

Inspection Report

Provided by:

OnPoint Inspections

Inspector: Brent Sostrom

Property Address

12345 Somestreet, Somewhere, ID 83858



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Report Information

Client Information

Client Name	Client
Client Email	

Property Information

Approximate Year Built	2021
Approximate Square Footage	2279
Number of Bedroom	3
Number of Bath	3
Direction House Faces	East

Inspection Information

Inspection Date	
Inspection Time	9:00am
Weather Conditions	Sunny
Outside Temperature	80 Degrees

Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection; Thermal imaging does not exceed visual inspection only status but provides a different perspective based on external scanning of surface temperatures that may indicate hidden issues requiring further invasive inspection and/or repair.

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

1.3 Sidewalk Conditions (Repair)

Patio fireplace is not connected to natural gas or propane.

1.4 Retaining Wall Conditions (Repair)

Concrete. A section of the northeast vinyl fence is warped. Recommend repairs/replacement.

Exterior

2.5 Exterior Door Conditions (Repair)

Paint is worn/chipped at the sides of the door jambs on the man door to the RV garage. Recommend painting to prevent deterioration of the door jambs.

Interiors

7.2 Ceiling Conditions (Repair)

A crack was found on the ceiling between the family room near the patio door and the hallway to the casita. Recommend repairs.

Bathroom 2

12.10 Counter - Cabinet Conditions (Repair)

The left cabinet door does not properly self-close.

Kitchen

15.8 Lighting Conditions (Repair)

One of the bulbs is out in the hall light fixture.

Garage - Laundry

16.11 Laundry Room Conditions (Repair)

Dryer vent is clear. The ceiling exhaust fan does not shut off. Recommend repairs/adjustments.

1 Grounds

Grading

Grading Slope

The site is mostly flat.

1.1) Grading Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways - Patio

Driveway Material

Concrete.

1.2) Driveway Conditions

AS

Sidewalk Material

Concrete.

1.3) Sidewalk Conditions

R

Patio fireplace is not connected to natural gas or propane.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Retaining Wall

Retaining Wall Material

1.4) Retaining Wall Conditions

R

Concrete. A section of the northeast vinyl fence is warped. Recommend repairs/replacement.



2 Exterior

Front - Back Entrance

Front Entrance Type Covered Porch.

2.1) Front Entrance Conditions

AS

Back Entrance Type Covered Patio.

2.2) Back Entrance Conditions

AS

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are metal, stone veneer, vinyl, and wood.

2.3) Exterior Wall Conditions

AS

Exterior Windows - Doors

Window Type Sliding.

Window Material Vinyl.

2.4) Window Conditions

AS

2.5) Exterior Door Conditions

R

Paint is worn/chipped at the sides of the door jambs on the man door to the RV garage.
Recommend painting to prevent deterioration of the door jambs.

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Exterior Water Faucet(s)

Faucet Location

North side of home. West side of home.

2.6) Faucet Conditions

AS

Anti-siphon valves not tested.

Hot Tub

Cover-Shell

Left side cover lock is damaged.



2.7) Jets - Heater - Lights

AS

Operation appears to be good.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One.

