



# Inspection Report

**Carissa Connelly**

**Property Address:**  
110 Lindsay Cir #2B  
Ketchum ID 83340



**Sun Valley Home Inspections**

**Aaron Heugly  
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NACHI # 17051629**

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<b>Date:</b> 11/25/2024	<b>Time:</b> 02:00 PM	<b>Report ID:</b> 20241125-110-Lindsay-Cir-2B
<b>Property:</b> 110 Lindsay Cir #2B Ketchum ID 83340	<b>Customer:</b> Carissa Connelly	<b>Real Estate Professional:</b> Anna Mathieu

**Introduction:** The following numbered and attached pages are your home inspection report. This report includes pictures, videos if needed, information, maintenance tips and recommendations.

**Scope:** A home inspection is intended to assist in evaluating the overall condition of the subject property. This inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on the day of the inspection. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonable ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by SVHI LLC dba Sun Valley Home Inspections is expressed or implied. This report does not include inspection for wood-destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek 2 to 3 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. SVHI LLC recommends that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report.

**Limitations:** An inspection is not technically exhaustive or invasive; will not identify concealed or latent defects; does not determine the life expectancy of the property or any components or systems therein; does not include items not permanently installed.

**Use of Photos and Videos:** Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A picture issued does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

**What really matters in a Home Inspection:** The home inspection process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short period of time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's property disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? RELAX! Most of your inspection items will likely be maintenance recommendations, minor to moderate imperfections and general wear-and-tear on a system or component. Major defects discovered during the inspection will be listed further in the report. Safety concerns should always be corrected.

Use this report to determine what matters to you. Your real estate professional will also receive a copy of the report so be sure to discuss these items and your concerns with them. They are a great resource and will help you navigate with what to do next. They are great at their job, experienced in these negotiations and have your best interest in mind. Lastly, remember that no home is perfect.

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the

inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Marginal Defect (MD)** = The item, component or unit may or may not be functioning as intended and may not have significant impact on the home's condition or the component itself. These are typically items that may be defective due to deferred maintenance or other reasons.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, is a potential safety issue or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Not Present (NP)** = This item, component or unit is not in this home or building.

### Text Color Key

Note: Red text throughout this report indicates items that are damaged, need repair, replacement or may present a health or safety hazard. Violet text indicates maintenance defects or marginal defects that might not have a significant impact on the home's condition. Brown text indicates cosmetic defects that do not impair function. Green text indicates maintenance tips or recommendations. Blue indicates additional information

### Additional Building Conditions / Comments

**Considerations:** Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**If the Home was Occupied:** Some areas may not have been inspected due to the presence of furniture and stored items.

**Where applicable:** HOA Responsibility: Because this is a General Home Inspection of a property in which a Homeowner's Association may be responsible for maintenance of the structure exterior, those systems and components contained in the responsibilities of the homeowner's association are not included in the General Home Inspection. These systems and components include but may not be limited to the condition of the roof, exterior foundation, exterior grading, exterior surface drainage, exterior wall coverings and exterior trim. The Inspector specifically disclaims the afore-mentioned systems and their components.

**Standards of Practice:**

InterNACHI International Association of Certified Home Inspectors

**Type of building:**

Residential and Commercial, 3-story

**Type of Home:**

Single Family (1 story)

**Approximate Year of Original Construction:**

2008

**Approximate Square Footage:**

979

**Inspection started at:**

1:30 pm

**Inspection ended at:**

**Occupancy:**

**Attending the Inspection:**

3:00 pm

Unoccupied, empty of furniture

Inspector Only

**Weather during the Inspection:**

Partly Cloudy

**Significant precipitation in last 3 days:**

Yes

**Temperature during inspection:**

Below 32 (F)

