Lybeck Home Inspection Service - Home Inspection Report

Client Name: Your Name Here

Phone: 208 xxx xxxx

Home Description: 2- Story, on Partial Basement

Approx. Age of Home: 1920

Inspection Address: Street, City, Idaho

Date: February 28, 2011

Inspection #: 022811A

Date of Last Significant Moisture: 02/24/11.

Temperature: 20's

Weather Conditions: Partly Cloudy





Website: www.lybeckhomeinspection.com Email: eric@lybeckhomeinspection.com NACHI Certification #: NACHI06091897





Inspection #: 022811A

Inspection Limitations:

A	Exterior Visual Inspection Limitations:
	Partially concealed by snow and ice
В	Interior Visual Inspection Limitations:
	None
C	Attic Area Visual Inspection Limitations:
	No access into attic.
	Vaulted ceiling construction. No access into the insulation cavities.
	Could not open without substantial means.
D	Electrical and Plumbing Related Inspection Limitations:
	Plumbing and electrical wiring are partially concealed in walls and floors. Cannot visually inspect components that are hidden from view.
E	HVAC Related Inspection Limitations:
_	None
F	Seasonally Related Inspection Limitations: (below freezing or hot weather)
-	Sprinkler system appears to be winterized. Did not operate.
	Did not operate sprinkler system due to cold temperatures.







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How to read this report:

The "Summary" (on the next 2 pages) provide a quick overview of all "Major" and "Minor Concerns", and will direct you to pages for more information.

The main part of the report is laid out in the following manner:

Each area of the home is divided into sections.

Each section is divided into it's respective components.

This area will report the component type and condition, as well as inspection comments.

This shows the "level of concern" of the topic inspected.

Hint:

To quickly find the "problem areas," look for "X" and "XX" on the right side of the page.

1

Example Topic (Driveway):

Type: Concrete
Condition: Cracks

Comments: Major deterioration noted. Consider replacing damaged section(s).

No Problem
Minimal Concern
Minor Concern X
Major Concern XX



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Summary of Major and Minor Concerns:

Major Concerns:

1	Roof Leaks
	On south side dormer
	Page: 15 16 35 42
	Intentionally blank

Minor Concerns:

	minor concerns.
1	Tree is making contact with home
	Recommend trim
	Page: 6
2	Ground contact with wood
	Exterior - base of home in some areas.
	Page: 9
3	Exterior trim
	Missing above the east upper window. Minor deterioration in some areas.
	Page: 10
4	Back door
	Rusted, deteriorated
	Page: 13
5	Electrical Outlets
	Inoperative, GFCI upgrades, False ground
	Page: 14 19 21 28
6	Roof trim
	Soffet trim deteriorated
	Page: 17
7	Cadet heaters
	2 Cadet brand heaters are on the "recall list", 1 is inoperative
	Page: 24
7	2 Cadet brand heaters are on the "recall list", 1 is inoperative

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8	Kitchen Range Exhaust Vent
	Partially blocked
	Page: 27
9	Bathroom sink
	Loose
	Page: 33
10	Windows
	Panes missing(cracked), fogged, stuck closed,
	Page: 36 40 47
11	Hand railing and steps
	In basement stairway, recommend use caution, recommend install hand railing.
	Page: 46 49
12	Water Temperature
	Consider lowering to 120 degrees
	Page: 49







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Lot & Landscaping:

LEVEL OF CONCERN

1	Driveway:	No Problem
	Type: Concrete	
	Condition: Concealed by snow/ice	
	Comments: None	
2	Sidewalk / Walkways:	No Problem
	Type: Concrete	
	Condition: Concealed by snow/ice	
	Comments: None	
3	Storm Water & Runoff:	No Problem
	Comments: None	
4	Downspout Extenders / Splash-blocks:	Minimal Concern
	Type: None	
	Condition: n/a	
	Comments: Consider installing to direct water away from the home. longevity of the foundation.	This can help ensure the
5	Foundation Grading & Slope:	No Problem
	Condition: Good	
	Comments: None	
6	Low Spots / Standing Water:	No Problem
	Condition: Good concealed	
	Comments: None	
7	Overhanging Trees:	Minor Concern X
	Condition: Tree branches are making contact with home.	
	Comments: Recommend trim tree(s) to reduce risk of damage to home	e.
8	Trees & Shrubs:	No Problem
	Condition: Appear normal	
	Comments: None	
9	Grass & Lawn:	No Problem
	Condition: Lawn is presently dormant (winter)	
	Comments: Concealed, or partially concealed by snow/ice.	