3.1) Roof Covering Condition

AS



3.2) Flashing Conditions

AS

3.3) Gutter & Downspout Conditions

AS

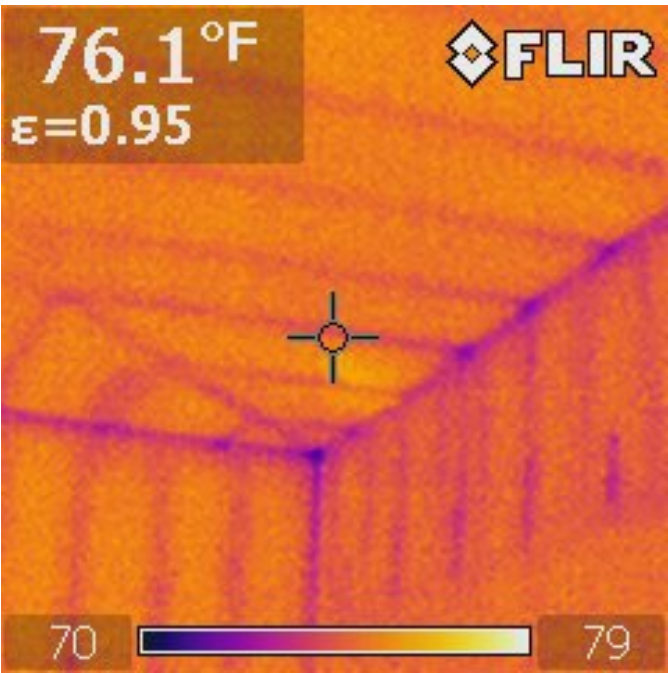
Attic Area

Attic Access	Garage.Guest Bedroom.
Method of Inspection	The attic inspection was limited to those areas visible from the access.
Roof Frame Type	The roof framing is constructed with truss framing.
3.4) Attic Conditions	<div>AS</div>
