



Inspection Report

Keith Johnson

Property Address:
4057 Jewel Lake Rd
Sagle ID 83860



Peak Inspections, Inc.

**Chris Munro WA Inspector #490
ASHI Certified Inspector #245080
(208)290-2472**

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Summary

This home was constructed in 1982. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

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.

1. Roofing

Repairs

Flashings

1. Flashing has come loose below the chimney, which could lead to ice damming and leakage. The flashing and shingles should be sealed and secured to prevent leakage.

Skylights, Chimneys and Roof Penetrations

2. (1) There was no rain cap on the wood stove chimney. I recommend a rain cap be installed.

2. Exterior

Safety Issues

Decks, Balconies, Stoops, Steps, Porches, Patio/Cover and Applicable Railings

3. The two decks on the SE side of the home had loose railings and decking and structure were deteriorated in a number of areas. A general replacement is likely needed. Hidden damage at the house wall may be revealed when removing the deck. Contact a qualified contractor for estimates.

Repairs

Wall Cladding Flashing and Trim

4. Siding is in contact with ground at front of home. Because the siding is in contact with ground it is possible for hidden damage to occur. There was damage observed to some of the vertical wood skirting that encloses the crawl space. Ideally, soil should be kept away from wood siding materials.

Doors (Exterior)

5. (1) The sliding glass door at the East End of the sunroom did not shut as the door frame was out of square. Also, one of the glass units was cloudy (lost seal). In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. Repairs are recommended.
6. (2) The Sliding glass doors at the upstairs bedroom was missing lock hardware. A qualified person should repair or replace as needed.

3. Interiors

Repairs

Floors

7. Tile at shower pan has cracked grout in the lower level bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.

Windows (representative number)

8. (1) A number of windows were cloudy (lost seal) in the living room, upper level bath, sunroom and downstairs bedroom. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should replace as needed. Upon cleaning, other cloudy windows may be revealed.
9. (2) Casement windows in the kitchen and lower level bedroom did not close fully when operated. Adjustments may help improve window operation.

4. Structural Components

Repairs

Columns or Piers

10. (1) The sunroom has settled noticeably. It is not known if this movement is ongoing or if it has been corrected as there were newer wood support posts under the room. A qualified contractor should inspect and repair as needed.

5. Plumbing System

Repairs

Plumbing Water Supply, Distribution System and Fixtures

11. The toilets were loose at the floor in both bathrooms. It is recommended that the toilet be removed, re-set with a new wax ring and secured well to the floor to prevent movement. A licensed and qualified plumber should repair or correct as needed.

Hot Water Systems, Controls, Chimneys, Flues and Vents

12. (1) The condensate drain for the vent on the water heater was kinked and not connected to a drain. The drain tube should be run into the adjacent waste pipe for the washing machine.

6. Electrical System

Repairs

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

13. The main panel and panel in the cabin do not appear to be properly grounded/bonded. This should be investigated. In a downstream sub-panel, the white neutral and the equipment grounds must not be bonded together. The neutral must float from contacting the metal enclosure or equipment grounds. Bonding these two is hazardous. Ground wires should be relocated to the grounding bus bar. This is a minor repair but recommended for safety. A licensed electrician should repair.

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

14. Cover plates should be installed at several outlets and junction boxes around the home. This is a minor repair but a good safety improvement

Operation of GFCI (Ground Fault Circuit Interrupters)

15. The outlet in the upper level bath on the outer wall was not GFCI protected as is recommended for safety. I recommend a license electrician install a GFCI receptacle at this location.

Smoke Detectors

16. Not tested. I recommend any detectors close to 10 years of age. Detectors are recommended in all bedrooms and adjacent hallways.

7. Heating / Central Air Conditioning

Safety Issues

Heating Equipment

17. The home is heated with Cadet brand electric wall heaters. Two ZA models used in the bedrooms have been recalled and while the recall money is not available any longer, it is still recommended that these be replaced with safer units. Go to www.cadetco.com/upgrade_program.php for further information.