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Minimal Concern 10 Fence: Type: Wood Condition: Good, There are some newer sections, and older sections, which could use some work Comments: Consider minor repair to maintain the fence. No Problem 11 Gate: Type: Wood Condition: Good Comments: None *12* **Landscape Lighting:** N/A Type: Condition: n/a Comments: None Minimal Concern 13 **Sprinkler System:** Condition: Good The system appears to be a "manual system "that is tied to the back yard hose bibb. The system appears functional, but mostly concealed, could not test. Comments: 14

Environmental Concerns:

No Problem

Concern: None Comments: None





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Foundation:

LEVEL OF CONCERN

1	Foundation Material:	No Problem
	Type: Stone	
	Condition: Good	
	Comments: None	
2	Overall Workmanship:	No Problem
	Condition: Good	
	Comments: None	
3 Observable Foundation Deterioration: Minimal C		Minimal Concern
	Condition: Good	
	Comments: Exterior foundation periphery has been covered with rigit a light coat of stucco. Cannot inspect the exterior of the foundation be	
4	Foundation Footings:	No Problem
	Condition: Concealed, cannot visually inspect.	
	Comments: None	
5	Roof / Exterior Walls (Evidence of Displacement)	No Problem
	Displacement Type: None Observed	
	Condition: Good	
	Comments: None	







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Exterior (1):

LEVEL OF CONCERN

1 Ground Contact With Wood:

Minor Concern X

Type: Ground contact was observed along the bottom edge of the exterior siding. This was noted on the south side and the east side of the home, where there is minor deterioration of the foam board.

Condition: Wood in this area appeared to be in fair shape.

Comments: Recommend removal of soil adjacent to wood, to minimize or eliminate contact, and to paint or treat the wood with "water seal" or equavalent. This will help ensure longevity.

2 Siding: Minimal Concern

Type: Wood

Condition: Paint/stain has deteriorated.

Comments: Consider repair/repaint as needed to ensure longevity.





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3 Exterior Trim: Minor Concern X

Type: Wood

Condition: Paint/stain has deteriorated. Trim above the east upper window is missing.

Comments: Consider minor repair, Consider repair/repaint as needed to ensure longevity.



4 Windows (Exterior Exposure):

No Problem

Condition: **Good**Comments: **None**

5 Adequate Caulking:

Minimal Concern

Condition: Cracks and or gaps observed

Comments: Consider repair/recaulk where deteriorated to ensure longevity and for energy

savings.

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Minimal Concern 6 **Hose Bibbs:** Qnty: 2 Anti Siphon?: Yes Frost Free?: **Yes** Winterized?: Yes Condition: Could not rotate handle. Possibly froze in place (both) Comments Both hose bibbs are winterized, and appear to be newer and functional. 7 No Problem **Dryer & Exhaust Vent Outlets:** Condition: Good Comments: None 8 Minimal Concern **Front Steps:** Type: Wood Condition: Fair Comments: Consider repaint / re-stain No Problem 9 Railing for the Front Steps / Porch / Deck: Type: Wood Condition: Good Less than 36" high. Distance between pickets: n/a Height: Comments: None Minimal Concern 10 Front Porch/Deck/Patio: Condition: Paint / stain has deteriorated. Comments: Consider reseal/repaint as needed to ensure longevity. No Problem 11 Front Exterior Lighting & Switches: Condition: Good 12 No Problem **Electrical Outlets: (Front Area)** Quantity: 1 GFCI Protected? Yes Test Normal? Yes Condition: Good Comments: None No Problem 13 Front Door(s) & Weather-stripping: Storm Door Condition: n/a Main Door Condition: Good Weather-stripping Condition: Fair



None

Comments:







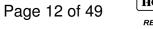
Inspection #: 022811A

14 Front Door(s) Locks & Deadbolts:

Minimal Concern

Latch(s) Condition: Good

Deadbolt(s) Condition: *Good, but needs adjustment*Comments: *Consider adjusting for easier latching.*







Exterior (2):

1	Side / Rear Door(s) & Weather-stripping:	Minor Concern X
	Storm Door Condition: n/a	
	Main Door Condition: Deteriorated and rusted at bottom of door	
	Weather-stripping Condition: Good	
	Comments: Consider repair/replace the door	
2	Side / Rear Door(s) Locks & Deadbolts:	No Problem
	Latch(s) Condition: Good	
	Deadbolt(s) Condition: Good	
	Comments: None	
3	Side / Rear Steps:	No Problem
	Type: Concrete	
	Condition: Good partially concealed	
	Comments: None	
4	Railing for the Side / Rear Steps / Rear Deck:	N/A
	Type: <i>n/a</i>	
	Condition: n/a	
	Height: <i>n/a</i> Distance between pickets: <i>n/a</i>	
	Comments: None	
5	Side / Rear Porch/Deck/Patio:	N/A
	Condition: Good	
	Comments: None	
6	Side / Rear Exterior Lighting:	No Problem
	Condition: Good	
	Comments: None	







LEVEL OF CONCERN

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7 Electrical Outlets: (Side and Rear)

Minor Concern X

Quantity: 1 GFCI Protected? Yes

Test Normal? No Condition: Inoperative

Comments: Recommend repair of outlet(s) and/or wiring by a qualified electrician.