Attic Ventilation Type	Gable Vents.Soffit vents.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3.5) Attic Ventilation Conditions

AS



Attic Insulation Type

Loose fill. House is well insulated.

3.6) Attic Insulation Conditions

AS

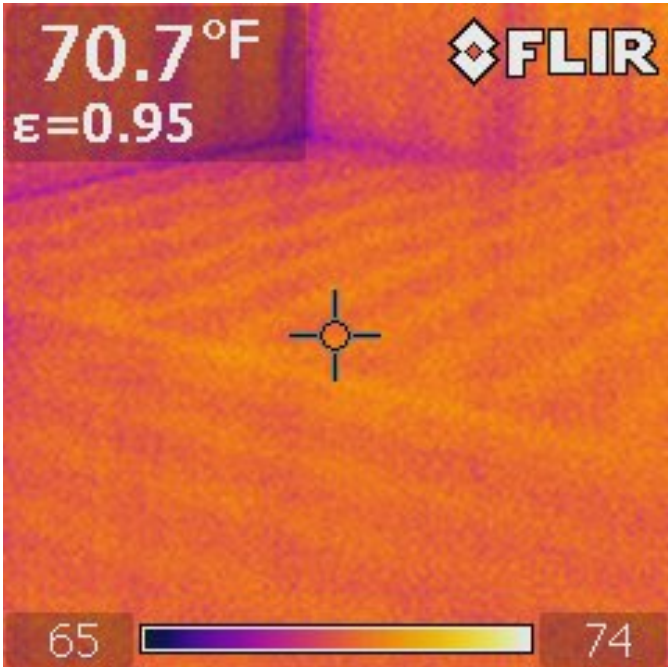
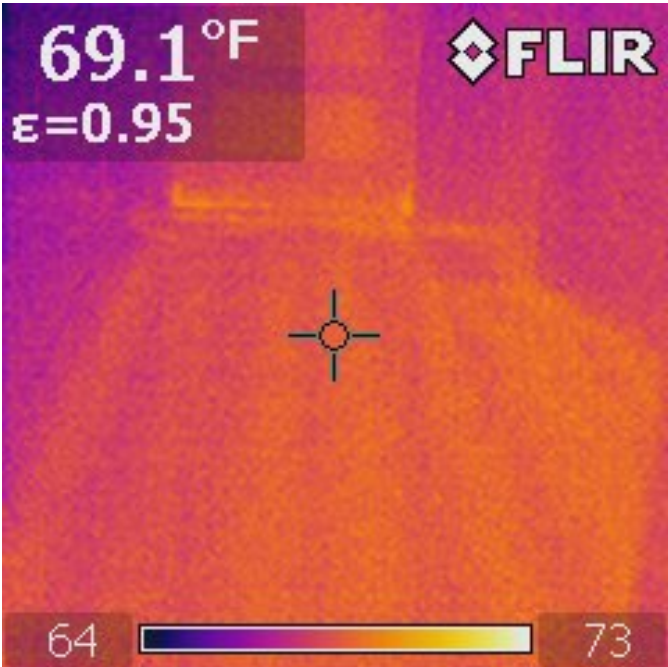
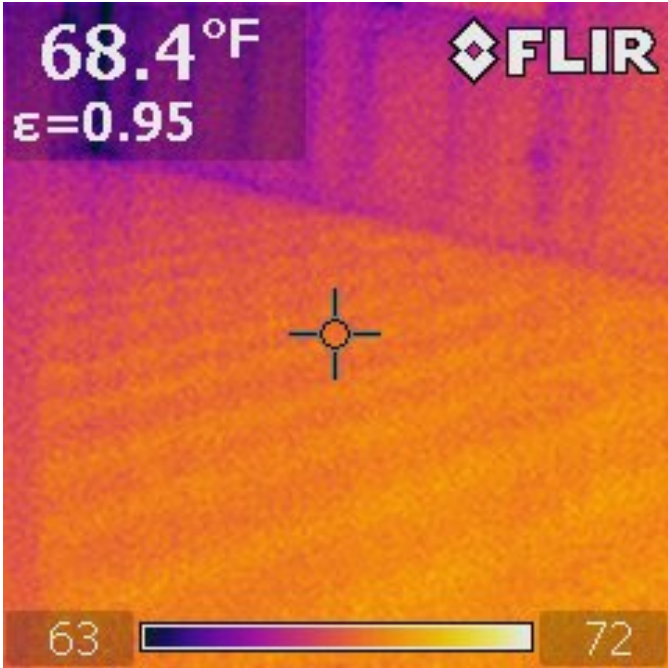
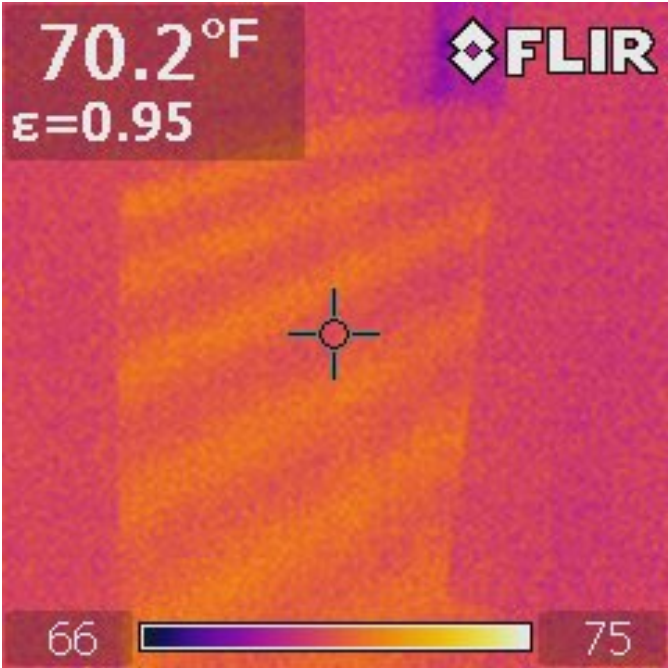
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4 Heating - Air