Repairs

Solid Fuel Heating Devices (Fireplaces, Woodstove)

18. The wood stove chimney should be cleaned and inspected by a qualified chimney specialist prior to operation.

8. Insulation and Ventilation

Repairs

Insulation Under Floor System

19. (1) There were several areas on the underside of the home which were not sealed and could allow pest entry into insulation cavities of the floor. I recommend sealing these areas as needed.
20. (2) Evidence of rodent activity was observed in the in the basement and crawlspace. This is a common condition but rodents can do considerable damage to insulation, electrical wiring, plumbing pipes, etc.. I recommend taking action to remove animals as needed. Sealing any possible entry points/travel areas is recommended

Vapor Retarders (in Crawlspace or basement)

21. A moisture barrier should be installed on the crawl space floor to minimize moisture damage to the home.

Ventilation of Attic and Foundation Areas

22. Soffit vent screens were damaged in several locations. I recommend patching or repairing to prevent pest entry into attic spaces.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chris Munro

Date: 6/17/2025	Time: 10:30 AM	Report ID: 0617251
Property: 4057 Jewel Lake Rd Sagle ID 83860	Customer: Keith Johnson	Real Estate Professional: Desiree Staples Tomlinson Sothbey's

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.

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

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

Major Concern (MC) = A system or component which is considered significantly deficient.

Safety Issue (SI) = Denotes a condition that is unsafe and in need of prompt attention.

Deferred Cost Items (DC) Systems that are reaching their normal life expectancy and may require repair or replacement anytime during the next five (5) years. Suggested upgrades that would benefit the home.

Click on any photo in the report to enlarge for better viewing.

Standards of Practice:

ASHI American Society of Home
Inspectors

In Attendance:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof view



Roof view

Styles & Materials

Roof Covering:

Composition Shingles

Viewed roof covering from:

Walked roof

Sky Light(s):

Six

Chimney (exterior):

Metal Flue Pipe

Items

1.0 Roof Coverings

Repairs and Improvements

The roof appeared relatively recently installed. Due to the design of the roof there are vertical seams which can be susceptible to leakage. It may be advisable to apply sealant at these seams in the future to prevent leakage.



1.0 Item 1(Picture) Vertical seams

1.1 Flashings

Repairs and Improvements

Flashing has come loose below the chimney, which could lead to ice damming and leakage. The flashing and shingles should be sealed and secured to prevent leakage.



1.1 Item 1(Picture) loose flashing

1.2 Skylights, Chimneys and Roof Penetrations

Repairs and Improvements

(1) There was no rain cap on the wood stove chimney. I recommend a rain cap be installed.



1.2 Item 1(Picture) No rain cap

(2) Some of the skylights showed cracking or crazing of the acrylic surface. This appeared to be a cosmetic issue. There are also stains under some of the skylights indicating either prior leakage or

likely condensation.



1.2 Item 2(Picture) plastic crazing

1.3 Roof Drainage Systems

Inspected

The gutters are full of debris in areas and needs to be cleaned.

The roof of 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; 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; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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.



East side



South side



West side



West side

Styles & Materials

Siding Style:

Tongue and Groove

Siding Material:

Wood

Exterior Entry Doors:

Wood

Deck/Porch:

Wood

Driveway:

Gravel

Items

2.0 Wall Cladding Flashing and Trim

Repairs and Improvements

Siding is in contact with ground at front of home. Because the siding is in contact with ground it is possible for hidden damage to occur. There was damage observed to some of the vertical wood skirting that encloses the crawl space. Ideally, soil should be kept away from wood siding materials.