8 Exterior Wall Stud(s):

No Problem

Concealed? Yes Size: 2 x 4

Spacing: *Concealed* Condition: *Concealed*Comments: *Concealed, cannot visually determine.*

9 Exterior Wall Insulation:

No Problem

Concealed? Yes Type: Unverifiable

Material: Unverifiable

Thickness (average): *n/a* inches Approximate R-Value:

Condition: n/a

Comments: Concealed, cannot visually determine.

There is evidence that insulation has been added to the walls.

The patch holes in the siding are consistent with adding insulation to the walls.



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Roofing:

LEVEL OF CONCERN

Inspection Method: Binoculars from ground.

Limitations: Partially concealed by snow and ice. Steep Slope

1 Roof Material: Major Concern X X

Style: Shingle

Material Type: Asphalt

Condition: Fair

Comments: Overall the roof appears to be in good shape, shingles overall have minor wear.

However, roof is leaking at several spots on the south side.



Areas of leakage are in the valleys (and below the valleys) adjacent to the south dormer, and the upper ridge area of the dormer.

Moisture is entering the home adjacent to these areas (dining room south west ceiling corner, living room south east ceiling corner, and upper west bedroom dormer ceiling.)



Recommendations: Recommend have a reputable roofing company evaluate the roof. (And repair as needed.) Recommend repair of interior walls and ceiling as needed.

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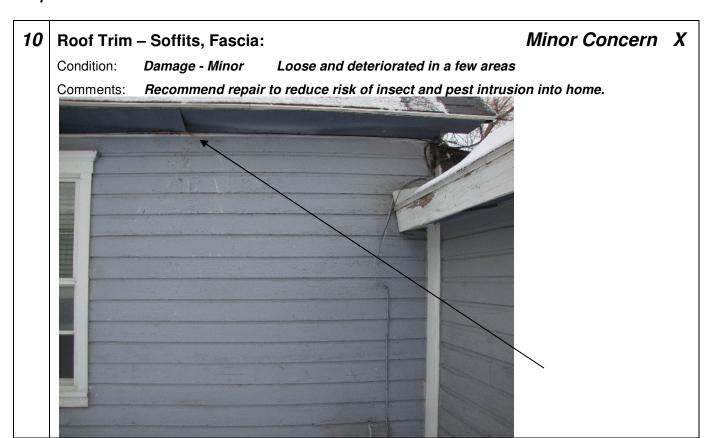
2	Roof Sheathing:	Minor Concern X
	Condition: Sagging - Minor (on south planes)	
	Comments: Recommend having a reputable roofing company evaluate that have sag.	e the sheathing in the areas
4	Stack Vents, Protrusion Flashing & Seals:	No Problem
	Condition: Good	
	Comments: None	
5	Flashing & Bird-stops:	No Problem
	Condition: Good	
	Comments: None	
6	Chimney:	Minimal Concern
	Limitations: Cannot inspect up close.	
	Material Type: Brick	
	Condition: Deteriorated mortar, few loose bricks near the top.	
	Comments: Chimney is no longer used.	
7	Chimney Flue Liner:	Minimal Concern
	Material Type: <i>Masonry</i>	
	Condition: Deteriorated on top	
	Comments: Chimney is no longer used.	
8	Drip Edge:	No Problem
	Condition: Good	
	Comments: None	
9	Gutters & Downspouts:	No Problem
	Condition: Good	
	Comments: None	







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Electrical:

1

LEVEL OF CONCERN

Exterior Service: No Problem

Condition: **Good** .

Comments: None

2 Grounding: No Problem

Type: Water main

Location: On water main, near shut-off valve.

Condition: *Good*Comments: *None*

3 Main Panel: Minimal Concern

Manufacturer: **Square D** Amperage: **200 Amps**

Amperage Service Adequate? Yes Location: Adjacent to exterior service.

Condition: Good

Labeling of Breakers and Fuses: Are All Breakers/Fuses Labeled? Partially

Kitchen: 20+ amp circuit: Cannot determine Laundry: 20+ amp circuit: Cannot determine

Heat/AC: 30+ amp circuit: **Yes** Water Heater: 30+ amp circuit: **Yes**

Adequate number of circuits? Yes

Breakers and Fuses: Condition: Good

In-Panel GFCI Quantity: **0** Test Normal? **n/a**In-Panel AFCI Quantity: **0** Test Normal? **n/a**

Space for adding breakers/circuits? Yes

Bonding: *Good*Branch Circuits:

Wire Material Type: Copper Wire Cable Sheathing Type: Non-Metallic (NM)

Conduit Type: Non-Metallic (NM)

Presence of "Knob and Tube" Wiring? No

Comments: Recommend labeling unlabeled breakers for future reference and maintenance.