**Radon Test:**

Yes, In Progress

**1. Building Exterior**

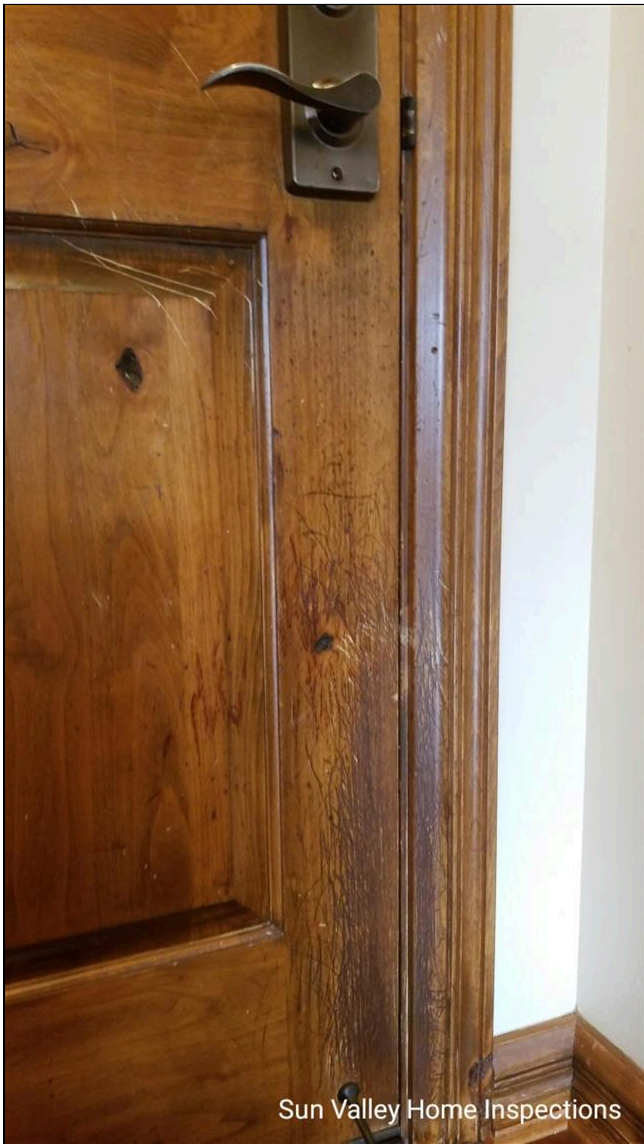
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	MD	RR	NP	Styles & Materials
1.0	Exterior Doors					•	<b>Exterior wall-covering</b>
1.1	Window Exteriors	•					<b>Material:</b> Stucco Stone Veneer
1.2	Exterior Lighting	•					<b>Fascia &amp; Soffit</b>
1.3	Conventional and GFCI Receptacles, Exterior	•					<b>Material:</b> Wood Boards
1.4	Exterior Wall Penetrations	•					<b>Trim Material:</b> Wood Boards
1.5	Fascia, Soffit and Trim	•					<b>Exterior Doors:</b> Wood Metal Metal Sliding Glass Door(s)
1.6	Stucco	•					<b>Window Material:</b> Aluminum
1.7	Stone Veneer	•					<b>Window Glazing:</b> Double-pane

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**Comments:**

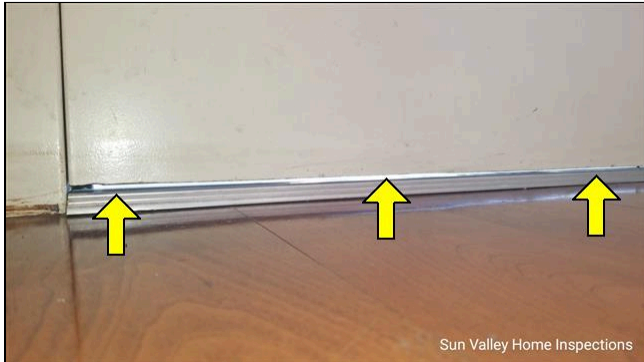
🐾 1.0 (1) Wood entry door had moderate pet scratches on the interior surface.



1.0

🔧 (2) Sliding glass door did not lock when tested multiple times and may need adjustments of the latch and latch plate.

