

Your Inspection Report

857 E Davies Avenue
Coeur d'Alene, ID 83815

PREPARED FOR:
STEVEN BISHOP

INSPECTION DATE:
Thursday, March 9, 2017

PREPARED BY:
Dan Chapleski



True North Inspection Services
212 W Ironwood Drive, Suite D-123
Coeur d'Alene, ID 83814

208.765.8783

www.truenorthinspections.com
Office@TrueNorthInspections.com



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March 14, 2017

Dear Steven Bishop,

RE: Report No. 1022
857 E Davies Avenue
Coeur d'Alene, ID
83815

Thank you very much for choosing us to perform your home inspection. We are grateful to have the opportunity to be of service to you.

To get the most out of your inspection report, there are a few things we would like to point out to you. First, we have placed tabs along the top of the report for you to easily navigate directly to any section. The first tab is the Summary tab where we provide you with a convenient place to view the more significant issues we discovered. Under each of the remaining tabs we have placed items in three categories: Description, Observations & Recommendations, and Inspection Methods & Limitations. In the Description category, we identify the characteristics and features of the home. In Observations & Recommendations, we detail issues we have identified with the house. In Inspection Methods & Limitations we note some limitations we may have had with respect to access or viewing of certain items.

At the back of the report we have provided you with a complete reference library that will help you understand your home and how it works. The links on this page offer you over 400 pages of valuable information about your home.

Overall, we aim to provide you with a thorough inspection, an inspection report that is clear and easy to read, and valuable information that will make the ownership of your home more enjoyable.

Again, thank you very much for choosing us to perform your home inspection. We hope you find our service highly valuable, and we wish you all the best with your new home.

Sincerely,

Dan Chapleski
on behalf of
True North Inspection Services

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INVOICE

March 14, 2017

Client: Steven Bishop

Report No. 1022

For inspection at:

857 E Davies Avenue

Coeur d'Alene, ID

83815

on: Thursday, March 9, 2017

Home inspection: 2,500 - 3,000 SF

\$400.00

Radon test

\$125.00

Total

\$525.00

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AGREEMENT

857 E Davies Avenue, Coeur d'Alene, ID March 9, 2017

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PARTIES TO THE AGREEMENT

Company

True North Inspection Services
212 W Ironwood Drive, Suite D-123
Coeur d'Alene, ID 83814

Client

Steven Bishop

Total Fee: \$525.00

This is an agreement between Steven Bishop and True North Inspection Services.

The below-signed party (The Client) and True North Inspection Services, LLC (The Company), in consideration of the promises and terms of this contract, agree as follows:

- 1) **SUBJECT HOUSE/BUILDING:** The Client agrees to employ the Company to inspect the dwelling located at the detailed address. The inspection shall not include any structure that is detached from the dwelling or building with the exception of one detached garage.
- 2) **FEE:** The Client agrees to pay the Company, at or before the time of inspection, for the services verbally agreed upon, unless the Client agrees to and signs an Escrow Billing Agreement.
- 3) **SCOPE OF INSPECTION:** The Company will perform a limited visual inspection of the readily accessible areas to identify the general features and major deficiencies of the structure. Included in the general inspection are the foundations and structures, exteriors, interiors, roofing (unless snow-covered), plumbing, electrical, central heating and air conditioning (weather permitting), insulation, and ventilation. Major defects of the building, its components, and equipment which are visually observable at the time of inspection will be reported, where applicable, according to the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI). Defects or deficiencies not addressed by those standards will not be included in the inspection or report.
- 4) **LIMITATIONS:** Any area that is concealed or inaccessible due to soil, vegetation, walls, carpets, ceilings, furnishings, or any other object is not included in this inspection. The inspection does not include destruction testing or dismantling. The Company will not scrape paint or wall coverings, lift floor coverings, or dismantle beyond normal access covers. Other items not within the scope of the inspection include, but are not limited to: design problems and adequacy; operational capacity, quality or suitability for a particular use of items inspected; any and all engineering; test samples/readings; swimming pools or spas; fences; air conditioning (unless the temperature is above 65 degrees F); any heat pump (heat cycles unless below 65 degrees F.; cooling cycle unless above 65 degrees F.); septic systems, wells, sprinklers, and other underground systems; security systems, low voltage lighting, central vacuum systems and equipment; soiled, faded, torn or dirty floor, wall, or window coverings and paint surfaces; and water filter and conditioning systems.
- 5) **LATENT DEFECTS:** The Company has no liability for latent defects including, but not limited to, defects that are concealed or otherwise cannot be observed through normal inspection, or revealed through normal equipment operation. Some typical areas that are excluded and not visibly accessible include, but are not limited to: concealed wiring, plumbing, water leaks under bathtubs and stall showers, vent lines, duct work, exterior foundation walls (Below grade or covered by shrubs or wall/paneling, stored goods, etc.), footings, underground utilities or systems, and chimney flues.
- 6) **EQUIPMENT/SYSTEMS:** Mechanical devices and structural systems may be functional at the time of inspection and later malfunction. The Companys liability is specifically limited to those situations where it can be conclusively