2.0 Item 1(Picture) Earth to wood contact



2.0 Item 2(Picture) Minor decay on skirt boards

2.1 Doors (Exterior)

Repairs and Improvements

(1) The sliding glass door at the East End of the sunroom did not shut as the door frame was out of square. Also, one of the glass units was cloudy (lost seal). In order to correct the cloudy appearance of

glass, a replacement of glass pane or the unit will be necessary. Repairs are recommended.



2.1 Item 1(Picture) Cloudy window in door

(2) The Sliding glass doors at the upstairs bedroom was missing lock hardware. A qualified person should repair or replace as needed.

2.2 Windows

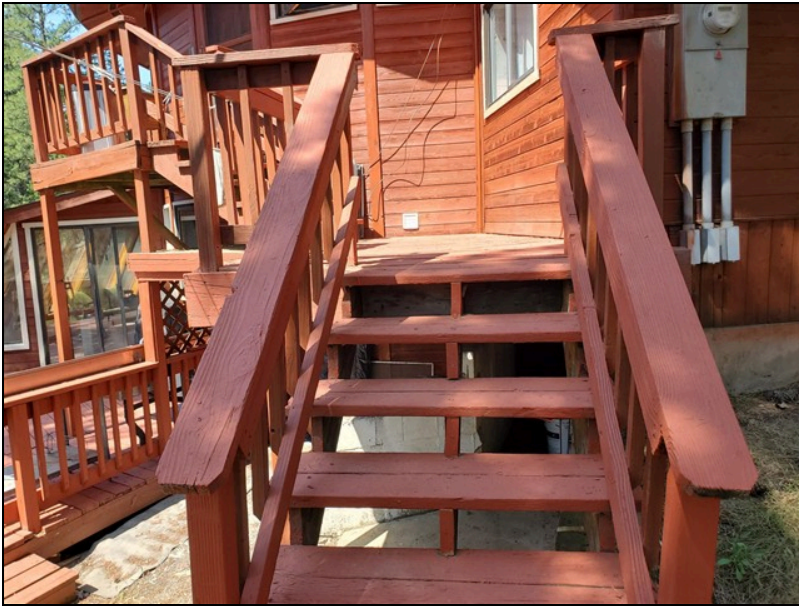
Inspected

2.3 Decks, Balconies, Stoops, Steps, Porches, Patio/Cover and Applicable Railings

Safety Issues

The two decks on the SE side of the home had loose railings and decking and structure were deteriorated in a number of areas. A general replacement is likely needed. Hidden damage at the

house wall may be revealed when removing the deck. Contact a qualified contractor for estimates.



2.3 Item 1(Picture) Loose railings



2.3 Item 2(Picture) Rail openings larger than 4" unsafe for children



2.3 Item 3(Picture) Decay



2.3 Item 4(Picture) decay



2.3 Item 5(Picture) decay



2.3 Item 6(Picture) deck decay



2.3 Item 7(Picture) connection loose

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2.5 Eaves, Soffits and Fascias

Inspected

The exterior of 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. 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.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room



Main floor bedroom



Lower level bedroom



Sunroom

Styles & Materials

Ceiling Materials:

Drywall
Wood

Wall Material:

Drywall

Floor Covering(s):

Tile
Wood

Interior Doors:

Raised panel
Wood

Window Types:

Sliders
Casement
Thermal/Insulated

Cabinetry:

Wood

Countertop:

Composite

Items

3.0 Ceilings

Inspected

3.1 Walls

Inspected

Minor drywall cracking and flaws were observed in several locations. Improvements can be undertaken

as needed prior to painting.



3.1 Item 1(Picture) crack

3.2 Floors

Repairs and Improvements

Tile at shower pan has cracked grout in the lower level bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.



3.2 Item 1(Picture) Cracked grout

3.3 Steps, Stairways, Balconies and Railings

Inspected

The hand/guard rail for the stairs to lower level have openings that are too large for safety. Spacing more than 4 inches apart could allow a child or pet to fall through. Improvements are recommended if young children are to be present.