Heating

Location of Unit NE corner and SW patio. Radiant unit located in front bathroom closet. Garage

Heating Type Forced Air.Heat Pump. Hot Water. Radiant floor heat appears to be working in all zones.



Energy Source Electric.Natural Gas.

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Approximate BTU Rating Not Available

4.1) Unit Conditions

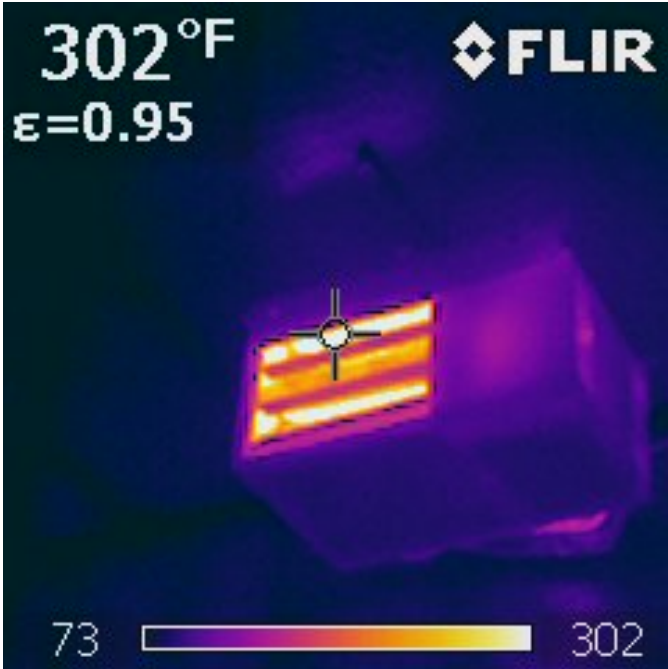
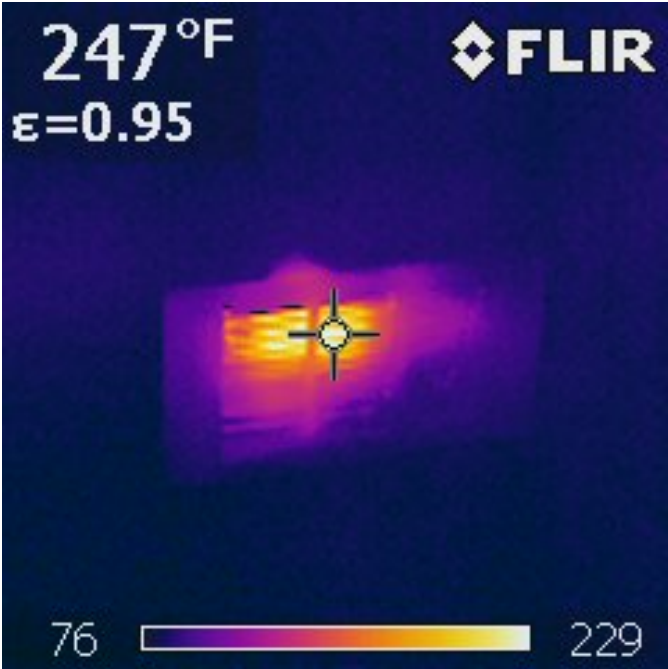
AS

Distribution Type The visible areas of the heat distribution system is electric baseboard. The visible areas of the heat distribution system is ductwork with registers.

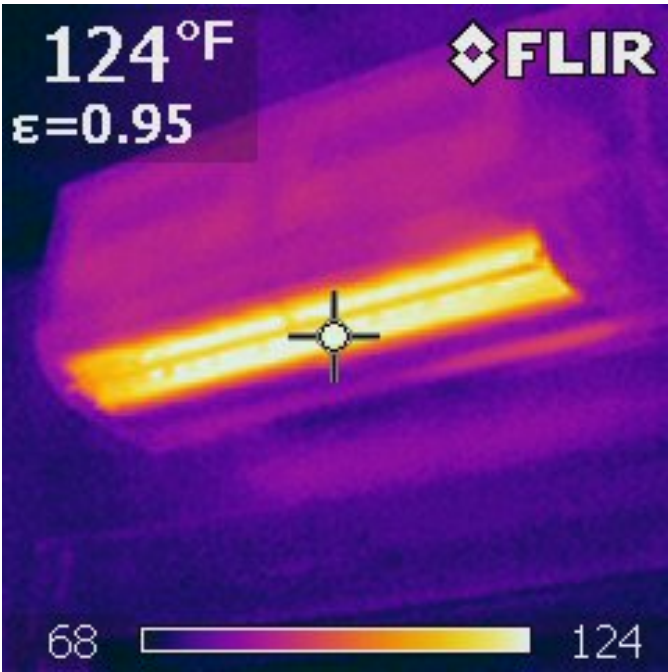
4.2) Distribution Conditions

AS

Operation and output of all HVAC units is good. All wall heaters are functional. Garage gas heater operation is good.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



4.3) Ventilation Conditions

AS

4.4) Thermostat Condition

AS

Air Condition - Cooling

Type of Cooling System Split system.

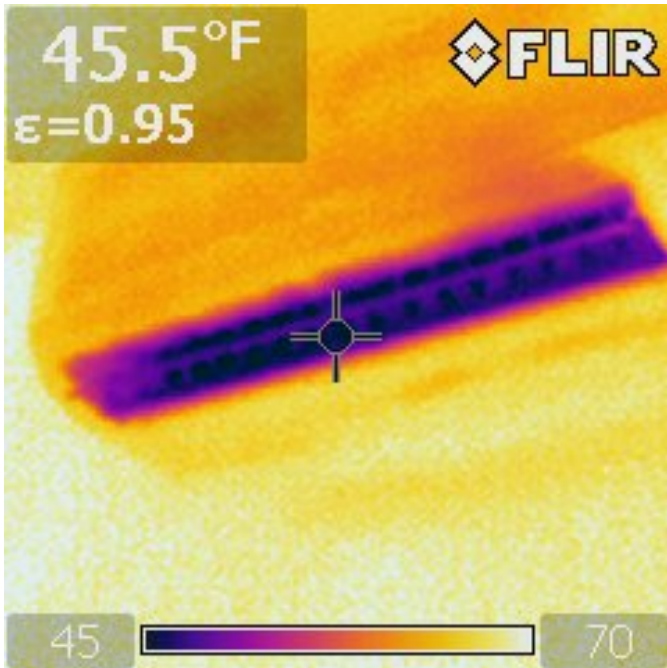
AC Unit Power 120V. 240V.