🔧 (3) Lower sweep weatherstripping was missing or inadequate at the family room exterior door. This was allowing for cold air infiltration and will increase heating costs and affect comfort levels in the room.



1.0

**1.6** Determining if the stucco application and underlying conditions are proper, cannot be determined by a visual inspection alone. This is beyond the scope of the inspection being performed. Even the type of system may be hard to identify due to builders and siding applicators using "custom" techniques.

In some cases stucco systems may allow moisture to penetrate the exterior and become trapped, creating latent problems. An adequate stucco application cannot be verified by a visual inspection. I recommend that you consult a certified stucco specialist to further evaluate your stucco system; determine if the architectural details are correct; and test for the possibility of moisture intrusion.

**2. Interior**



Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.



Family Room



Master Bedroom



2nd Bedroom

		IN	NI	MD	RR	NP	Styles & Materials
2.0	Floors	•					<b>Floor Covering</b>
2.1	Walls	•					<b>Materials:</b> Carpet Hardwood Flooring Sheet Vinyl Tile
2.2	Ceilings	•					<b>Walls and Ceilings:</b> Drywall
2.3	Doors	•					<b>Interior Doors:</b> Wood Raised Panel
2.4	Windows and Skylights (Interior condition, operation)	•					<b>Window Operation or</b>
2.5	Emergency Egress Openings (Doors & Windows)	•					<b>Style:</b> Sliding
2.6	Misc. Components: Env. Hazards, etc.	•					
2.7	Smoke Detectors	•					
2.8	Carbon Monoxide Detectors	•					

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IN NI MD RR NP

**Comments:**

**2.4** The Inspector cannot warrant that all (if any) failed double-pane window seals in the home were identified. The symptoms of some failed thermal seals may be visible under certain weather conditions and not visible in other conditions. Further evaluation by a qualified window professional is recommended.

### 3. Kitchen and Built-in Appliances



Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Note: Appliances are operated at the discretion of the Inspector.**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



		IN	NI	MD	RR	NP	Styles & Materials
3.0	Electrical Receptacles, Kitchen	•					<b>Countertop Material:</b> Laminate
3.1	Counters and Backsplash	•					<b>Range/Oven:</b> Electric
3.2	Cabinets	•					<b>Range/Oven Brand:</b> Whirlpool
3.3	Plumbing Drain and Vent Systems	•					<b>Range/Oven Anti-Tip</b>
3.4	Plumbing Water Supply, Faucets and Fixtures	•					<b>Bracket Installed:</b> YES
3.5	Dishwasher	•					<b>Range Hood:</b> Recirculating (removable filter) Lights and fan operable
3.6	Range/Oven	•					<b>Built-in Microwave &amp;</b>
3.7	Range Hood, Cooktop Exhaust	•					<b>Range Hood Venting:</b> Whirlpool
3.8	Built-in Microwave	•					<b>Dishwasher Brand:</b> Whirlpool
3.9	Garbage Disposal	•					<b>Dishwasher Anti-</b>
3.10	Refrigerator	•					<b>siphon method:</b> High-loop installed
		IN	NI	MD	RR	NP	<b>Garbage Disposal</b>
							<b>Brand:</b> InSinkErator
							<b>Refrigerator Brand:</b> Whirlpool