3.4 Counters and Cabinets (representative number)

Inspected

3.5 Doors (representative number)

Inspected

3.6 Windows (representative number)

Repairs and Improvements

(1) A number of windows were cloudy (lost seal) in the living room, upper level bath, sunroom and downstairs bedroom. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should replace as needed. Upon cleaning, other cloudy windows may be revealed.



3.6 Item 1(Picture) Cloudy window in upstairs bathroom



3.6 Item 2(Picture) cloudy in living room



3.6 Item 3(Picture) Cloudy windows in sunroom

(2) Casement windows in the kitchen and lower level bedroom did not close fully when operated. Adjustments may help improve window operation.

(3) The window adjacent to the bathtub in the upper level bath does not appear to be made of safety glass (tempered) as is recommended for safety. You should consider its replacement.

The interior of 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Crawlspace view



Crawlspace view



Basement



Crawlspace view

Styles & Materials

Foundation:

Concrete Piers
Post and pier

Method used to observe

Crawlspace:

Crawled

Crawlspace Access

Location:

Exterior

Wall Structure:

Wood

Floor Structure:

Wood joists

Columns or Piers:

Wood posts

Ceiling Structure:

Wood joists

Roof Structure:

Rafters

Roof-Type:

Shed
Round

Method used to observe attic:

Inaccessible

Attic info:

No Access

Items

4.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

4.1 Walls (Structural)

Inspected

4.2 Columns or Piers

Repairs and Improvements

(1) The sunroom has settled noticeably. It is not known if this movement is ongoing or if it has been corrected as there were newer wood support posts under the room. A qualified contractor should

inspect and repair as needed.



4.2 Item 1(Picture) Signs of settlement- Floor slopes



4.2 Item 2(Picture) cracks



4.2 Item 3(Picture) doorway not square

(2) The home is supported on wood post which rest on concrete pads. Because of the steep nature of the lot, some erosion has occurred under the concrete pads. No significant movement was observed in

the home however some backfilling around the foundation pads would be advisable.



4.2 Item 4(Picture) piers



4.2 Item 5(Picture) erosion below pier

4.3 Floors (Structural)

Inspected

4.4 Ceilings (Structural)

Inspected

4.5 Roof Structure and Attic

Not Inspected

There is no access to the ceiling/roof cavity spaces. These areas could not be inspected for structural or electrical issues, or insulation levels.

The structure of 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. 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.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



East bathroom



Laundry room



Lower level bath

Styles & Materials

Water Source:

Well

Water Filters:

Sediment filter

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power Source:

On Demand

Water Heater Capacity:

Tankless

Manufacturer:

RHEEM

Water Heater Location:

Laundry room

Water heater age:

Not determined

Items

5.0 Plumbing Drain, Waste and Vent Systems

Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repairs and Improvements

The toilets were loose at the floor in both bathrooms. It is recommended that the toilet be removed, re-set with a new wax ring and secured well to the floor to prevent movement. A licensed and qualified plumber should repair or correct as needed.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repairs and Improvements

(1) The condensate drain for the vent on the water heater was kinked and not connected to a drain. The drain tube should be run into the adjacent waste pipe for the washing machine.



