

CDA Inspector

Your Property Inspection Report



960 Edwardian Dr., Coeur d'Alene ID, 83814
Inspection prepared for: Russell Newhouse
Agent: -

Inspection Date: 1/23/2008 Time: 1000
Age: 2006 Size: 3700
Weather: Snow covered--Low Teens

Inspector: Russell S. Spriggs / Jeanne M. Considine

North Idaho's Most Trusted
Property Inspection Team
RUSSELL & JEANNE SPRIGGS
Idaho's Certified Master Inspector®
Russ@cdaInspector.com



Residential & Commercial Inspections
(208) 660-8877
Fast Laboratory-Certified Testing
Mold, Radon, Water, Lead, Asbestos & Meth

We appreciate the opportunity to conduct this inspection for you!
Please review your Inspection Report in its entirety.

CALL ME

After you have reviewed your emailed report, so we can go over any questions you may have.

FOLLOW-UP:

When the inspection is completed and the report is delivered, we are not done. I am still available to you for any questions you may have.

ANCILLARY INSPECTIONS:

I am lab-certified to perform mold, radon, meth and other testing services, should you require them.

REFERRAL REWARDS PROGRAM:

We appreciate your business, and know that you will come in contact with others who will need a home inspection. Pass the word of our services and we'll send you \$20 when that lead develops into an inspection. Make sure they mention your name; this will be an easy way for you to earn your inspection costs back.

Happy House Blessings!

Russ & Jeanne Spriggs
"North Idaho's Most Trusted Inspection Team"
208.660.8877
www.cdainspector.com
Russ@cdainspector.com

Homes Being Inspected Do Not "Pass" or "Fail."

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time; a final walk-through inspection should be carried out the day before closing by the new owners to check the condition of the property, using this report as a guide. Home warranty information, if one was ordered with this report, may be found at: www.ahomewarranty.com. See Supplemental Inspection Information at: <http://www.cdainspector.com/?D=82>. To view a complete list of items we look for, you are invited to go to: <http://www.FetchReport.com> and then type in your password: **attempt9**.

If the living area appears to have been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Inspected in accordance with the Standards of Practice of the National Association of Certified Home Inspectors posted at: www.nachi.org/sop.

Summary of Items of Concern

Below, you will find a brief summary of the **CRITICAL concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!**

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the home, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns regarding safety and function that may need further investigation or repair.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note that this report is a snapshot in time; a final walk-through inspection should be carried out the day before closing by the new owners to check the condition of the property. See Supplemental Inspection Information at: <http://www.cdainspector.com/?D=82> . To view a complete list of items we look for, you are invited to go to: <http://www.FetchReport.com> and then type in your password: attempt9.

If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Home Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there are no **CRITICAL** system or safety concerns with this home - Congratulations!

Exterior Areas

Walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 10 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, the residence should have gutters and downspouts with splash blocks that discharge away from the home. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

Minor or "hairline" cracks are not part of an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splashback or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required for drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof Condition

Materials: Inspected from ground level with binoculars, composition shingles

Observations: Partially snow covered; not fully inspected.

- NO CONCERNS FOUND

2. Chimney

Observations: NO CONCERNS FOUND

3. Gutters & Grading Conditions

Information: Aluminum Gutters

Observations: Extensions / Splash blocks may be insufficient: Install to divert water away from the foundation.

- Consider installing heat tape in areas where gutters are frozen.



Extensions/splashblocks recommended



Consider heat tape to avoid ice damming



Gutter dripping over walk area at back deck



Area at deck under gutter drip - possibly caused by ice damming

4. Drives & Walks Condition

Information: Concrete driveway, Concrete sidewalk.

Observations: Partially snow covered; not fully inspected.

- Consider installing a rail along driveway for when conditions are icy.
- Heated driveway appears to melt some areas, but not all. Consult with seller regarding proper operation.
- Settlement crack at step to right side of house. Monitor for expansion.



Some areas of heated driveway not melted



Settlement crack at step to right of house

5. Siding Condition

Information: Concrete/block foundation, wood frame construction, vinyl siding.

Observations: Form wires protruding from foundation, these should be cut flush with wall.

- Caulk and seal all gaps, cracks and openings.



Cut form wires flush to wall



Seal/caulk all openings

6. Vegetation

Observations: NO CONCERNS FOUND

- Ground snow covered. For future reference do not plant any plants or allow any plants to be in contact or proximity to home to eliminate pathways of wood destroying insects.

7. Decks & Steps

Observations: Although rails are not required for drop off's less than 30", consider your own personal needs and safety and those of your family and guests.

8. Electrical, Exterior

Observations: Bulb missing from exterior light, could not be tested.



Bulb missing - fixture could not be tested

9. Doors

Observations: Garage-house door is missing weatherstripping on one side and light and cold air can enter.

