Adjacent to condensing unit

LIMITATIONS

The exterior components of the air conditioning system were not inspected because they were not accessible due to the presence of vegetation.

HVAC WIRING

All accessible wiring appears in good condition.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Heat Pump

BASIC INFORMATION

Heat pump type: Waste heat-to-air system

Energy source: Electricity

Location of heat pump: Exterior

Manufacturer: Rheem

Filter size: 20 x 25 x 1 inch

SYSTEM NOTES

Heat pumps are air conditioners designed to operate 'in either direction'. When heating, air is cooled and exhausted to the outside, while the 'waste' heat is distributed through the living space by a blower and ducts.

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

DUCTS

The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

HVAC WIRING

All accessible wiring appears in good condition.

HVAC DISCONNECT

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

GENERAL COMMENT

The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Underground service lateral

METER & MAIN

The meter and main electrical service panel are outside on the left side of the building.

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

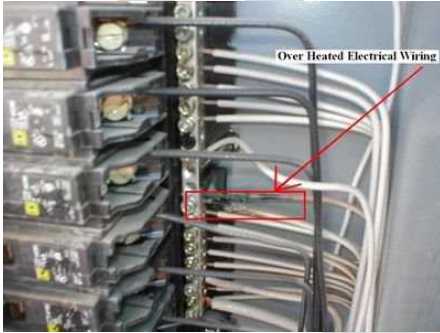
The service drop appears to be properly installed and in good condition.

CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.

MAIN CIRCUITRY

There is evidence that wiring has been overheated in the past. The affected wiring and insulation is still serviceable. No conditions likely to cause overheating were observed, suggesting the cause for this condition has already been addressed.



SERVICE CAPACITY

The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

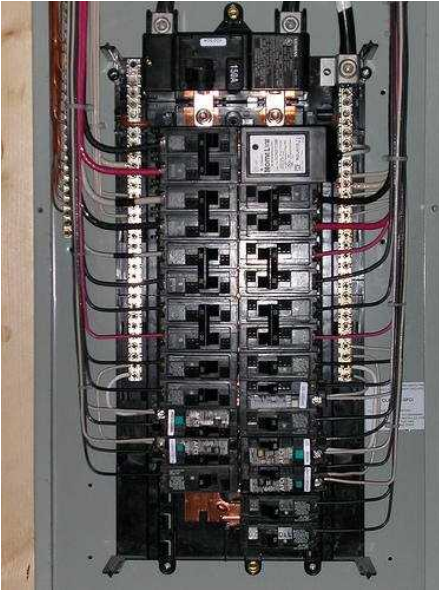
The service entrance conductors appear to be #1 Copper providing an ampacity of 150.

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.



CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

AFCI PROTECTION

Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. We do not review or test these specialized devices or circuitry and suggest further review by a licensed electrical contractor.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: Two
Number of bathrooms: Two
Window material: PVC plastic
Window type: Horizontal sliding windows
Window glazing: Double pane
Finished ceiling material: Drywall
Finished floor material: Carpet and wood
Finished wall material: Drywall

SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

The wall and ceiling surfaces appear to be properly installed and in good condition.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

GENERAL CONSERVATION

Low Flow Shower Heads: Installed
Low Flow Toilets: Installed
Hot Water Piping Insulation: Installed
Water Heater Cold Piping Insulation: Installed

ATTIC INSULATION

The attic was inaccessible and could not be inspected.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of

this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Public supply
Landscape water source: Public supply
Main water line: Lead
Supply piping: Plastic where seen
Waste disposal: Private on-site disposal
Waste piping: Plastic where seen
Water pressure: Mid-range of normal water pressure
Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is on the front wall in the underbuilding crawl space.



WATER SHUTOFF COMMENTS

The main shut-off valve was operating with no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Location: Covers whole building
Roof slope: Medium
Material: Asphalt composition shingle
Layers: Single layer
Age: Approximately 10 years old
Connections and penetrations: Sealed with mastic seals

INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

The shingle surface appears to have been properly installed and is in good condition.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

Foundation type: Stem wall w/ pillars and crawl space.

Slab material: Poured concrete

Mudsill: Bolted to slab

Exterior wall support: Wood frame

FOUNDATION

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

ANCHOR BOLTS

Anchor bolts are in place and appear to be properly installed and in good condition.

MOISTURE

We observed evidence of minor seepage at the crawl space entrance. There was no visible damage observed resulting from this moisture condition present to date. We recommend the area be monitored for additional seepage and corrective measures taken if necessary.



PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

GENERAL COMMENT

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the garage

Energy source: Electricity

Capacity: 50 gallons

Age: Estimated to be 8 years old

Unit type: Free standing tank

Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

Insulation: Yes, blanket installed

T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENTING

The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

The combustion air supply is adequate.

WATER CONNECTORS

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

The water heater is equipped with a cold water inlet shut-off valve. It is functioning as designed and intended.

Exterior/Site/Ground

BASIC INFORMATION

Site grading: Sloped away from structure

General lot topography: Flat lot

Driveway: Gravel

Walkways: Concrete
Patio: Concrete
Primary exterior window material: Vinyl/plastic or vinyl clad

FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

The attic access is located in the garage.

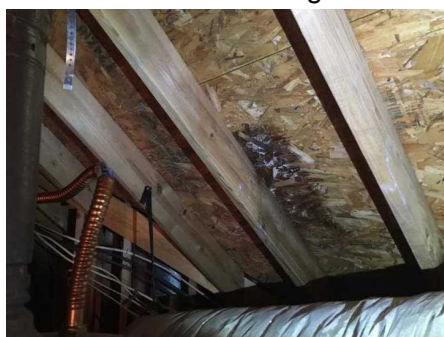
Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

PEST CONTROL

Our observation regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

LEAK EVIDENCE

WARN There are water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage is evident or suspected. No action is indicated.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not

limited to steam units, spa tubs, heated towel bars, etc.