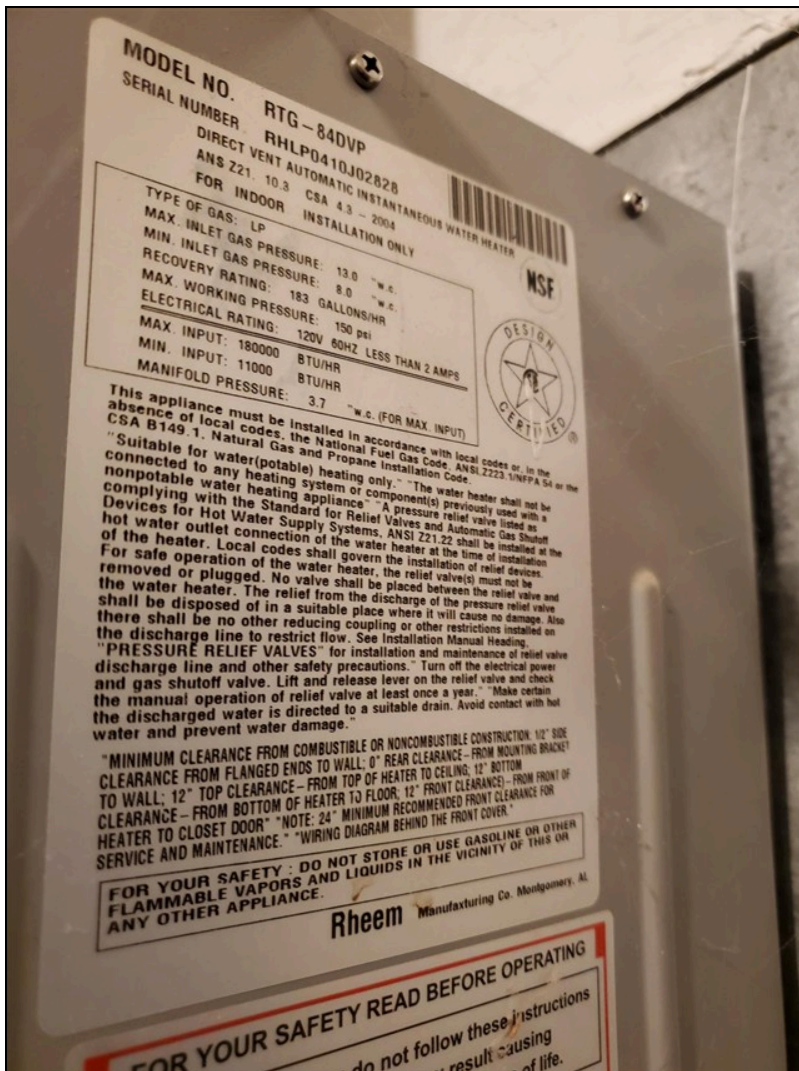
5.2 Item 1(Picture) condensate drain blocked

(2) The home has an "on-demand" tankless water heater. These systems are more efficient than a tank style heater but operate differently in that the unit comes on only when hot water is called for at a fixture. It can take a little longer for hot water to reach the fixture for this reason. The systems are

mechanically complex and it is recommended that they be cleaned and serviced annually for trouble free use.



5.2 Item 2(Picture) Water heater



5.2 Item 3(Picture) Mfg Data



5.2 Item 4(Picture) Interior view

5.3 Main Water Shut-off Device (Describe location)

Inspected

The main shut off is the green lever located in the basement at the pressure tank. This is for your

information.



5.3 Item 1(Picture) Well equipment



5.3 Item 2(Picture) Main water shut off valve

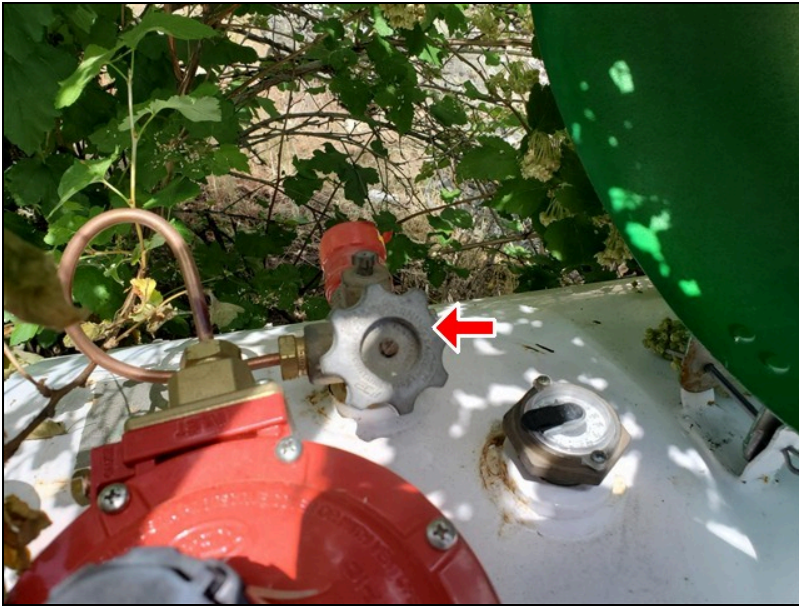
5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.5 Main Fuel Shut-off (Describe Location)