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Outside Access Storage Room: (Attached)

Level of Concern

1	Ceiling: No Problem
	Type: Plywood
	Comments: None
2	Walls: No Problem
	Type: Plywood
	Comments: Fair
3	Floor: No Problem
	Type <i>Wood</i>
	Condition: OK - Typical wear for age of home.
	Comments: None
4	Insulation: No Problem
	Type: Batting Material: Fiberglass
	Thickness (average): 4 inches Approximate R-Value: 10
	Condition: Fair
	Comments: None
	n/a
5	Door(s) - Exterior Entry: Minimal Concern
	Type: Wood - Solid
	Condition: Hole(s) - Major
	Fire Rating: n/a
	Comments: Consider repair of hole(s).
6	Switches & Lights: No Problem
	Condition: Good
	Comments: None .
7	Electrical Outlets: Quantity: 1 GFCI Protected? No
	Test Normal? Yes Condition: Operative, however it does not have GFCI protection.
	Comments: Consider a GFCI upgrade. See Information regarding GFCI safety in the back of this report.

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Basement:

LEVEL OF CONCERN

Inspection Method: Walk / Crawl

Limitations: None

Reason: n/a

1 Structure: No Problem

Main Beam: Concealed? No

Type: Wood Size: 2 x 12 tripled

Condition: Good Dry and Firm? Yes

Floor Framing: Concealed? No

Type: Wood Size: 2 x 8 Spacing: 16"

Condition: Good Dry and Firm? Yes

Sub-flooring: Concealed? *Mostly*

Type: **Planking** Thickness: **7/8"**Condition: **Good** Dry and Firm? **Yes**

2 Ventilation and Moisture: Minimal Concern

Ventilation: No Vents Observed

Vapor Barrier: Installed? Yes Condition: Good

Moisture & Odor Problems: None detected

Comments: Consider adding ventilation to basement/crawlspace for non winter months

3 Insulation: Minimal Concern

Location: *Floor*

Type: **Batting** Material: **Fiberglass**Condition: **Pulled down in some areas**

Thickness (average): 8 inches Approximate R-Value 17-22

Comments: Recommend re-install in areas that have been pulled down.

Note that R-Values are an approximate, and will vary due to density, settling, installation,

manufacturing, and many other factors.

4 Switches & Lights: No Problem

Condition: **Good**Comments: **None**

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5 Electrical Outlets: Minor Concern X

Quantity: 2 GFCI Protected? No

Test Normal? Yes Condition: Operative, however it does not have GFCI protection.

Comments: Consider a GFCI upgrade. See Information regarding GFCI safety in the back of this

report.

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Plumbing:

LEVEL OF CONCERN

1 Water Supply & Shut-off Valve:

No Problem

Supply Type: *Municipal Water Supply*Shut-off Valve Location: *Crawlspace*

Condition: *Good*Comments: *None*

2 Water Supply Piping: Minimal Concern

Material Type: PEX (Cross-linked polyethylene) and a small amount of Polybutylene

Concealed? *Mostly*Condition: *Good*

Comments: See Information regarding Polybutylene Plumbing in the "Additional Information" for

this report.

3 Waste Water / Sewer System: No Problem

Type: Municipal Sewer System

Concealed? Yes

Drain Flow Adequate? Yes

Evidence of a Sewer Backup Problem? No

Condition: **Good**Comments: **None**

4 Drain Piping: No Problem

Material Type: **ABS**Concealed? **Mostly**

Drain Venting Adequate? Yes

Condition: **Good**Comments: **None**





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5 Water Heating: Minimal Concern

Type: *Electric* Tank Capacity: *50 Gallons*

Manufacturer: Whirlpool

Condition: Good

Service Line Condition: *Good*Earthquake Strap: *Good*

Dielectric Couplings: Not Needed - (non-conductive plumbing)

Temperature-Pressure Relief Valve (P.R.V.): Good

Temperature-Pressure Relief Valve (P.R.V.) Discharge Tube: Good

Venting: Not needed (electric)

Comments: Very small amount of water found at base of the water heater. This probably due to de-

winterization. Recommend monitor.





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Heating, Ventilation, & Air Conditioning:

LEVEL OF CONCERN

System Type: Wall mounted electric forced air

Manufacturer: Cadet Fuel Type: Electric

1 Furnace / Heating: Minor Concern X

Overall Furnace/Heaters Condition: Appears to be in good condition.