- Front door/window frame assembly not secured to floor and moveable.
 - Front door plate/threshold needs support.
 - Side door at right side of house does not lock with door lock.
 - Side door, at right side of house, shows evidence of past water intrusion/stains at door and threshold.
- Monitor and keep snow from standing against door.



Front door frame assembly not secured to floor



Front door threshold needs support



Water stains at right side door



water stains at threshold of right side door

10. Window Condition

Observations: Some window screens show minor damage.

- Kitchen window to left of sink opens even when locked.



Some minor screen damage

Garage, Basement & Attic

Note that minor or “hairline” cracks in garage or basement slabs are not part of an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Standard inspections cover garages and carports that are attached to the house. They are not considered habitable, and conditions are reported accordingly.

Home Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet, or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic *has* mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs;

less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations: NO CONCERNS FOUND

2. Attic

Observations: Attic in master bedroom viewed from hatch.

- Fiberglass Insulation
- Insulation averages about 10-14 inches in depth
- Attic in upstairs hallway sealed shut and not inspected.
- NO CONCERNS FOUND



Upstairs attic access sealed - not inspected



View of attic over master bedroom



Second view of attic over master bedroom



Insulated ductwork in attic

3. Basement / Crawlspace

Observations: Inspection Method: Traversed

- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- Insulated at ceiling.
- Wood scraps or other debris present. Recommend removing these to avoid attracting wood destroying insects.



View of crawlspace

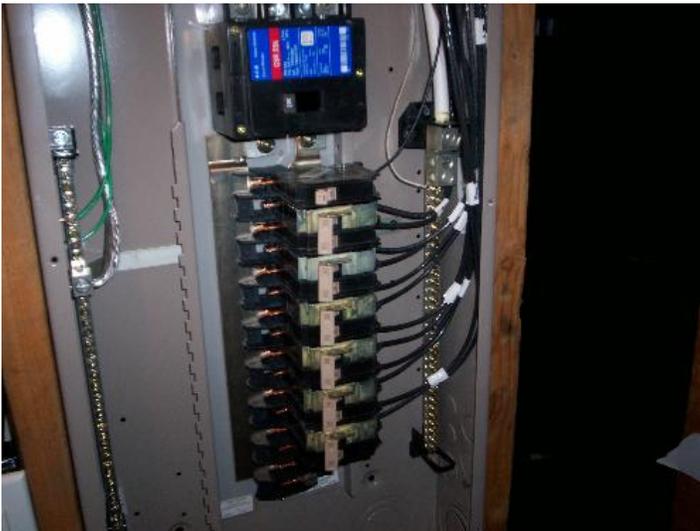
Electric, Heat, Water Heater

1. Electrical Panel

Materials: Underground Service, 200 Amp Service, Main Disconnect in panel box, Cutler-Hammer, Panel box located at Utility Room

Materials: Sub Panel, located in basement.

Observations: NO CONCERNS FOUND



View of sub-panel box in crawlspace



View of main panel box located adjacent to laundry room

2. HVAC Unit Condition

Information: Carrier, natural gas furnace, in garage.

Observations: Wood, insulation and drywall area wet in furnace closet. Recommend drying as soon as possible to prevent damage to wood, drywall and insulation. Evaluate condition of wallboard when dry.

- Condensate puddle at right front of garage and furnace closet. Recommend installing a condensate pump for furnace that will remove condensate from this area and deposit it into a sump at the exterior of the house.

Note that condensate is caustic.



Condensate at garage floor and furnace closet



Condensate water soaked into insulation and wood in furnace closet

3. Water Heater Condition

Information: Direct Vent, 50 gallons, natural gas., Water Supply: PEX tubing, Vent Pipe: Plastic, Drain Pipe: Plastic, Waste Pipe: Plastic, Water Shut off: Crawlspace

Observations: NO CONCERNS FOUND



Water shutoff in crawlspace



View of water heater and interior sprinkler system

Interior Features

Interior areas usually consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. Within

these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

1. Kitchen

Observations: Backsplash needs minor caulk repair at both sides of sink.



Caulk backsplash to left and right of sink



View of Kitchen

2. Master Bath Condition

Observations: Jet tub did not appear to operate from control, have owner demonstrate.

- Minor caulk needed at floor, base of Shower, as minor settlement has caused some caulk to crack.
- GFCI reset in master bathroom located to right of left vanity sink counter.



GFCI for master bath

3. Bath

Observations: Full bath located upstairs.

- Window in potentially wet shower area
- Top right drawer of vanity needs adjustment.



Window in shower area

4. Bath (Guest)

Observations: Guest bathroom located downstairs across from laundry room.

- NO CONCERNS FOUND

5. Plumbing In Laundry

Observations: Backsplash at laundry room sink needs caulk.

- Drain did not appear to drain properly when tested. Recommend cleaning.