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established that, at the time of inspection, an inspected mechanical device or structural component was inoperable, in immediate need of repair, and not performing the function for which it was intended, and that the inspector was negligent in not so reporting.

7) **REPORT:** The Company agrees to provide, within a reasonable time, a written report indicating which items were inspected and which items are in need of immediate major repair, or are not performing the function for which they are intended. Items not specifically included in the written report and identified in this agreement are beyond the scope of the inspection and not reviewed. No verbal statements by the inspector shall expand the scope of this agreement, nor shall such statements be relied upon by the Client. The report for radon testing, water testing, as well as any other separate service will be a separate report, provided that such report is ordered and paid for by the Client. The Client agrees to read the entire report and contact the Company for explanation of any items in the report that are not clearly understood. The report is general in nature, and the Client is encouraged to consult independent experts for more detailed assessments or estimates where needed.

8) **DUTY OF CLIENT:** The building/house, its components and equipment, are to be ready and accessible at the time of inspection. The Client is responsible for seeing that all utilities and pilot lights are on and all equipment operational. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment.

9) **WARRANTY/GUARANTEE:** The inspection and report are not, under any circumstances, intended or to be construed or used as a promise, guarantee or warranty, express or implied, regarding: 1) the adequacy, performance, or condition of any inspected structure, item, or system with respect to the actual, present, reported or future use; 2) the fitness for use or habitability of the house/ building, its components, or any equipment therein; 3) compliance or noncompliance with any building, electrical, mechanical or plumbing codes established by municipal ordinance or otherwise in the house/building, systems, or equipment therein; or 4) the value of the premises or the advisability or non-advisability of purchase.

10) **USE BY OTHERS:** The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client. Neither the report, the contents of the report, nor any representation made in the report are assignable or transferable to any other party. The report is the property of the Company, and the Client shall not disseminate without written approval of the Company. At the Clients request a copy may be provided by the Company, for use in the Clients transaction only, to the Clients real estate agent. The Client agrees to indemnify and hold harmless the Company, its principals, agents, and employees for all costs, expenses, and legal fees incurred and arising out of any legal proceedings brought by any third party who relied on representations made in this inspection report.

11) **COMPLAINTS/NOTICE TO COMPANY:** If a problem should develop regarding the services provided, the Client agrees to notify the Company within two (2) business days and to allow the Company five (5) business days to respond. If the problem has not been resolved within the time set forth above, and the Client desires to make a formal complaint, the Client shall send a written complaint to the Company fully describing which items are involved and the nature of the problem. The Client agrees not to disturb, repair, or have repaired any systems or items related to the complaint, except in the case of emergency or to reduce or stop injury or damage to persons or property. The disturbing or repair of the systems or items shall constitute a waiver of any and all claims against the Company. The Client agrees to allow the Company to examine, upon reasonable notice, the items involved in the written complaint prior to repairs or replacements being made. All complaints must be reported to the Company within one (1) year of the date of inspection. The Companys liability for errors or omissions is limited to the fee paid for the inspection and report.