4.5) AC Unit Conditions

AS

Operation and output of all AC units is good.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Aluminum.
Number of Conductors	Two.

5.1) Electrical Service Conditions

AS

Main Electrical Panel

Main Disconnect Location	Near Front Door
Electric Panel Location	Near Front Door
Panel Amperage Rating	200
Circuit Protection Type	Breakers.

5.2) Wiring Methods

AS

The main power cable is copper. The branch cables are copper. The main power cable is aluminum. The branch cables are copper.



5.3) Electrical Panel Conditions

AS

Electrical Subpanel

Subpanel Location

6 Plumbing

Water Main Line

Main Shutoff Location

Front Bathroom Closet



Main Line Material

The visible material of the main line / pipe appears to be plastic.

6.1) Main Line & Valve Conditions

AS

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic.

6.2) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

AS

Water Heater(s)

Water Heater Type

Natural Gas. A circulation pump is built into the AO smith tank but has to be plugged in and set to a desired speed.

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Water Heater Location

Front Bathroom Closet



Water Heater Capacity

50 Gallon.

6.4) Water Heater Conditions

AS

Softener not inspected/tested.



7 Interiors

Walls - Ceilings - Floors

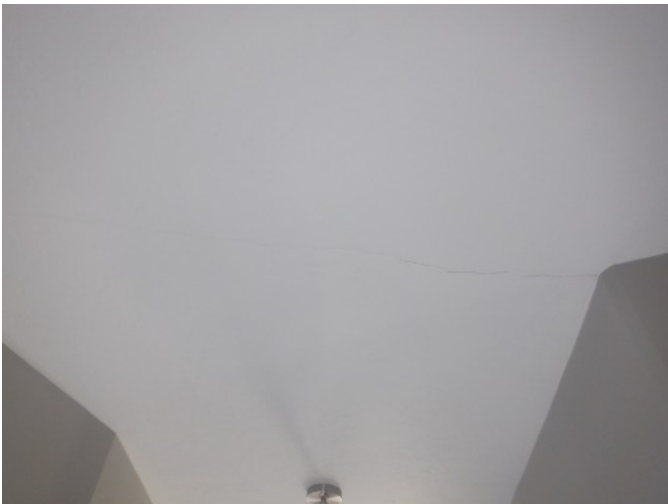
7.1) Wall Conditions

AS

7.2) Ceiling Conditions

R

A crack was found on the ceiling between the family room near the patio door and the hallway to the casita. Recommend repairs.



7.3) Floor Conditions

AS

7.4) Heat Source Conditions

AS

Windows - Doors

7.5) Interior Window Conditions

AS

7.6) Interior Door Conditions

AS

Electrical Conditions

7.7) Electrical Conditions

AS

7.8) Lighting Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7.9) Ceiling Fan Conditions

AS

7.10) Smoke Detector Conditions

AS

Fireplace

Fireplace Location

A fireplace is located at the family room and a second fireplace is located in the guest family room.