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**Comments:**

**3.1 Maintenance Tip:** Caulk all open seams along the backsplash and along the sink to prevent moisture intrusion

**3.7** The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

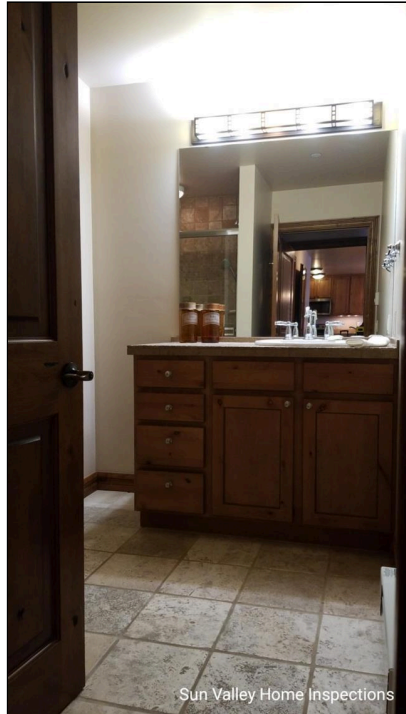
**3.9 Maintenance Tip:** Odors naturally occur within a garbage disposal over time. To clean and deodorize your disposal: Drop in a 1/2 cup of ice cubes and 1/4 cup of lemon cut into small pieces and/or 1/2 cup baking soda. Turn on the disposal and allow to run for 30 seconds, while the disposal is still running, turn on the cold water to help flush the lemon through the disposal. Run until the disposal is clear. Repeat as often as needed.

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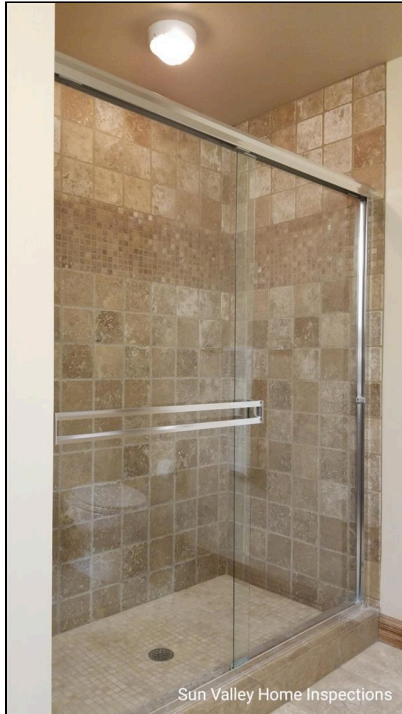
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Bathrooms**

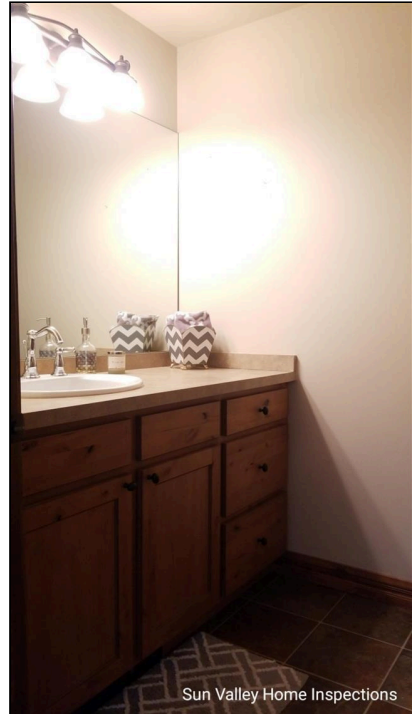
Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation



Master Bathroom



Master Bathroom



2nd Bathroom

		IN	NI	MD	RR	NP	Styles & Materials
4.0	Electrical Receptacles, Bathrooms	•					<b>Floor:</b> Linoleum Tile
4.1	Counters and Cabinets	•					<b>Countertops:</b> Laminate Tile
4.2	Mirrors	•					<b>Ventilation:</b> Fan
4.3	Sinks and Faucets	•					<b>Bathtub:</b> Bathtub with shower
4.4	Ventilation	•					<b>Shower:</b> Tiled, Site-Built enclosure
4.5	Toilet	•					
4.6	Shower				•		
4.7	Bathtub	•					

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**Comments:**

**4.4 Maintenance Tip:** Clean the grill cover annually or more frequently as needed to reduce dust accumulation on the exhaust fan. Exhaust fans should be used during bathing and for up to 20 minutes after bathing to properly exhaust the warm moisture-laden air. This will help to prevent mildew and fungal growth from forming on bathroom walls and ceilings.

**4.6** Wall mount showerhead in the master bathroom leaked significantly around the head when operated.

**5. Laundry Room**

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.