Furnace/Heating operation:

Upper west bedroom: Cadet ZA-152 Functioning normally, but this heater is recalled by the manufacturer due to fire hazard. (There are 2 of these heaters in this room.)

See more information regarding recalled Cadet heaters in the back of the report.

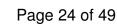


Dining room: Cadet RM-202 does not function. Recommend repair/replace.

All other heaters appear to be operating normally and in good condition.

Note that the bathrooms do not have heaters. (Thermostats on the bathroom walls are nonfunctional)

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No Problem Air Conditioning:

Type: In-window unit(s) (1) Goldstar brand

Overall Unit Condition: Appears to be in good condition.

A/C operation: Appears to function normally

3 Thermostat(s): Minimal Concern

Type: Conventional

Condition & Operation: Thermostat(s) appear to be in good condition.

Consider upgrading to programmable "setback" thermostats for energy savings.





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Kitchen & Dining Area:

LEVEL OF CONCERN

Ceiling:	No Problem
Comments: Appear to be in good condition.	
Walls:	No Problem
Molding & Trim: Good	
Comments: Appear to be in good condition.	
Window(s):	linimal Concern
Pane: Double + Storm window	
Pane Condition: Good	
Frame: Aluminum	
Frame Condition: Good	
Window Operation: Stiff Operation - Consider cleaning tracks and mechanism	ms.
Screen Condition: Good, but 1 screen is missing	
Treatments / Shades: Good	
Comments: A track cleaning and/or a minor adjustment will probably fix this	s.
Flooring:	No Problem
Type <i>Tile</i>	
Condition: Good	
Comments: None	
Sub-Flooring:	
Condition: Good	
Comments: None	
Countertop & Splash-back:	No Problem
Type: Laminate	
Condition: Good	
Comments: None	
Cabinets & Shelving:	No Problem
Condition: Good	
Comments: None	
	Comments: Appear to be in good condition. Walls: Molding & Trim: Good Comments: Appear to be in good condition. Window(s): M Pane: Double + Storm window Pane Condition: Good Frame: Aluminum Frame Condition: Good Window Operation: Stiff Operation - Consider cleaning tracks and mechanis. Screen Condition: Good, but 1 screen is missing Treatments / Shades: Good Comments: A track cleaning and/or a minor adjustment will probably fix this Flooring: Type Tile Condition: Good Comments: None Sub-Flooring: Condition: Good Comments: None Countertop & Splash-back: Type: Laminate Condition: Good Comments: None Cabinets & Shelving: Condition: Good

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7 No Problem Sink & Faucet:

Condition: Good Comments: None

No Problem 8 Water Supply & Drain Rate:

Pressure & Flow Rate: Normal

Hot Water Temperature: 130°F (Approximate reading)

Drain Rate: Normal Comments: None

9 No Problem **Shut-Off Valves & Drain Traps:**

Shut-off Valve(s): Good Drains & Trap(s): Good

Comments: None

No Problem 10 Garbage Disposal:

Condition: Good Comments: None

11 No Problem Range & Oven:

Type: Electric - Smooth-top

Manufacturer: Whirlpool

Oven temp at 350: 350° F (Approximate reading)

Condition: Good Comments: None

Minor Concern X *12* Range Hood / Vent:

Type: Exhaust Vent

Condition: Good, but the exhaust vent appears to be partially clogged, recommend clean

Comments: None

13 No Problem Dishwasher:

Manufacturer: Kenmore

Condition: Good Comments: None





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14 | Switches / Lights / Ceiling Fans:

No Problem

Condition: **Good**Ceiling fan(s): **n/a**Comments: **None**

15 | Electrical Outlets:

Minor Concern X

Quantity: 11

GFCI Protected? Yes

Test Normal? Yes Condition: Good, All except for:

Outlet on west wall: (GFCI) does not trip properly Outlet on right side of the range: "False ground"

Comments: "False Ground" is when the "ground" has been connected to the "neutral" in or near the outlet itself. Recommend electrician evaluate and repair as needed.

Outlet servicing the refrigerator is GFI protected. Consider replacing this outlet with a non-GFI type outlet to avoid food spoilage during a nuisance trip.

Or

Consider adding a power failure alarm to the refrigerator to avoid food spoilage during a nuisance trip.