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12) SEVERABILITY: If any portion of this agreement is found invalid or unenforceable by any court of qualified jurisdiction, the remaining provisions shall remain in force between the parties as if the invalid or unenforceable portion did not exist.

13) MODIFICATION: This agreement represents the whole and entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties.

14) DISPUTE RESOLUTION: Any dispute shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized arbitration association except that the arbitrator shall be familiar with the home inspection industry. The Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by the Inspector as a result of legal action by the Client where the Client does not prevail.

I, **Steven Bishop (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

857 E Davies Avenue, Coeur d'Alene, ID March 9, 2017

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Some of the shingles at the top of the lower roof are loose.

Location: South

Task: Repair/secure

Time: Less than 1 year

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Leak](#)

Gaps at the storm collar for the metal fireplace flue pipe allow water to enter the attic

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

Task: Improve

Time: Immediate

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Missing](#)

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

Location: West Exterior Garage

Task: Provide

Time: Less than 1 year

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: South

Task: Correct

Time: Immediate

LANDSCAPING \ Driveway

Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Task: Improve

Time: Less than 1 year

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Task: Improve

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Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

Implication(s): Fire hazard

Location: Bonus Room

Task: Provide

Time: Immediate

Heating

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Insulation missing, damaged](#)

The supply duct for the bonus room is not insulated.

Implication(s): Reduced comfort | Increased heating costs

Location: Garage; Attic

Task: Provide

Time: Immediate

Interior

APPLIANCES \ Waste disposal

Condition: • Leak

There is a slow but active leak from the bottom of the disposal

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

Location: Kitchen

Task: Repair or replace

Time: Immediate

This concludes the Summary section.

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](#)

ROOFING

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Descriptions

The home is considered to face : • North

Sloped roofing material:

- [Asphalt shingles](#)



Sloped roof flashing material: • Metal

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • Some of the shingles at the top of the lower roof are loose.

Location: South

Task: Repair/secure

Time: Less than 1 year



Loose shingles

ROOFING

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2. Condition: • Pine needles have gathered in the roof valleys

Implication(s): Premature aging of the shingles

Task: Clean

Time: Less than 1 year



Pine needles in a valley

SLOPED ROOF FLASHINGS \ Chimney flashings

3. Condition: • [Leak](#)

Gaps at the storm collar for the metal fireplace flue pipe allow water to enter the attic

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

Task: Improve

Time: Immediate



Gaps at the storm collar



Water stains on vent pipe in attic

ROOFING

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Inspection Methods & Limitations

Inspection performed: • By walking on roof

EXTERIOR

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Descriptions

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

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Vinyl siding](#)

Soffit and fascia: • [Hardboard/Plywood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Porch: • Wood

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • [Missing](#)