Inspected

The main fuel shut off is at propane tank outside.



5.5 Item 1(Picture) Main gas shut off valve

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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed solid-conductor aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate smoke or carbon monoxide alarms; any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; alternative energy systems; generators; or Built-in vacuum equipment.

Styles & Materials

**Electrical Service
Conductors:**

Overhead service
Aluminum
220 volts

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Electrical Service capacity:

200 Amps

**Electric Panel
Manufacturer:**

SQUARE D

Panel capacity:

100 AMP

**Branch wire 15 and 20
AMP:**

Copper

Items

6.0 Service Entrance Conductors

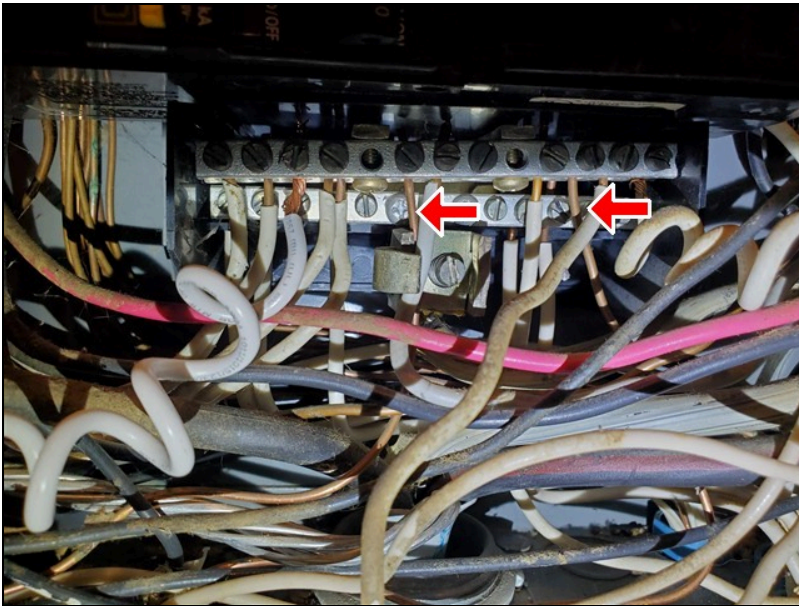
Inspected

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repairs and Improvements

The main panel and panel in the cabin do not appear to be properly grounded/bonded. This should be investigated. In a downstream sub-panel, the white neutral and the equipment grounds must not be bonded together. The neutral must float from contacting the metal enclosure or equipment grounds.

Bonding these two is hazardous. Ground wires should be relocated to the grounding bus bar. This is a minor repair but recommended for safety. A licensed electrician should repair.



6.1 Item 1(Picture) grounds on neutral busbar



6.1 Item 2(Picture) Cabin sub panel- neutrals/grounds bonded

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repairs and Improvements

Cover plates should be installed at several outlets and junction boxes around the home. This is a

minor repair but a good safety improvement



6.3 Item 1(Picture) Missing cover plate

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repairs and Improvements

The outlet in the upper level bath on the outer wall was not GFCI protected as is recommended for safety. I recommend a license electrician install a GFCI receptacle at this location.



