



**"Providing The Freedom  
To Pursue Your American Dream"**

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## **PROPERTY INSPECTION REPORT**

12345 FORSALE STREET, EAGLE, IDAHO 83616



**PREPARED FOR:** Robert and Hannah Homeowner

**INSPECTION  
DATE:** 4/20/2006

**REPRESENTED  
BY:** Buyer Agent (*We Buy Realty*)  
Seller Agent (*We Sell Realty*)

**INSPECTED BY:** Bryan 'Woody' Wooddell

**REPORT ID#:** Sample Report

**MLS ID#:** MLS12345

This report is the exclusive property of Freedom Inspection Services, Inc. and the Client whose name appears herewith, and its use by any unauthorized persons is prohibited.  
The report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
This report format has been certified to be in substantial compliance with the Standards and Practices of the American Society of Home Inspectors.

Dear Robert and Hannah,



Thank you for choosing me as your property inspector. At your request, a visual inspection of the below referenced property was performed. I am happy to provide you with the attached report, which should provide you with a better understanding of the property's condition, as observed at the time of inspection. My inspection and report adhere to the Standards of Practice of the American Society of Home Inspectors (ASHI).

My inspection is a non-invasive, visual observation of the readily accessible systems and components of the property. Please be aware that every property has imperfections or items that require maintenance. It's my job to discover and report these so you can make informed decisions. This report should not be used as a tool to demean the property, but rather as a way to illuminate the realities of ownership.

Please take the time to review this report carefully. Feel free to contact me anytime to walk through the report, ask questions, discuss concerns, or even discuss home maintenance topics. I am always available to you and happy to help!

Thank you again for selecting Freedom Inspection Services, Inc. for your property inspection needs. Good luck and I wish you the best!

Sincerely,

Bryan 'Woody' Wooddell, Certified Property Inspector

### GENERAL INSPECTION AND PROPERTY RELATED INFORMATION TABLE

|                         |   |                           |  |
|-------------------------|---|---------------------------|--|
| <b>Inspection Date:</b> | 4/20/2006 8:12 PM   | <b>Property Address:</b>  | 12345 Forsale Street, Eagle, Idaho 83616 |
| <b>Inspection Type:</b> | Single Family Residence   | <b>Building Type:</b>     | Ranch                                    |
| <b>Inspected By:</b>    | Bryan 'Woody' Wooddell  | <b>Number of Stories:</b> | One                                      |
| <b>Inspection Fee:</b>  | Dollars   | <b>Construction Type:</b> | Wood Frame                               |
| <b>Client Info:</b>     | Robert and Hannah Homeowner<br>1111 Inspection Street, Boise, Idaho 83714 | <b>Building Faces:</b>    |  |
| <b>Buyers Agent:</b>    | Buyer Agent, We Buy Realty  | <b>Year Built:</b>        | 1968                                     |
| <b>Sellers Agent:</b>   | Seller Agent, We Sell Realty  | <b>Square Footage:</b>    | 2000                                     |
| <b>Client Present?</b>  | Yes   | <b>Outbuildings:</b>      | None                                     |
| <b>Weather:</b>         | Clear and Dry, 65 degrees   | <b>Small Acreage:</b>     | None                                     |

### INSPECTION REPORT KEY DEFINITIONS TABLE

|                                 |   |
|---------------------------------|---|
| <b>AS (Appears Serviceable)</b> | 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.  |
| <b>NS (Needs Service)</b>       | The component and/or system is not functioning as intended or needs further inspection by a qualified contractor. Components or systems that can be repaired to satisfactory condition may not need replacement. Action is recommended for these items. |
| <b>FYI (Informational)</b>      | I observed something about the system or component that is worth noting as informational to the client. This may include items that need repair or replacement but are not considered immediately critical, cosmetic issues, brand information, etc.    |
| <b>NI (Not Inspected)</b>       | I did not inspect this system and/or component and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.   |
| <b>NV (Not Fully Visible)</b>   | The component and/or system is not fully visible and I am therefore unable to inspect and/or comment on the system/components completely.   |



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## GENERAL INSPECTION AND PROPERTY OBSERVATIONS/TIPS

*The following informational topics are provided to help you better understand the inspection as well as various topics that pertain directly to this particular property:*