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

Location: West Exterior Garage

Task: Provide

Time: Less than 1 year



Missing downspout at gutter

5. Condition: • [Downspouts end too close to building](#)

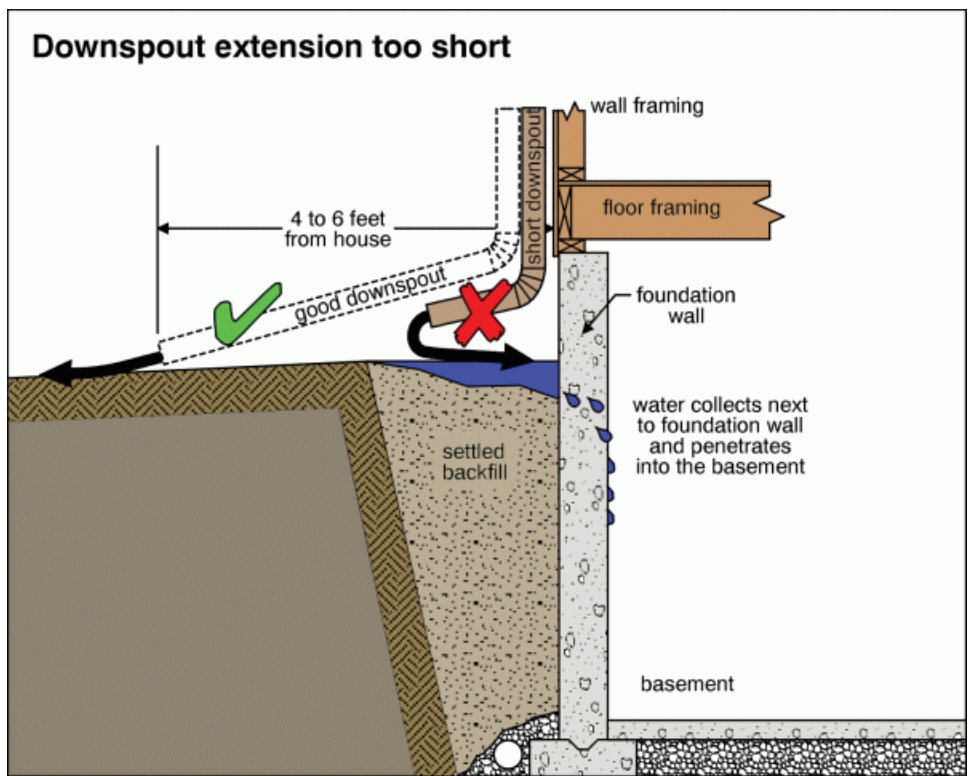
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North

Task: Improve

Time: Less than 1 year

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Downspout discharges at foundation

DOORS \ Doors and frames

6. Condition: • The metal threshold for the exterior garage door is poorly supported

Location: West Exterior Garage

Task: Improve

Time: Less than 1 year



Metal threshold is poorly supported

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

7. Condition: • [Paint or stain needed](#)

Routine surface maintenance is needed at the front porch and rear deck

Implication(s): Shortened life expectancy of material | Cosmetic defects

Location: North & South

Task: Improve

Time: Discretionary

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

8. Condition: • [Steps or landings settling or heaving](#)

The concrete which supports the base of the stairway has settled slightly

Implication(s): Trip or fall hazard | Weakened structure

Location: South

Task: Monitor

Time: Ongoing

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

9. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: South

Task: Correct

Time: Immediate

LANDSCAPING \ General

10. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Material deterioration | Chance of pests entering building | Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve

EXTERIOR

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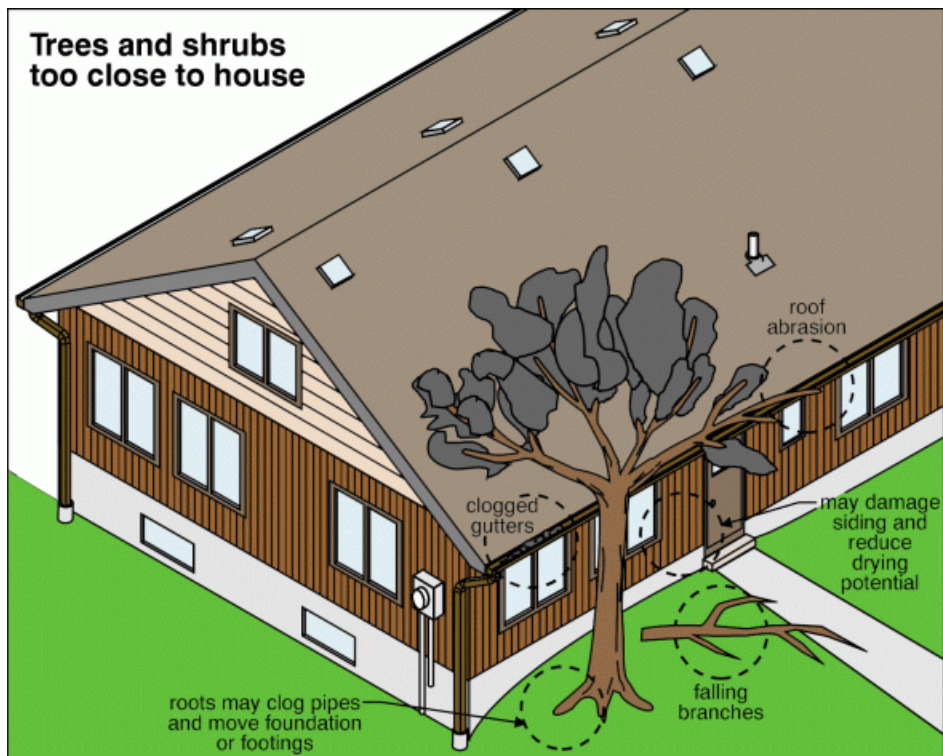
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Time: Less than 1 year



LANDSCAPING \ Lot grading

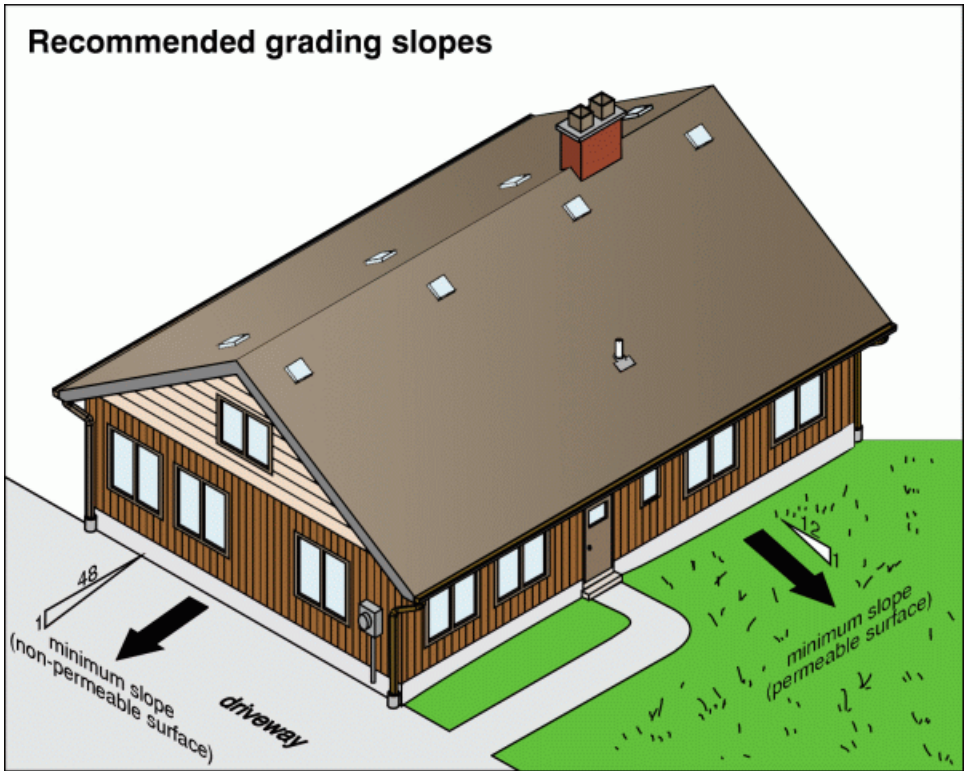
11. Condition: • [Improper slope](#)