6. Interior Electric

Observations: NO CONCERNS FOUND

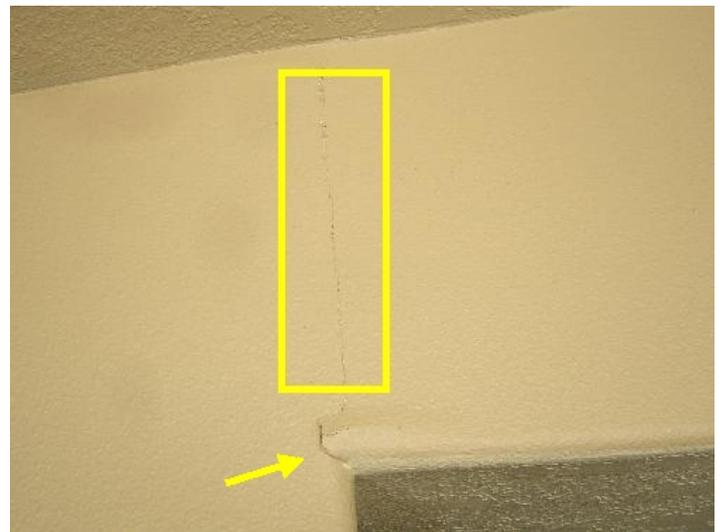
7. Floors, Ceilings & Walls

Observations: Settlement cracks noted throughout house, which is normal for a house of this age. Most cracks occur at windows. One settlement crack noted at wall near entry to right of fireplace.

- Heater vent in guest bathroom not flush with floor.



Normal settlement cracks found at windows



Settlement crack in great room

8. Doors

Observations: Several doors cracked, which is common for solid wood doors of this size.



Cracks found in solid wood doors

9. Windows

Observations: Left window over sink cranks open when locked.
• Some minor screen damage noted.

10. Fireplaces & Stoves

Observations: Gas Fireplace does not appear to start with a wall switch. Have seller demonstrate operation.



View of gas fireplace in great room

11. Stairways

Observations: NO CONCERNS FOUND

General Notes

1. General Notes

Observations: Inspection Fee: \$345 Paid in Full

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of Coeur d'Alene for only \$95.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn't do, what I could and couldn't do, and what I would and wouldn't do if personal safety or property damage was involved. If you don't understand something, or if I did not make myself clear, please contact me (I'm available 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc.) Also feel free to visit my web site at www.cdaInspector.com

And, finally, THANK YOU for hiring us to inspect your new home!

Russ & Jeanne

Inspection Agreement

Authorization and Terms, dated: _____
 between **Inspector(s):** Russell S. Spriggs / Jeanne M. Considine
 and **Client:** _____
 to inspect **Address:** _____.

The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR GUARANTEES to perform a visual, non-invasive inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. This product is relayed to the client, whose responsibility it is to read, interpret and act upon it. A licensed contractor should evaluate all noted concerns and adjacent areas. Inspector denies any liability, as he has no authority to require that any party accomplish anything mentioned or suggested in this report.

2. **Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>.** Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions, such as sealed areas, sprinkler systems, spas, attic areas without permanent flooring, any crawlspace areas with less than 36" clearance, etc. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR

will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, methamphetamines or other drugs, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind. CLIENT agrees to submit, in lieu of litigation, any disputes which may arise in connection with the Inspection of the subject property, to mediation / arbitration under the Rules of the National Association of Certified Home Inspectors' Alternate Dispute Resolution Service (www.nachiadr.com). The Client and Inspector acknowledge that they are bound by the Terms and Conditions of the Inspection Agreement, and that the outcome of any mediation and/or arbitration may be based upon those very Terms and Conditions, and with substantial compliance with the Standards of Practice of NACHI. The Client further agrees to be responsible for all costs associated with the request for mediation/arbitration. The Client understands that, under the Terms of this Agreement, mediation and arbitration proceedings shall be governed and followed as prescribed under the Rules for Mediation, and the Rules for Arbitration, are set forth by ADRS. Proceedings shall first attempt to reach a voluntary settlement under the Rules for Mediation. Should mediation fail to produce a voluntary settlement, and based upon information conveyed during the proceedings, ADRS shall then render a final decision as to the outcome of the action sought under its Rules regarding Arbitration. Both Parties agree to hold the Mediator / Arbitrator, NACHI, and ADRS, harmless from the results of any sought action, or resolution reached through the process. The parties agree that any litigation subsequent to the ADRS process shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has his principal place of residence / business (Bonner County, Idaho). In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

7. CLIENT understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with NACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. **Payment of the fee to INSPECTOR is due upon completion of the on-site inspection and prior to report delivery.** The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. This Agreement is not transferable or assignable.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

I understand that I should have a licensed contractor evaluate all noted comments and concerns before close of escrow.

Client Signature: _____

Email Address: _____

Phone: _____

Printed Mailing Address: _____

Inspection Fee: \$ _____

Make Checks Payable to: Russell S. Spriggs

Mail To: 300 Walnut Lane, Spirit Lake, ID 83869

FAX Form to: 866.349.4124