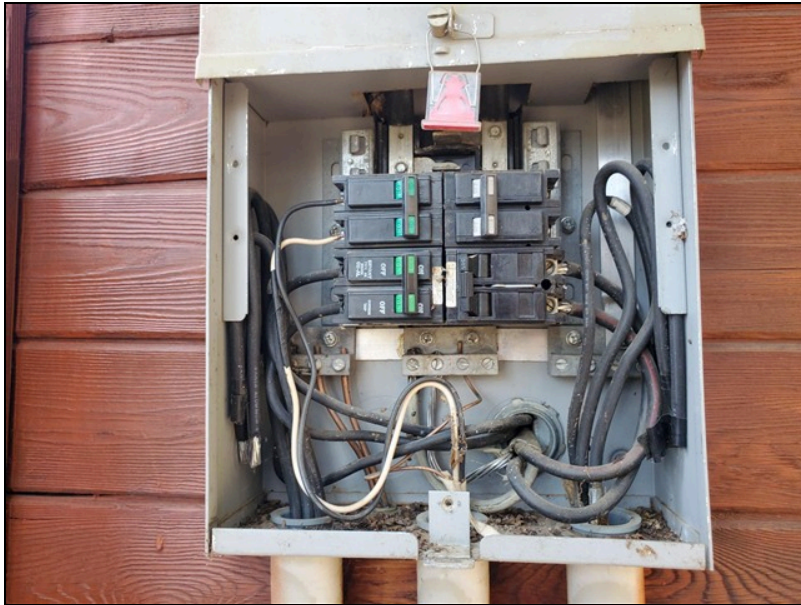
6.5 Item 1(Picture) Not GFCI protected

6.6 Location of Main and Distribution Panels

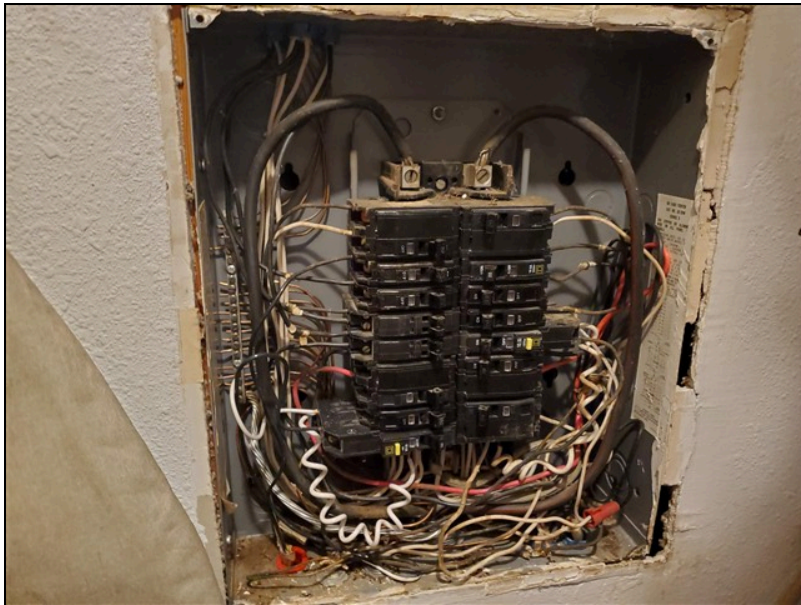
Inspected

The main panel box is located in the laundry room. However, the main disconnect (shut-off) is outside

at meter base panel (for your information).



6.6 Item 1(Picture) Main disconnect panel



6.6 Item 2(Picture) Main panel

6.7 Smoke Detectors

Repairs and Improvements

Not tested. I recommend any detectors close to 10 years of age. Detectors are recommended in all bedrooms and adjacent hallways.

6.8 Carbon Monoxide Detectors

Not Inspected

Suggested Safety Upgrade: There was no carbon monoxide detector observed in the home. Carbon monoxide alarms in dwelling units are recommended outside of each sleeping area on each level of the dwelling and in accordance with the manufacturer's recommendations. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm should be installed within the bedroom.