		IN	NI	MD	RR	NP
5.0	Clothes Dryer/Operation	•				
5.1	Dryer Venting	•				
5.2	Clothes Washer/Operation	•				
5.3	Receptacles, Switches, Plumbing Connections	•				
5.4	Lighting	•				

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**Styles & Materials**  
**Installed Dryer Power Source:**  
 Electric  
**Dryer Vent:**  
 Smooth-bore metal (UL-approved)  
**Dryer 240-volt electrical receptacle:**  
 Modern 4-prong  
**Clothes Washer Brand:**  
 WHIRLPOOL  
**Clothes Dryer Brand:**  
 WHIRLPOOL

**Comments:**

**5.0** Clothes dryer was activated and ran through a complete drying cycle on high-heat. No deficiencies in the functional operation were observed at the time of the inspection

**5.1 Maintenance Tip:** Check and clean the exterior exhaust vent of the clothes dryer to ensure that the damper works as intended. Cleaning the dryer's built-in lint trap after each cycle will help minimize the amount of lint going through the dryer vent.

**5.2** Clothes washer was activated and ran through a complete wash cycle with hot water. No deficiencies in the functional operation were observed at the time of the inspection

**5.3** As a recommended upgrade, consider changing the existing washing machine water supply lines from the current rubber hoses to more durable and burst-resistant stainless steel braided hoses. This type of

stainless steel hose has nearly double the PSI rating than those made from rubber and can help prevent costly repairs due to a burst water hose.



5.3

6. Plumbing



Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

		IN	NI	MD	RR	NP
6.0	Water Supply and Distribution	•				
6.1	Main Water Shut-Off Valve and Location	•				
6.2	Sewage and DWV Systems	•				
6.3	Gas System					•
6.4	Fire Suppression System		•			

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**Styles & Materials**

**Water Supply Source:**  
Public Water Supply

**Main Water Supply**

**Pipe:**  
Copper

**Main Water Shut-off**

**Device Location:**  
Hallway closet

**Water Distribution**

**Pipes:**  
Cross-linked  
Polyethylene (PEX)

**Drain Waste and Vent**

**Pipe Materials:**  
Acrylonitrile butadiene  
styrene (ABS)

**Functional Flow:**  
All plumbing fixtures  
had functional flow

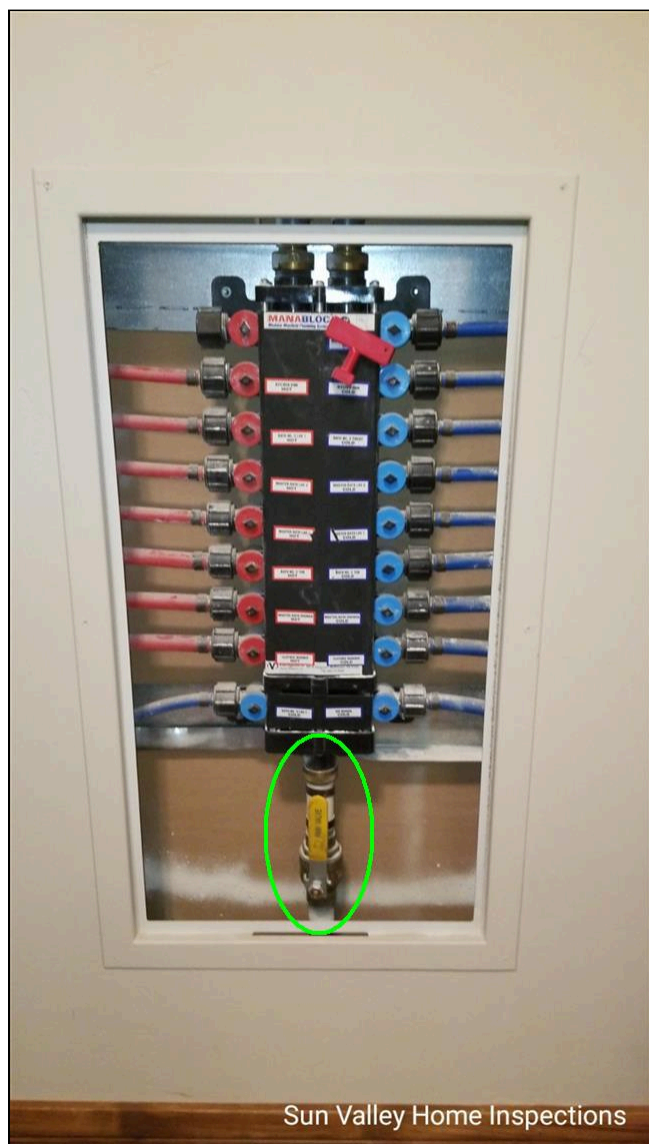
**Functional Drainage:**  
All plumbing fixtures  
had functional drainage