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

Location: Various

Task: Improve

Time: Less than 1 year



LANDSCAPING \ Driveway

12. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Task: Improve

Time: Less than 1 year



Trip hazards on the driveway

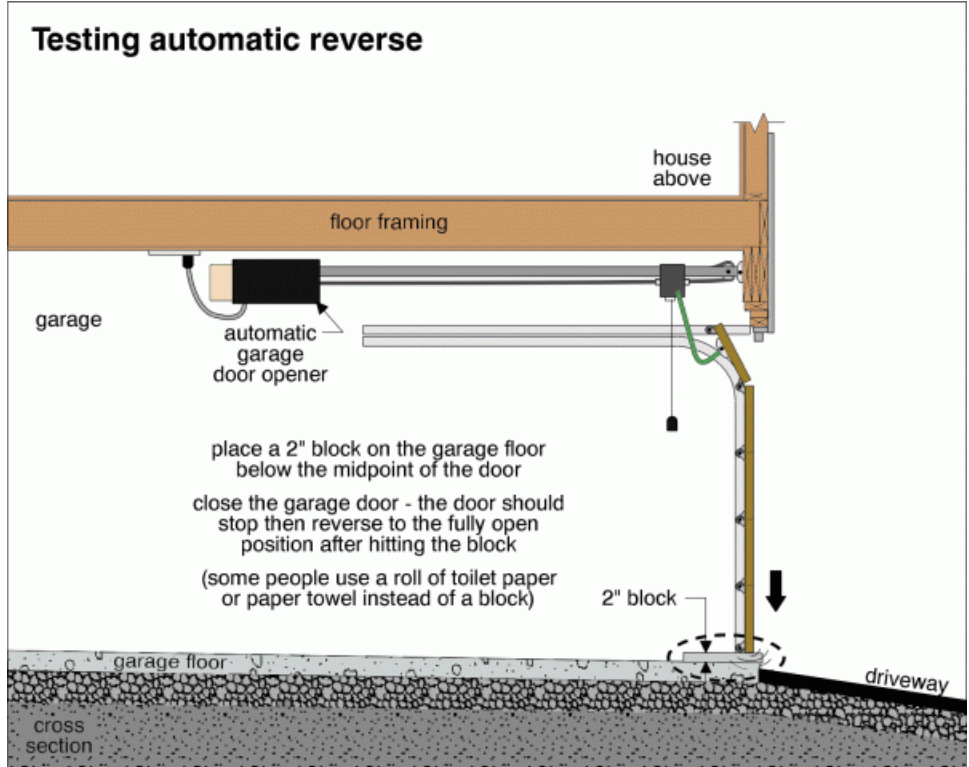
GARAGE \ Vehicle door operators

13. Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Task: Improve

Time: Immediate



Descriptions

Configuration:

- [Crawl space](#)



Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#)

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

Roof and ceiling framing:

- [Rafters/roof joists](#)
- [Trusses](#)



- [OSB \(Oriented Strand Board\) sheathing](#)

STRUCTURE

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Observations & Recommendations

RECOMMENDATIONS \ Overview

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

Inspection Methods & Limitations

Attic/roof space: • Inspected from access hatch

Descriptions

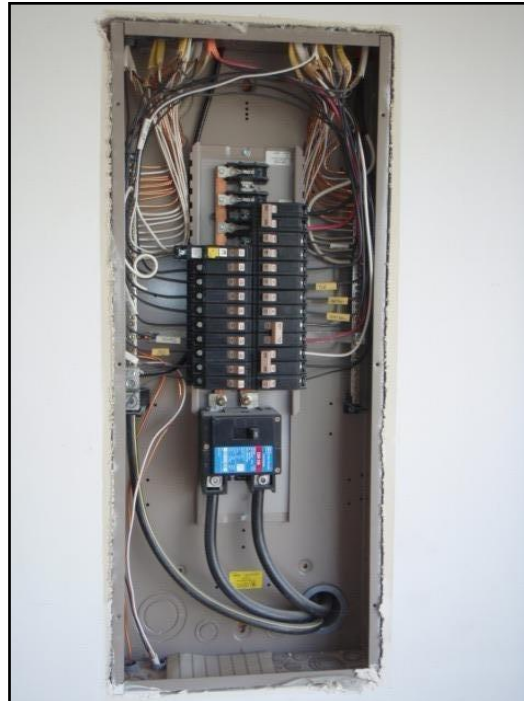
Service entrance cable and location: • [Underground aluminum](#)