Bathroom: Main Level

LEVEL OF CONCERN

1	Door(s):	Minimal Concern
	Door Condition: <i>Good</i>	
	Latch(s) Condition: Good	
	Comments: Threshold trim is missing	
2	Ceiling:	Minimal Concern
	Comments: In fair condition	
3	Walls:	Minimal Concern
	Molding & Trim: Good	
	Comments: In fair condition	
4	Window(s):	No Problem
	Pane: Double	
	Pane Condition: Good	
	Frame: Vinyl	
	Frame Condition: Good	
	Window Operation: Non-opening style window	
	Screen Condition: n/a	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type Hardwood - Synthetic	
	Condition: Good	
	Comments: None	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Countertop & Splash-back:	No Problem
	Type: Laminate	
	Condition: Good	
	Comments: None	

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7 Minimal Concern Cabinets & Shelving: Drawer slides appear to be mis-aligned. Consider adjust. Some have minor damage. Condition: 8 No Problem Sink & Faucet: Condition: Good Comments: None 9 No Problem **Tub / Shower:** Condition: Good Comments: None 10 No Problem **Water Supply & Drain Rate:** Pressure & Flow Rate: Normal Drain Rate: Normal Comments: None 11 No Problem **Shut-Off Valves & Drain Traps:** Shut-off Valve(s): Good Drains & Trap(s): Good Comments: None 12 No Problem **Toilet:** Condition: Good Comments: None No Problem *13* **Ventilation:** Type: Ceiling Exhaust Vent Condition: Good Comments: None No Problem 14 Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): n/a Comments: None





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15 Electrical Outlets: No Problem

Quantity: 1

GFCI Protected? Yes

Test Normal? Yes Condition: Good

Comments: Comments: None

(Note that the thermostat on the wall is non functional)





Bathroom: Upper Level

LEVEL OF CONCERN

No Problem 1 Door(s): Door Condition: Good Latch(s) Condition: Good Comments: None Minimal Concern 2 Ceiling: Comments: In fair condition 3 Minimal Concern Walls: Molding & Trim: Missing in a few areas Comments: In fair condition - Typical for age of home No Problem 4 Window(s): Double + Storm window Pane Condition: Good Frame: *Vinyl* Frame Condition: Good Window Operation: Non-opening style window Screen Condition: n/a Treatments / Shades: n/a Comments: None 5 No Problem Flooring: Type Tile Condition: Good Comments: None **Sub-Flooring:** Condition: Good Comments: None No Problem Countertop & Splash-back: Type: None (Pedestal type sink) Condition: n/a Comments: None

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7 N/A Cabinets & Shelving: Condition: n/a Comments: None 8 Minor Concern X Sink & Faucet: Condition: Sink is loose Comments: Recommend secure Minimal Concern 9 **Tub / Shower:** Condition: Shower dribbles when faucet is on. (Clogged) Comments: Recommend clean out shower head 10 No Problem **Water Supply & Drain Rate:** Pressure & Flow Rate: Normal Drain Rate: Normal Comments: None 11 No Problem **Shut-Off Valves & Drain Traps:** Shut-off Valve(s): Good Drains & Trap(s): Good Comments: None 12 No Problem **Toilet:** Condition: Good Comments: None No Problem *13* **Ventilation:** Type: Ceiling Exhaust Vent Condition: Good Comments: None No Problem 14 Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): n/a Comments: None





Inspection #: 022811A

15 Electrical Outlets: Minimal Concern

Quantity: 1

GFCI Protected? Yes

Test Normal? Yes Condition: Good

Comments: None

(Note that the thermostat on the wall is non functional)





Bedroom: Upper Level - Master

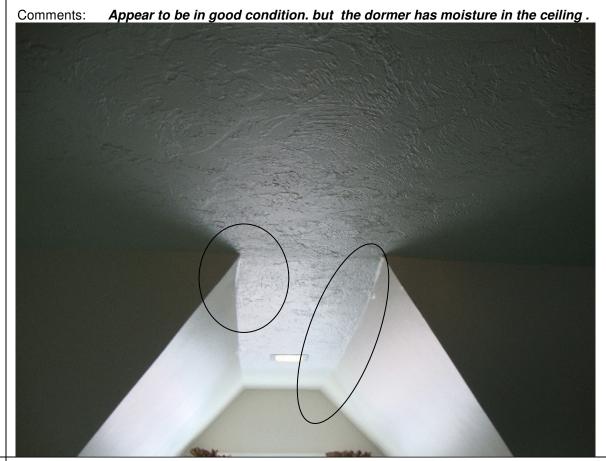
LEVEL OF CONCERN

1 Door(s): No Problem

Door Condition: *Good*Latch(s) Condition: *Good*

Comments: None

2 Ceiling: Major Concern XX



3 Walls: No Problem

Molding & Trim: Good

Comments: Appear to be in good condition.

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Inspection #: 022811A

4 Window(s): Minor Concern X

Pane: Double

Pane Condition: "Fogged" due to internal seal failure. Consider replacing, for optical clarity.

1 storm pane is missing (located in storage room, and is cracked)

Frame: **Aluminum**

Frame Condition: Good

Window Operation: *Operates normally*

Screen Condition: *Missing*Treatments / Shades: *Good*

Comments: Consider replacement and/or repair.