**Sewage System Type:**  
Public

**Fire Suppression:**  
Interior system  
installed, not inspected

Comments:

**6.1** The main water supply shut-off valve is located in the hall closet behind the access panel.



6.1

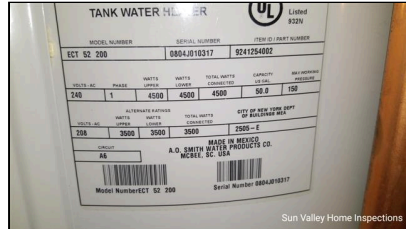
**6.4** The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceiling throughout the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected.

Fire suppression systems should be inspected annually.

**7. Water Heating System(s)**

The inspector shall describe: water heater type; location; fuel source; brand; manufactured date. The inspector will inspect: the water heating equipment, including the energy source, water tank piping connections, venting, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

The inspector is not required to: light or ignite pilot flames; measure the capacity, temperature, age, life expectancy or adequacy of the water heater; turn on electric water heater breakers; inspect anode rods; inspect heating elements.



		IN	NI	MD	RR	NP
7.0	Electric Water Heater	•				
7.1	Manufactured Date	•				
7.2	Tank	•				
7.3	Plumbing Pipes, Valves (inlet, outlet)	•				
7.4	Hot Water Distribution (at each plumbing fixture)	•				
7.5	Electrical Wiring	•				
7.6	Tank Pan	•				
7.7	Tank Seismic Strap(s)				•	•
7.8	Temperature Pressure Release Valve (TPR)/Discharge Pipe	•				

**Styles & Materials**

**Water Heater Brand:**  
A.O. SMITH  
**Water Heater**  
**Location:**  
Hall closet  
**Water Heater Power**  
**Source:**  
Electric  
**Water Heater**  
**Capacity:**  
50 Gallon  
**Number of Water**  
**Heaters:**  
1

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**IN NI MD RR NP**

**Comments:**

**7.1** (1) Manufactured Date: 2008

*According to NAIB 1997 and Freddie Mac 2002, the average life span for an electric water heater is 10-15*

*years a gas water heater is 15-18 years.*

 (2) *Due to age alone consider further evaluation of water heater's condition by a licensed plumber.*

**7.2 Maintenance Tip:** Drain the tank at least once a year to remove sediment. Replace the anode rod in the tank every 5-10 years. Cleaning the tank annually prolongs the life of the anode rod. If your electric water heater has not been cleaned for years and seems inefficient, check the heating element. Keep the water temperature at 120F to 130F.