### **Lead Based Paint**

Many homes built before 1978 will contain lead based paint ( the manufacture of lead based paint was banned by the EPA in 1978). You should also realize that there was lead based paint on the shelf for a short time after 1978, so even some post 1978 homes could possibly have lead based paint. Lead is a common element in older homes, either in paint, dust, or in sites soil and can be found both inside and outside of the home. The presence of lead can only be determined by a professional assessment of the physical characteristics of the material, such as its susceptibility to damage. The potential for interface between the building occupants and the material is critical to assess the real hazard (and to then define an appropriate response action). If you have children under six years of age or are planning to have children you should be concerned about lead. For more information visit the HUD website at: <http://www.hud.gov/offices/lead/index.cfm>

### **Composite Board Siding.**

Composite board siding is a man-made board manufactured from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed to make composite wood products. Composite board siding, made by various manufacturers, is one of the most commonly seen siding materials in the Treasure Valley. Many of the issues observed with this type of siding arise from improper installation and/or improper maintenance. Composite siding requires a consistent maintenance routine of caulking and painting to ensure water tightness and avoid deterioration. With proper installation and maintenance, composite board siding should provide excellent service.

There have been, however, a number of known product defect issues with various manufactures of composite board siding. One of the more well known issues was the class action suite brought against Louisiana-Pacific for products they manufactured. There continue to be a number of issues and class action suits outstanding. If your siding is showing indications of heavy warping, excessive deterioration at the drip edges and/or joints, I suggest you contact a professional siding contractor for an evaluation. More information can be found at <http://www.hardboardsidingclaims.com>.



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## GENERAL SUMMARY

### Customer

Robert and Hannah Homeowner  
1111 Inspection Street  
Boise Idaho 83714

### Property

Single Family Residence  
12345 Forsale Street  
Eagle, Idaho 83616

*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 appear to warrant 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, efficiency, or safety 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.*

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## Roofing / Chimneys / Attic

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### 1.0 ROOF COVERINGS

#### Needs Service, Not Fully Visible

The roof covering is damaged at the front of home. This damage should be repaired or replaced. I recommend a qualified contractor inspect the roof coverings and repair as needed.

### 1.3 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

#### Needs Service

The gutter is deteriorated and is holding water due to incorrect slope towards downspout at the East side and South side of residence. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

### 1.4 ROOF STRUCTURE AND ATTIC ACCESS

#### Needs Service

The 2x6 rafter is cracked completely through (above Living room). This is a structural issue and repairs are needed to maintain the stability of roof. All truss repairs should be approved by an engineer or qualified architect before performing the work involved. I recommend you contact a qualified roofing engineer to evaluate the problem and recommend the appropriate course of action.

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## Exterior

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### 2.1 DOORS (exterior)

#### Needs Service

The main entry door at the rear of home has a broken threshold seal. This is a maintenance issue and is for your information. I recommend replacement.

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING

## **WALLS (With respect to their effect on the condition of the building)**

### **Needs Service, Informational**

The concrete drive at the garage is deteriorated in areas and has settlement cracks. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.

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## **Garage**

### **3.0 GARAGE CEILINGS**

#### **Needs Service**

A pull-down ladder assembly in the garage ceiling violates the necessary firewall separation between the garage and living space of this residence. Its hatch should be covered with fire rated material, or the wall of the residence beyond the hatch must be dry-walled.

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## **Laundry Room**

### **6.2.A FLOORS**

#### **Needs Service**

The vinyl floor covering is loose and pulling up at the laundry room. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified contractor should inspect and repair as needed.

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## **Plumbing System**

### **8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

#### **Needs Service**

The tub drain leaks in the crawlspace. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

### **8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

#### **Needs Service**

The pressure relieve valve on the water heater does not have a discharge pipe. This is a safety issue. I recommend a qualified plumber install a discharge pipe that terminates to the exterior a minimum of six inches and a maximum of twenty-four inches above grade.

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## **Electrical System**

### **9.4 Wiring Observations**

#### **Needs Service**

There is a live 220-volt conductor which has been disconnected and abandoned, laying on the ground in the crawlspace of this residence. This is an extreme safety issue which should be corrected by a licensed electrician immediately.

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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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