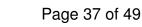






Inspection #: 022811A

No Problem 5 Flooring: Type Carpet Condition: Good Comments: None **Sub-Flooring:** Condition: Good Comments: None 6 No Problem Closet(s): Condition: Good Comments: None No Problem Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): n/a Comments: None No Problem **Electrical Outlets:** Quantity: 11 AFCI Protected? n/a Test Normal? Yes Condition: Good Comments: None







Inspection #: 022811A

Bedroom: Upper Level - East

LEVEL OF CONCERN

1 No Problem Door(s): Door Condition: Good Latch(s) Condition: Good Comments: None 2 No Problem Ceiling: Comments: Appear to be in good condition. 3 Walls: No Problem Molding & Trim: Good Comments: Appear to be in good condition. 4 Minimal Concern Window(s): Pane: Double Pane Condition: Good Frame: *Vinyl* Frame Condition: Good Window Operation: Operates normally Screen Condition: Good Treatments / Shades: Missing Comments: None 5 Minimal Concern Flooring: Type Carpet Condition: Carpet stained - Minor bunched Comments: Consider steam cleaning carpet to ensure longevity. **Sub-Flooring:** Condition: Good Comments: None No Problem 6 Closet(s): Condition: Good

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Comments: None

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Inspection #: 022811A

7 Switches / Lights / Ceiling Fans:
Condition: Good
Ceiling fan(s): n/a
Comments: None

8 Electrical Outlets:
Quantity: 5 AFCI Protected? n/a
Test Normal? Yes Condition: Good

Comments: None

.





Bedroom: Main Level - North

LEVEL OF CONCERN

1 Door(s): No Problem

Door Condition: *Good*Latch(s) Condition: *Good*

Comments: None

2 Ceiling: No Problem

Comments: **Appear to be in good condition.**

3 Walls: No Problem

Molding & Trim: Good

Comments: Appear to be in good condition.

4 Window(s): Minor Concern X

Pane: Double + Storm window

Pane Condition: Good

Frame: Aluminum

Frame Condition: Good

Window Operation: Stuck in position. Did not operate. (Left side) Right window works OK

Screen Condition: *Good*Treatments / Shades: *Good*

Comments: A track cleaning and/or a minor adjustment will probably fix this.

5 Flooring: Minimal Concern

Type *Carpet*

Condition: Carpet stained - Minor

Comments: None

Sub-Flooring:

Condition: **Good**Comments: **None**

6 Closet(s): Minimal Concern

Condition: Good

Comments: The bi-fold doors have stiff operation, consider adjust.







Inspection #: 022811A

No Problem Switches / Lights / Ceiling Fans: Condition: Good Ceiling fan(s): Good Comments: None No Problem **Electrical Outlets:** Quantity: 5 AFCI Protected? n/a Test Normal? Yes Condition: Good Comments: None



Living room: Main Level - South & Halls

LEVEL OF CONCERN

1	Door(s):	N/A
	Door Condition: <i>Good</i>	
	Latch(s) Condition: Good	
	Comments: None	
2	Ceiling:	Major Concern XX
	Comments: Damage - Minor See Roofing page	
3	Walls:	Major Concern XX
	Molding & Trim: Good	
	Comments: Damage - Minor See Roofing page	
4	Window(s):	Minimal Concern
	Pane: Double + Storm window	
	Pane Condition: Good	
	Frame: Aluminum	
	Frame Condition: Good	
	Window Operation: Operates normally	
	Screen Condition: Good, but 1 is damaged	
	Treatments / Shades: Good	
	Comments: None	
5	Flooring:	No Problem
	Type <i>Carpet</i>	
	Condition: Good	
	Comments: None	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
6	Closet(s):	No Problem
	Condition: Good	
	Comments: None	

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Inspection #: 022811A

No Problem Switches / Lights / Ceiling Fans:

Condition: Good Ceiling fan(s): Good Comments: None

No Problem **Electrical Outlets:**

Quantity: 8 AFCI Protected? n/a

Test Normal? Yes Condition: Good

Comments: None



Inspection #: 022811A

Stairway: Upper Level

LEVEL OF CONCERN

1 N/A Door(s): Door Condition: n/a Latch(s) Condition: Comments: None 2 No Problem Ceiling: Comments: Appear to be in good condition. 3 No Problem Walls: Molding & Trim: Good Comments: Appear to be in good condition. 4 Window(s): No Problem Pane: Double Pane Condition: Good Frame: Vinyl Frame Condition: Good Window Operation: Non-opening style window Screen Condition: n/a Treatments / Shades: Good Comments: None No Problem 5 Flooring / Stairs Condition: Type Carpet Condition: Good None Comments: **Sub-Flooring:** Condition: Good Comments: None No Problem Hand Railing, Balusters, & Pickets Hand Railing Height: 36" Gap between pickets: Less than 4" Condition: Good