The electrical system of 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Electric heat

Energy Source:

Electric
Wood

**Number of Heat Systems
(excluding wood):**

One

Heat System Brand:

CADET

Heat system Age:

Unknown

Ductwork:

N/A

Filter Size:

N/A

Types of Fireplaces:

None

Number of Woodstoves:

One

**Cooling Equipment
Type:**

Window AC

**Cooling Equipment Energy
Source:**

Electricity

Central Air Manufacturer:

NONE

**Number of AC Only
Units:**

One

Items

7.0 Heating Equipment

Safety Issues

The home is heated with Cadet brand electric wall heaters. Two ZA models used in the bedrooms have been recalled and while the recall money is not available any longer, it is still recommended that these

be replaced with safer units. Go to www.cadetco.com/upgrade_program.php for further information.



7.0 Item 1(Picture) Cadet ZA

7.1 Normal Operating Controls

Inspected

7.2 Automatic Safety Controls

Not Inspected

7.3 Presence of Installed Heat Source in Each Room

Inspected

7.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected

7.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Repairs and Improvements

The wood stove chimney should be cleaned and inspected by a qualified chimney specialist prior to

operation.



7.5 Item 1(Picture) Woodstove view

7.6 Cooling and Air Handler Equipment

Not Inspected

The heating and cooling system of this 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Not visible

Ventilation:

Soffit Vents

Bathroom Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

Faced
Not visible

Crawlspace Venting:

Foundation Vents

Items

8.0 Insulation in Attic

Not Inspected

There is no access to the ceiling/roof cavity spaces. These areas could not be inspected for structural or electrical issues, or insulation levels.

8.1 Insulation Under Floor System

Repairs and Improvements

(1) There were several areas on the underside of the home which were not sealed and could allow pest entry into insulation cavities of the floor. I recommend sealing these areas as needed.



8.1 Item 1(Picture) gap in plywood sheathing below sunroom



8.1 Item 2(Picture) gaps under sunroom

(2) Evidence of rodent activity was observed in the in the basement and crawlspace. This is a common condition but rodents can do considerable damage to insulation, electrical wiring, plumbing pipes, etc.. I recommend taking action to remove animals as needed. Sealing any possible entry points/travel areas is recommended



8.1 Item 3(Picture) Mouse droppings

8.2 Vapor Retarders (in Crawlspace or basement)

Repairs and Improvements

A moisture barrier should be installed on the crawl space floor to minimize moisture damage to the home.

8.3 Ventilation of Attic and Foundation Areas

Repairs and Improvements

Soffit vent screens were damaged in several locations. I recommend patching or repairing to prevent

pest entry into attic spaces.



8.3 Item 1(Picture) hole in soffit vent

8.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

The insulation and ventilation of 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

9. Built-In Kitchen Appliances

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.



Kitchen

Styles & Materials

Dishwasher Brand:
SAMSUNG

Disposer Brand:
NONE

Exhaust/Range hood:
NONE

Range/Oven:
GAS
KENMORE

Built in Microwave:
NONE

Trash Compactors:
NONE

Refrigerator:
SAMSUNG

Items

9.0 Dishwasher

Inspected

9.1 Ranges/Ovens/Cooktops

Inspected

9.2 Refrigerator

Inspected

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.



INVOICE

Peak Inspections, Inc.
(208)290-2472
Inspected By: Chris Munro

Inspection Date: 6/17/2025
Report ID: 0617251

Customer Info:	Inspection Property:
Keith Johnson Customer's Real Estate Professional: Desiree Staples Tomlinson Sothbey's	4057 Jewel Lake Rd Sagle ID 83860

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,000-2,000	545.00	1	545.00

Tax \$0.00
Total Price \$545.00

Payment Method:
Payment Status: Due upon receipt
Note: Thank you!