Fireplace materials

The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions

AS

8 Bedroom 1**Walls - Ceilings - Floors**

8.1) Wall Conditions

AS

8.2) Ceiling Conditions

AS

8.3) Floor Conditions

AS

8.4) Heat Source Conditions

AS

Windows - Doors

8.5) Interior Window Conditions

AS

8.6) Interior Door Conditions

AS

Electrical Conditions

8.7) Electrical Conditions

AS

8.8) Lighting Conditions

AS

8.9) Ceiling Fan Conditions

AS

8.10) Smoke Detector Conditions

AS

Fireplace

Fireplace Location

Fireplace materials

8.11) Fireplace Conditions

9 Bedroom 2**Walls - Ceilings - Floors**

9.1) Wall Conditions

AS

9.2) Ceiling Conditions

AS

9.3) Floor Conditions

AS

9.4) Heat Source Conditions

AS

Windows - Doors

9.5) Interior Window Conditions

AS

9.6) Interior Door Conditions

AS

Electrical Conditions

9.7) Electrical Conditions

AS

9.8) Lighting Conditions

AS

9.9) Ceiling Fan Conditions

AS

9.10) Smoke Detector Conditions

AS

Fireplace

Fireplace Location

Fireplace materials

9.11) Fireplace Conditions

10 Bedroom Guest**Walls - Ceilings - Floors**

10.1) Wall Conditions

AS

10.2) Ceiling Conditions

AS

10.3) Floor Conditions

AS

10.4) Heat Source Conditions

AS

Windows - Doors

10.5) Interior Window Conditions

AS

10.6) Interior Door Conditions

AS

Electrical Conditions

10.7) Electrical Conditions

AS

10.8) Lighting Conditions

AS

10.9) Ceiling Fan Conditions

AS

10.10) Smoke Detector Conditions

AS

Fireplace

Fireplace Location

Fireplace materials

10.11) Fireplace Conditions

AS

11 Bathroom 1**Walls - Ceilings - Floors**

11.1) Wall Conditions

AS

11.2) Ceiling Conditions

AS

11.3) Floor Conditions

AS

11.4) Heat Source Conditions

AS

Windows - Doors

11.5) Bathroom Window Conditions

AS

11.6) Bathroom Door Conditions

AS

Electrical Conditions

11.7) Electrical Conditions

AS

11.8) Lighting Conditions

AS

11.9) Vent Fan Conditions

AS

Bathroom Sink

11.10) Counter - Cabinet Conditions

AS

11.11) Sink Conditions

AS

Shower - Tub - Toilet

11.12) Shower - Tub Conditions

AS

11.13) Toilet Conditions

AS

12 Bathroom 2**Walls - Ceilings - Floors****12.1) Wall Conditions**

AS

Recommend patching small holes in wall over tub.

**12.2) Ceiling Conditions**

AS

12.3) Floor Conditions

AS

12.4) Heat Source Conditions

AS

Windows - Doors**12.5) Bathroom Window Conditions**

AS

12.6) Bathroom Door Conditions

AS

Electrical Conditions**12.7) Electrical Conditions**

AS

12.8) Lighting Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12.9) Vent Fan Conditions

AS

Bathroom Sink

12.10) Counter - Cabinet Conditions

R

The left cabinet door does not properly self-close.