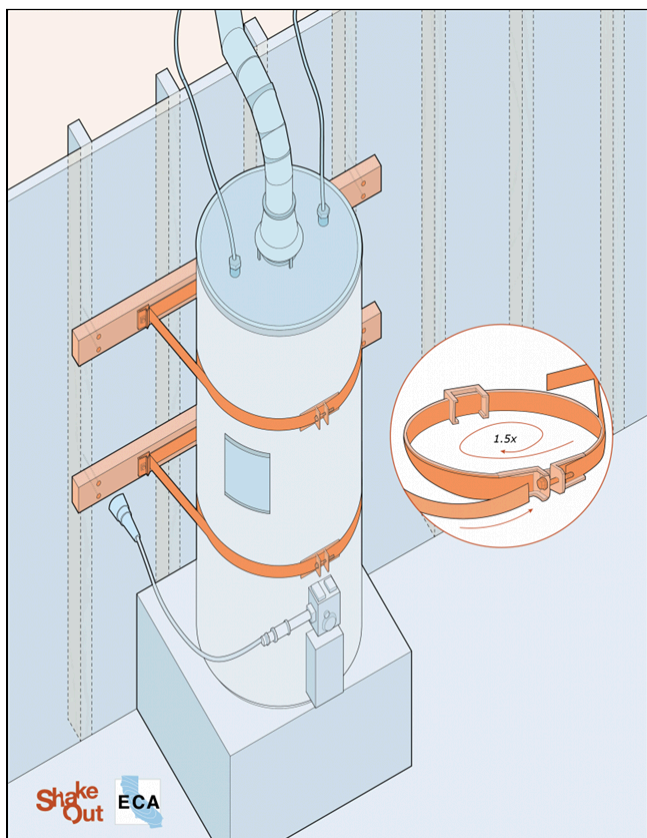
**7.3** The cold water inlet connection for this water heater had moderate mineral buildup and corrosion indicating a past leak. No active water leakage was observed at the time of the inspection.

The hot water outlet connection for this water heater had moderate mineral buildup and corrosion indicating a past leak. No active water leakage was observed at the time of the inspection.



7.3

**7.7** Water heater lacks seismic straps. Consider installation of this safety feature per modern building standards by qualified contractor. During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.



7.7

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

8. Electrical

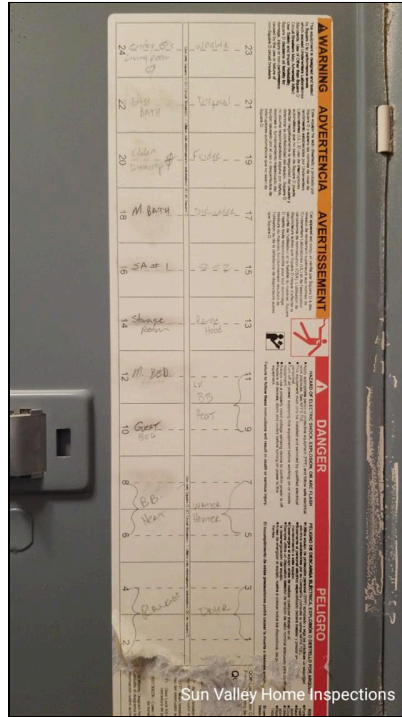


Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

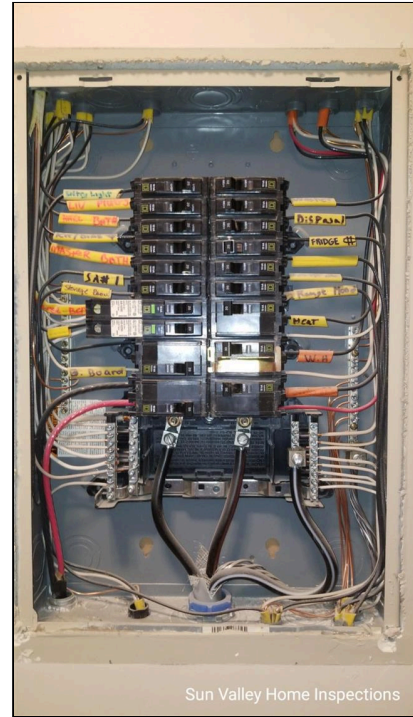
The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting