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

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



System grounding material and type: • [Copper - other](#)

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - garage](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

15. Condition: • [Connections not accessible](#)

Implication(s): Fire hazard | Electric shock

DISTRIBUTION SYSTEM \ Smoke detectors

16. Condition: • Missing

Implication(s): Fire hazard

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Location: Bonus Room

Task: Provide

Time: Immediate

Inspection Methods & Limitations

Inspection limited/prevented by:

- Power was off in some areas

The breaker for the 240-volt clothes dryer was off at the time of inspection. We did not operate or test this circuit.

System ground: • Continuity not verified

Descriptions

System type:

- [Furnace](#)



Fuel/energy source: • [Gas](#)

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

Approximate capacity: • [72,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Induced draft](#)

Approximate age: • [15 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Exhaust pipe (vent connector): • Double wall

Fireplace/stove: • The blower for the fireplace will operate once the fireplace reaches a set temperature.

Fireplace/stove:

- [Gas fireplace](#)

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Observations & Recommendations

RECOMMENDATIONS \ Overview

17. Condition: • The furnace should be serviced annually. If it has not been serviced in the last year it should be serviced now.

Task: Service annually

GAS FURNACE \ Ducts, registers and grilles

18. Condition: • [Leaky joints](#)

There is air leakage at the a-coil housing beneath the furnace

Implication(s): Reduced comfort | Increased heating costs

Location: Garage

Task: Improve

Time: Discretionary



Locations of air leakage

19. Condition: • [Insulation missing, damaged](#)

The supply duct for the bonus room is not insulated.

Implication(s): Reduced comfort | Increased heating costs

Location: Garage; Attic

Task: Provide

Time: Immediate



Non-insulated duct in garage



Non-insulated duct in attic

GAS FURNACE \ Mechanical air filter

20. Condition: • [Dirty](#)

The 14 x 14 x 1-inch filter on the south wall of the bonus room is dirty

Implication(s): Reduced comfort | Increased heating costs

Location: Bonus Room

Task: Replace

Time: Immediate

FIREPLACE \ Gas fireplace

21. Condition: • The glass on the fireplace is discolored. Typical glass cleaning products should not be used on this glass.

Task: Clean

Time: Discretionary

Inspection Methods & Limitations

Safety devices: • Not tested as part of a building inspection

Heat exchanger: • Only a small portion visible

Descriptions

Heat pump type:

- [Air source](#)



Cooling capacity: • 3 Tons

Compressor type: • Electric

Compressor approximate age: • 14 years

Temperature difference: • 20° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