12.11) Sink Conditions

AS

Shower - Tub - Toilet

12.12) Shower - Tub Conditions

AS

12.13) Toilet Conditions

AS

13 Bathroom 3**Walls - Ceilings - Floors**

13.1) Wall Conditions

AS

13.2) Ceiling Conditions

AS

13.3) Floor Conditions

AS

13.4) Heat Source Conditions

AS

Windows - Doors

13.5) Bathroom Window Conditions

AS

13.6) Bathroom Door Conditions

AS

Electrical Conditions

13.7) Electrical Conditions

AS

13.8) Lighting Conditions

AS

13.9) Vent Fan Conditions

AS

Bathroom Sink

13.10) Counter - Cabinet Conditions

AS

13.11) Sink Conditions

AS

Shower - Tub - Toilet

13.12) Shower - Tub Conditions

AS

13.13) Toilet Conditions

AS

14 Family Room**Walls - Ceilings - Floors**

14.1) Wall Conditions

AS

14.2) Ceiling Conditions

AS

14.3) Floor Conditions

AS

14.4) Heat Source Conditions

AS

Windows - Doors

14.5) Bathroom Window Conditions

AS

14.6) Bathroom Door Conditions

AS

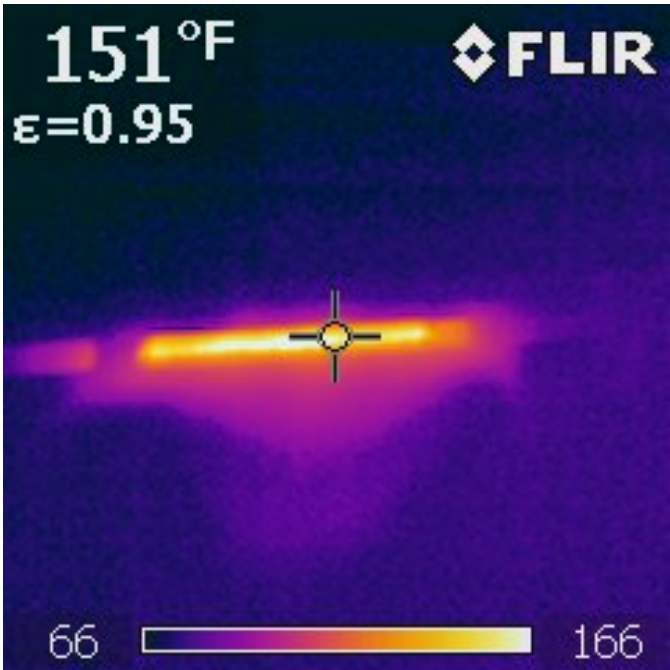
Electrical Conditions

14.7) Electrical Conditions

AS

Electric fireplaces work well.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



14.8) Lighting Conditions

AS

Bathroom Sink

14.9) Counter - Cabinet Conditions

AS

14.10) Sink Conditions

AS

15 Kitchen**Walls - Ceilings - Floors**

15.1) Wall Conditions

AS

15.2) Ceiling Conditions

AS

15.3) Floor Conditions

AS

15.4) Heat Source Conditions

AS

Windows - Doors

15.5) Kitchen Window Conditions

AS

15.6) Kitchen Door Conditions

AS

Electrical Conditions

15.7) Electrical Conditions

AS

15.8) Lighting Conditions

R

One of the bulbs is out in the hall light fixture.

15.9) Ceiling Fan Conditions

AS

Kitchen Sink - Counter tops - Cabinets

15.10) Counter Conditions

AS

15.11) Cabinet Conditions

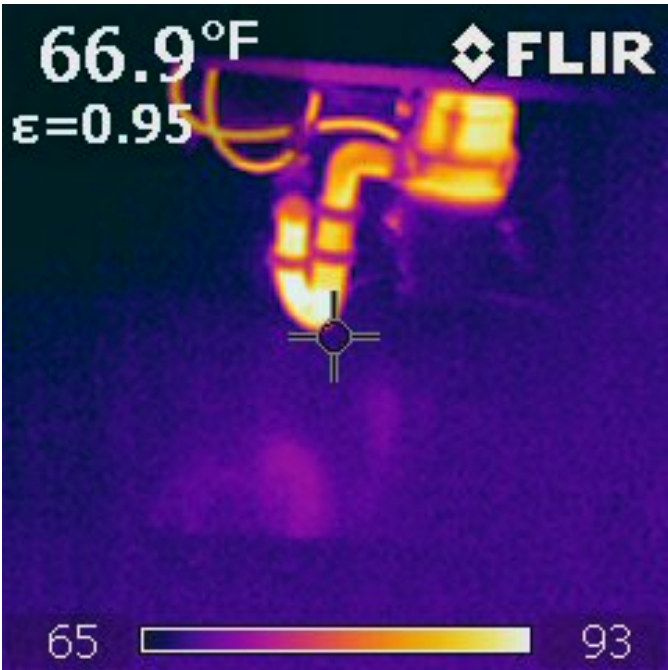
AS

15.12) Sink Plumbing Conditions

AS

No leaking found under sinks.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