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None

Comments:

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Inspection #: 022811A

7 Switches / Lights / Ceiling Fans:

Condition: Good
Ceiling fan(s): n/a
Comments: None

8 Electrical Outlets:
Quantity: n/a
Test Normal? n/a
Condition: n/a

No Problem

No All Problem

No Problem

No Problem

No Condition: n/a

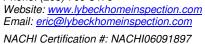
Comments: n/a



Stairway: Basement

LEVEL OF CONCERN

1	Door(s):	No Problem	
	Door Condition: Good		
	Latch(s) Condition: Good		
	Comments: None		
2	Ceiling:	No Problem	
	Comments: In fair condition		
3	Walls:	No Problem	
	Molding & Trim: <i>n/a</i>		
	Comments: In fair condition - Typical for age of home		
4	Flooring / Stairs Condition: Minor Concern X		
	Type Hardwood		
	Condition: Good		
	Comments: Non-typical stair rise and run. Recommend use caution.		
	Sub-Flooring:		
	Condition: Good		
	Comments: Non typical stairs, recommend use caution		
5	Hand Railing, Balusters, & Pickets Minor Concern X		
	Hand Railing Height: <i>n/a</i> " Gap between pickets: <i>n/a</i> "		
	Condition: Missing		
	Comments: Recommend install for safety.		
6	Switches / Lights / Ceiling Fans:	No Problem	
	Condition: Good		
	Ceiling fan(s): <i>n/a</i>		
	Comments: None		







Laundry: (and East Room)

LEVEL OF CONCERN

1	Ceiling:	No Problem
	Comments: Appear to be in good condition.	
2	Walls:	No Problem
	Molding & Trim: Good	
	Comments: Appear to be in good condition.	
3	Window(s):	Minor Concern X
	Pane: Double + Storm window	
	Pane Condition: Good, but 1 pane is fogged	Consider replacing for optical clarity.
	Frame: Aluminum	
	Frame Condition: Good	
	Window Operation: Operates normally	
	Screen Condition: Good, but 1 is damaged	
	Treatments / Shades: Missing	
4	Flooring:	No Problem
	Type Concrete and bare wood floor in East Re	oom
	Condition: Good	
	Comments: None	
	Sub-Flooring:	
	Condition: Good	
	Comments: None	
5	Cabinets:	No Problem
	Condition: Good	
	Comments: None	
6	Water Supply & Drain Rate:	No Problem
	Pressure & Flow Rate: Did not test	
	Drain Rate: Did not test	







Inspection #: 022811A

7 No Problem Washer Hookup, Shut-Off Valves & Drain Traps: Shut-off Valve(s): Good Drains & Trap(s): Good Washer Hose Type: n/a Comments: Appear functional but did not test 8 N/A Washer: Type: None Manufacturer: n/a Condition: Good Comments: None 9 No Problem **Dryer and Venting:** Type: None Manufacturer: Condition: Good Venting & Ductwork: Good Comments: None No Problem 10 Switches / Lights / Fans: Condition: Good Fan(s): n/a Comments: None No Problem 11 **Electrical Outlets:** Quantity: 7 GFCI Protected? No Test Normal? Yes Condition: Good

Comments:

None







Inspection #: 022811A

Safety:

LEVEL OF CONCERN

1 Bedroom Fire Escapes: Minimal Concern

Comments: Consider an escape plan for upper bedrooms.

2 Smoke Detectors: No Problem

Detectors are checked using "Smoke Check" aerosol spray. 4 of 4 smoke tested OK.

Installed on each floor? **Yes**Near or In each bedroom? **Yes**

Battery Back-up? Yes (on the 2 "round" detectors)
Interconnected? Yes (on the 2 "round" detectors)

Comments: None

3 CO Detectors: No Problem

Detectors are checked using the "built in" test button. 0 of 0 tested normal.

Installed on each floor? *n/a*Near or In each bedroom? *n/a*

Battery Back-up? *n/a*Interconnected? *n/a*

Comments: There are no appliances in the home that produce CO.

4 Fire Extinguisher(s): No Problem

QTY: **1**

Charged? Yes

Location(s): Master bedroom

Comments: **Appear to be in good condition.**

5 Hand Railing, Balusters, & Pickets Minor Concern X

Hand Railing Height: *36* Gap between pickets: *Less than 4* Condition: *Good, but missing hand railing in the basement stairway,*

Comments: **Recommend install for safety.**

6 Hot Water Temperature : Minor Concern X

Measured temperature: 130° F (Approximate reading)

Comments: Consider lowering the temperature to 120 degrees for safety.

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