Observations & Recommendations

HEAT PUMP \ General

22. Condition: • Service heat pump

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

Task: Service annually

HEAT PUMP \ Condensate system

23. Condition: • [Rust or holes in pan](#)

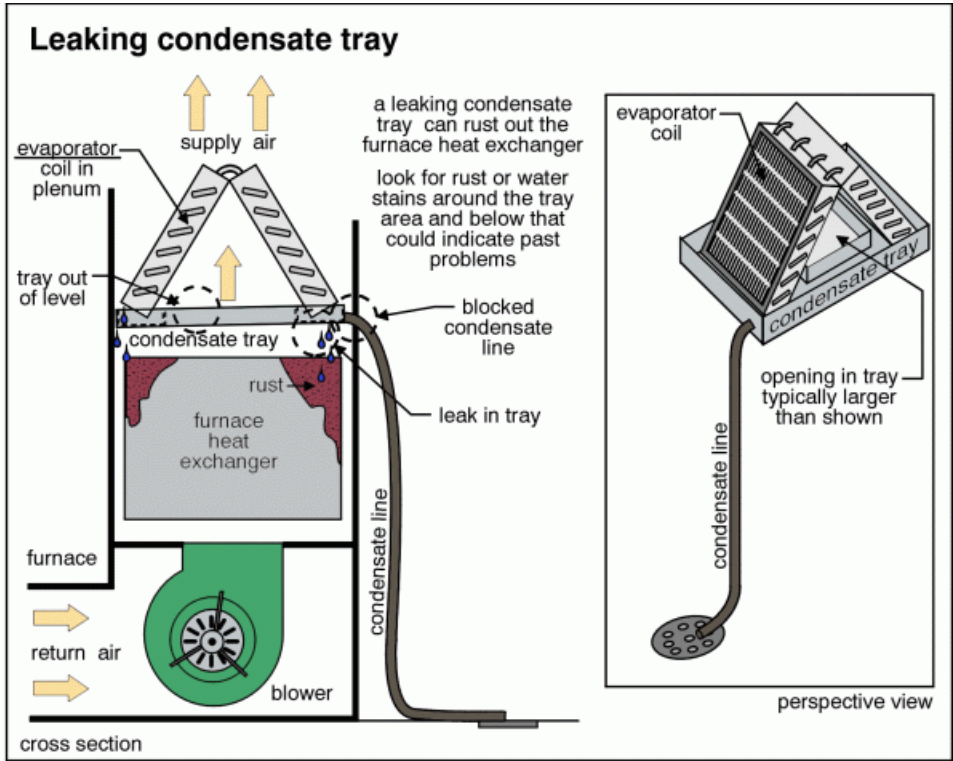
Stains in front of the A-coil housing indicate previous condensate leakage. No leakage was noted at the time of inspection.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Garage

Task: Monitor

Time: Ongoing



Stains indicate previous leakage

INSULATION AND VENTILATION

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Descriptions

Attic/roof insulation material: • [Glass fiber](#)

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

Wall insulation material: • [Glass fiber](#)

Foundation wall insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation material:

• None found

Insulation is not needed at the floor above the crawl space since the exterior foundation walls are insulated

Descriptions

Service piping into building: • [Plastic](#)

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • The main water shut-off valve shut-off valve is in the master bedroom closet



Water heater type:

• [Conventional](#)



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

Water heater exhaust venting method: • Natural draft

Tank capacity: • 50 gallons

Water heater approximate age: • 15 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [ABS plastic](#)

Main fuel shut off valve at the:

• West



Main gas shut-off valve

Observations & Recommendations

WATER HEATER \ Life expectancy

24. Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

Task: Replace

Time: When necessary

FIXTURES AND FAUCETS \ Hose bib or bibb

25. Condition: • [Loose](#)

Screws should be installed at the sides of the hose bib to secure the bib in place

Implication(s): Reduced system life expectancy

Location: East Exterior

Task: Secure

Time: Less than 1 year

PLUMBING

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Hose faucet is loose from wall

Descriptions

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

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

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

Windows: • Vinyl

Glazing: • [Double](#)

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel:

• Electricity

The installed range is electric. Gas supply is provided as well.

Laundry facilities: • Laundry tub • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Observations & Recommendations

FLOORS \ General

26. Condition: • [Loose or missing pieces](#)

The vinyl flooring at the master shower is loose

Implication(s): Trip or fall hazard | Cosmetic defects

Location: Master Bathroom

Task: Repair or Seal

Time: Less than 1 year



Vinyl flooring is loose at shower

APPLIANCES \ Waste disposal

27. Condition: • Leak

There is a slow but active leak from the bottom of the disposal

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

Location: Kitchen

Task: Repair or replace

Time: Immediate



Leak at disposal

END OF REPORT

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