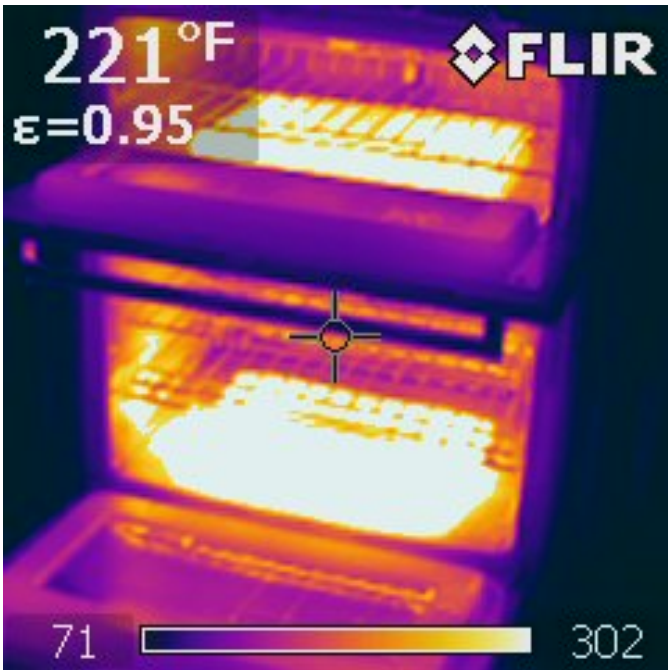
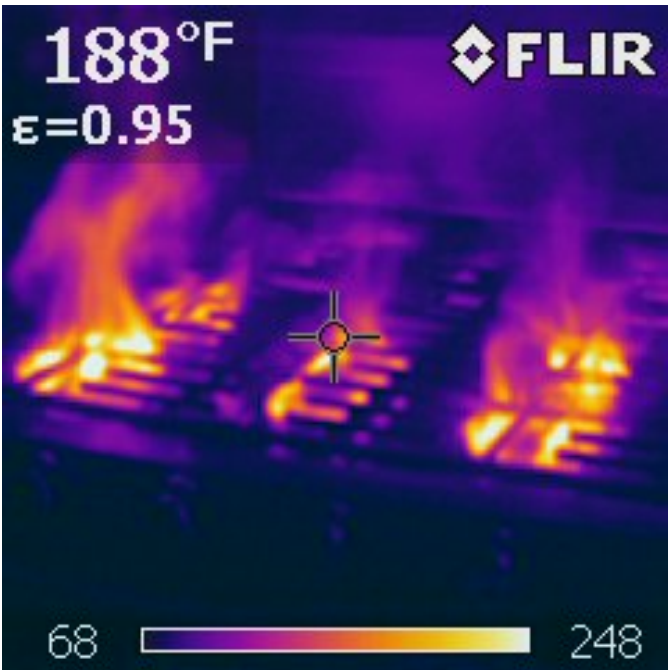


15.13) Garbage Disposal Condition AS

Appliances

Stove - Range Type The oven is gas.

15.14) Stove - Range Condition AS



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

15.15) Hood Fan Conditions

AS

15.16) Dishwasher Conditions

AS

16 Garage - Laundry**Walls - Ceilings - Floors****Garage Type**

The garage is attached to the house. Number of cars is two.
RV garage is attached to the house.

16.1) Siding Conditions (if detached)

AS

16.2) Roof Conditions (if detached)

AS

16.3) Wall Conditions

AS

16.4) Ceiling Conditions

AS

16.5) Floor Conditions

AS

16.6) Window Conditions

AS

16.7) Door Conditions

AS

16.8) Vehicle Door Conditions

AS

16.9) Electrical Conditions

AS

16.10) Lightings Conditions

AS

Laundry Room**Location**

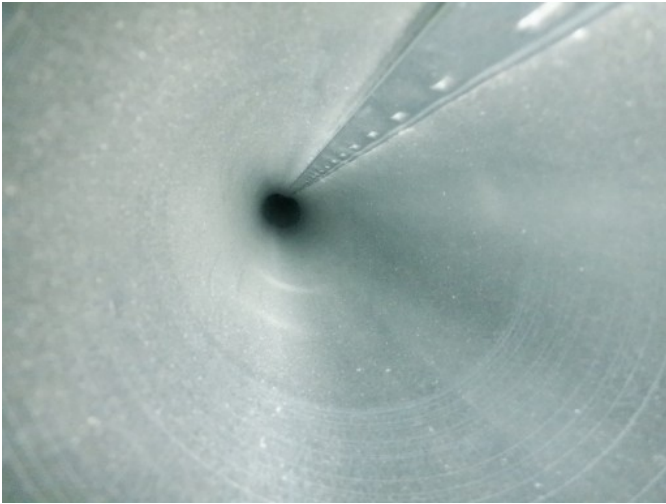
Near Garage

16.11) Laundry Room Conditions

R

Dryer vent is clear. The ceiling exhaust fan does not shut off. Recommend repairs/adjustments.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



17 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

17.1) Foundation Conditions AS

Flooring Structure

Flooring Support Type

17.2) Flooring Support Conditions