First Floor Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish
Wash basin: Ceramic unit with a porcelain finish
Bathtub: Molded fiberglass
Shower walls: Molded fiberglass

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

Master Bathroom

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish
Wash basin: Ceramic unit with a porcelain finish
Bathtub: Pressed steel with a porcelain finish
Shower walls: Acrylic/marlite

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

Bedroom

Master Bedroom

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES

WARN The three way switch combination is not functioning as intended. This is a matter of convenience and is not a safety problem.

LIGHTS / FAN

DNGR The light within the closet is too close to the shelving. This poses a fire hazard. We recommend the light be moved to a safer location, or be replaced with an approved fixture for this location.

WALLS

The walls are generally serviceable, except for the item(s) noted.



CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The wood flooring is worn at the more heavily travelled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.

DOORS

  The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

CLOSET


The shelving is damaged. We recommend it be repaired or replaced.

First Floor Bedroom

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

SWITCHES

 The cover plate for a switch is missing. Replacement is recommended.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The wood flooring is worn at the more heavily travelled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.

CLOSET

The closet light was not working at the time of inspection. We recommend repair or replacement.

CLOSET DOORS

The closet door has been installed in a substandard manner. We recommend it be reinstalled properly.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation type: Raised perimeter with isolated piers

ACCESS

The crawl space is accessible through an interior closet.

FOUNDATION

The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.



MUDSILL

The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.

WALL FRAMING

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

SUBFLOORING

  Generally, the subflooring is in good condition. However, the subfloor beneath the master bathroom is damaged. We recommend the subflooring be repaired and all damaged material replaced.



FLOOR JOISTS

In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

POSTS

The floor system is supported by poured concrete columns.

MOISTURE

The soil was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

VAPOR BARRIER

The soil has been covered with plastic sheeting, probably installed in an attempt to reduce moisture levels in the crawl space atmosphere. This is considered a beneficial feature and is required in some jurisdictions.

PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

Dining Room/Area

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The wood flooring is worn at the more heavily travelled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WALL FRAMING

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

SHEAR PANELS

Shear panels have been retrofitted in this area to help resist lateral movement. The work is typical of seismic upgrades of this type. We consider this a very beneficial feature, but make no comment regarding the design or engineering involved.

ROOF/WALL JOINTS

The roof/wall joints are reinforced to provide added resistance to seismic forces.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

LOCAL DISCONNECT

The disconnect at the back door acts as a shut off switch for the garage heater unit.

RECEPTACLES

The receptacles appear to be properly installed and were operational.

GARAGE DOOR OPENER

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Electric appliances only

Ventilation: Exhaust ducted to the exterior

DRAIN TRAPS

The drain trap and associated piping are ABS plastic.

SINK

The sink is porcelain.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

The receptacles appear to be properly installed and were operational.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The wood flooring is worn. We recommend refinishing. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every few years as preventive maintenance.

CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

The countertop is marble.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

PASSAGE DOORS

The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

Living Room

RECEPTACLES

The receptacles are a combination of the two and three prong type. They appear to be properly installed were operational.

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.

FLOOR

The wood flooring is worn at the more heavily travelled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.

SMOKE DETECTOR

The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

The meter and main electrical service panel are outside on the left side of the building.

MAIN DISCONNECT

ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is on the front wall in the underbuilding crawl space.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.

Great Northwest Inspections LLC
INSPECTION AGREEMENT
(Please Read Carefully)



Date of Inspection: _____ House Faces: _____ Time of Inspection: _____

THIS AGREEMENT is made this _____ day of _____, 20____, between Great Northwest Inspections LLC located at 6342 Main St., A4, Bonners Ferry, ID 83805 and

_____, (“CLIENT”).

1. Address of House to Be Inspected. The house to be inspected is located at (the “Premises”):

Address: _____

City: _____ State: Idaho Zip: _____

2. Services to be Performed. Great Northwest Inspections LLC agrees to perform the following services for CLIENT (Check All That Apply):

a. _____ Home Inspection. A limited visual inspection and prepare a written report of the readily accessible installed systems and components of the Premises (the house and one attached or detached garage) existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. Sheds, outbuildings, and other accessory structures are excluded. Installed components included in the inspection are structural system/foundation, exterior, roof system, plumbing system, electrical system, heating system, cooling system (weather permitting), interior, insulation and ventilation, fireplaces and solid fuel burning appliances (if present).

b. _____ Other Inspection. (If checked, must attach Other Inspection Rider to be effective).

CLIENT acknowledges that his/her presence at the inspection has been requested. CLIENT acknowledges that he/she has been advised of the time and date of the inspection.

3. Inspection Fee. CLIENT agrees to pay to Great Northwest Inspections LLC an inspection fee in the amount of:

Home Inspection: \$ _____

Other Inspection: \$ _____

Total Fee: \$ _____

The fee for the inspection is due upon completion of the physical inspection. A \$50.00 fee will be applied to all returned checks and to any invoice outstanding 30 days or more from the time of the inspection. Any follow-up visit to the inspected Premises shall be a minimum charge of \$100.00 due at the time of reinspection.

SEE REVERSE SIDE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first written above.

Great Northwest Inspections LLC:

CLIENT:

By: _____

Robert Lavala,
Certified Home Inspector

CLIENT’s initials _____ indicate agreement to allow
COMPANY to release a copy of the report to:

Real Estate Agent / Seller / Attorney / Other _____