Distribution Panel



Distribution Panel: circuit directory



Distribution Panel: interior view

		IN	NI	MD	RR	NP	Styles & Materials
8.0	Electric Meter		•				<b>Electrical Service</b>
8.1	Service Disconnect		•				<b>Conductors:</b> Underground service 120/240 volt service
8.2	Equipment Grounding & Bonding	•					<b>Service Disconnect</b>
8.3	Distribution Panel Cabinet, Ampacity, and Cover	•					<b>Location:</b> Did not locate (HOA)
8.4	Distribution Panel Wiring	•					<b>Distribution Panel</b>
8.5	Electrical Panel Overcurrent Protection Devices	•					<b>Capacity:</b> 125 AMP
8.6	Conventional Electrical Receptacles (interior)	•					<b>Distribution Panel</b>
8.7	Switches	•					<b>Manufacturer:</b> Square D
8.8	Lighting and Switched Devices				•		<b>Distribution Panel</b>
							<b>Location:</b> Entryway
							<b>Type of Branch Wiring:</b> Stranded Aluminum

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

		IN	NI	MD	RR	NP
8.9	Doorbell					•

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

Romex  
Stranded Copper

**Service OCPD Type:**  
Breakers

**Ground Fault Circuit  
Interruptor (GFCI)**

**Protection:**  
YES

**Arc Fault Circuit  
Interruptor (AFCI)**

**Protection:**  
YES

**Comments:**

**8.5** (1) The home's electrical service contained Ground Fault Circuit Interrupter (GFCI) breakers and/or receptacles designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

(2) Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Beginning in 2002, AFCIs are now required in all new home construction and should be installed on all bedroom electrical circuits. The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

#### THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

**8.7** Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice. Functionality of all switches in the home may not be confirmed by the inspector.

**8.8** An undercabinet light fixture in the kitchen did not respond to the switch and was missing the electrical box cover. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



8.8

9. Heating



Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).



		IN	NI	MD	RR	NP
9.0	Presence of Installed Heat Source in Each Livable Room	•				
9.1	Thermostat	•				
9.2	Electric Baseboard and Electric Resistance Heaters	•				

IN= Inspected, NI= Not Inspected, MD= Marginal Defects, RR= Repair/Replace, NP= Not Present

**Styles & Materials**  
**Heating System Type:**  
 Electric baseboard heaters  
 Electric resistance heaters  
**Energy Source(s):**  
 Electric  
**Number of Heat Systems or Types:**  
 Two

**Comments:**

**9.2 (1) Maintenance Tip:** Turn off the heating unit at the circuit breaker first. Then, remove the grill cover and gently vacuum off the heating elements and if applicable the blower fan and interior of the heating unit. This will help to eliminate odors commonly associated with this type of heating equipment. Cleaning the units annually prior to the cold winter months will also help increase the lifespan and efficiency of the units.

(2) At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric baseboard and resistance heaters.

## Summary



### Sun Valley Home Inspections

**PO Box 1637  
Hailey ID 83333  
208-481-1969  
NACHI # 17051629**

**Customer**  
Carissa Connelly

**Address**  
110 Lindsay Cir #2B  
Ketchum ID 83340

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### **Plumber**

#### **4.6 Shower**

##### **Repair/Replace**

Wall mount showerhead in the master bathroom leaked significantly around the head when operated.

#### **7.1 Manufactured Date**

##### **Inspected**

(2) *Due to age alone consider further evaluation of water heater's condition by a licensed plumber.*

#### **7.7 Tank Seismic Strap(s)**

**Repair/Replace, Not Present**

Water heater lacks seismic straps. Consider installation of this safety feature per modern building standards by qualified contractor. During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

**⚡ Electrician****8.8 Lighting and Switched Devices****Repair/Replace**

An undercabinet light fixture in the kitchen did not respond to the switch and was missing the electrical box cover. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

**🔧 Contractor****1.0 Exterior Doors****Repair/Replace**

- (1) Wood entry door had moderate pet scratches on the interior surface.
- (2) Sliding glass door did not lock when tested multiple times and may need adjustments of the latch and latch plate.
- (3) Lower sweep weatherstripping was missing or inadequate at the family room exterior door. This was allowing for cold air infiltration and will increase heating costs and affect comfort levels in the room.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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