

# Extra Mile Inspections LLC

July 29th 2024, 5:43 pm

Inspection performed by:

Charlie Hansen

2082808543

extramileinspections@hotmail.com

## General Information

**BUILDING ADDRESS:** 235 3rd Ave West  
**CITY:** Wendell  
**STATE / PROVINCE:** id  
**POSTAL CODE:** 83355  
**INSPECTION DESCRIPTION:** Buy/sell inspection  
**SQUARE FOOTAGE:** 2125  
**Picture:**



**Has the PRE-INSPECTION AGREEMENT been signed by the client?**

Yes

**Is the client present for the inspection?**

Only for part of the Inspection

**Is the real estate agent present for the inspection?**

No

## EXTERNAL AMENITIES

**GATE** Fair

Notes:

**FENCE** Fair

Notes:

Chain link fence in fair condition except for a bent top rail and missing pole caps



**SHED / OUTBUILDINGS** Not Inspected

Notes:

## ROOF

**ROOF TYPE** Gable

Notes:

**ROOF MATERIAL** Asphalt Shingles

Notes:

**SHINGLES MISSING / DAMAGED?** Satisfactory

Notes:

Missing ridge cap on hip

Recommend further evaluation by a qualified roofer



## **ROOF INSTALLATION** Fair

Notes:

Exposed nail strip along ridge.

This is not necessarily cause for alarm, but something any homeowner should be aware of.



## **CHIMNEY** Poor

Notes:

Flashing along chimney not sealed properly Recommend further evaluation by a qualified roofer



**FLASHING**    Poor

Notes:

Missing proper flashing along siding at all headwalls  
Recommend further evaluation by qualified roofer



**SKYLIGHTS / ROOF PENETRATIONS**    Satisfactory

Notes:

**MILDEW PRESENT ON ROOF?**    No

Notes:

**EXTERIOR**

**SIDING MATERIAL**    Wood

Notes:

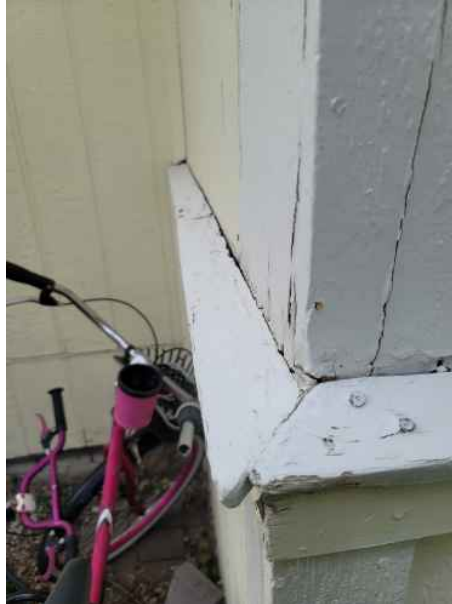
**SIDING CONDITION** Fair

Notes:

Missing caulking along all belly ban trim

Missing siding along lower roof level

Recommend further evaluation by a qualified contractor.



**EAVES** Fair

Notes:

**FASCIA** Poor

Notes:

Missing/peeling paint through entirety of fascia

Rotting and warped wood on all gable fascia

Recommend evaluation by qualified carpenter



**SOFFITS** Fair

Notes:

**TRIM** Fair

Notes:

Peeling paint throughout

Warped corner trim

Missing trim

Recommend further evaluation by qualified carpenter/Painter



**EXTERIOR DOORS** Fair

Notes:

Delamination on back door

Recommend further evaluation by a qualified contractor.

**DECKS** Poor

Notes:

Improper anchoring to rim joist

Missing joist hangers

Peeling stain

Recommend further evaluation by qualified carpenter



## **STOOP / PORCH** Fair

Notes:

Loose handrail

Recommend evaluation by qualified carpenter



**PATIO** Satisfactory

Notes:

**STEPS** Satisfactory

Notes:

## LANDSCAPE

**VEGETATION** Satisfactory

Notes:

**GRADING** Satisfactory

Notes:

**SURFACE DRAINAGE** Fair

Notes:

**WALKWAYS** Fair

Notes:

Spalding present

This is not necessarily cause for alarm, but something any homeowner should be aware of.



## ATTIC

**ROOF SHEATHING** Satisfactory

Notes:

**FRAMEWORK** Satisfactory

Notes:

**VENTILATION** Fair

Notes:

**INSULATION** Fair

Notes:

**ACCESS** Fair

Notes:

East entry blocked with contents unable to access

**MILDEW PRESENT IN ATTIC?** No

Notes:

**SIGNS OF PESTS IN ATTIC?** No

Notes:

## BATHROOM 1

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Fair

Notes:

Mildew and peeling paint present around bath surround Recommend further evaluation by a qualified contractor.



**CEILING** Fair

Notes:

Mildew spotting

Recommend further evaluation by mold technician

**COUNTERS** Satisfactory

Notes:

**SINKS** Fair

Notes:

**BATHTUB / SHOWER** Fair

Notes:

**TOILET** Fair

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**VENTING** Satisfactory

Notes:

## **BATHROOM 2**

**DOORS** Fair

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Fair

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERS** Fair

Notes:

Backsplash unsecured

Recommend further evaluation by a qualified contractor.

**SINKS** Satisfactory

Notes:

**BATHTUB / SHOWER** Fair

Notes:

Noticeable patch does not seem to be actively leaking

Continue to monitor, if condition deteriorates contact a qualified contractor.



**TOILET** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Fair

Notes:

Bulbs in fans seem burned out

**VENTING** Satisfactory

Notes:

## **BEDROOM 1**

**DOORS** Satisfactory

Notes:

**FLOORING** Fair

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

## **BEDROOM 2**

**DOORS** Fair

Notes:

Door rubs at top

Door missing to closet

**FLOORING** Fair

Notes:

**WALLS** Fair

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

## **BEDROOM 3**

**DOORS** Satisfactory

Notes:

**FLOORING** Poor

Notes:

Soft spot 5 feet from door squeaking throughout  
Recommend evaluation by qualified carpenter

**WALLS** Poor

Notes:

Minor water damage south wall  
Recommend evaluation from qualified restoration tech



**WINDOWS** Satisfactory

Notes:

Screen missing

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Fair

Notes:

Loose handle on door

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

## **BEDROOM 4**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Fair

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Fair

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

## **BEDROOM 5**

**DOORS** Satisfactory

Notes:

**FLOORING** Fair

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Not Inspected

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

## **LIVING AREA 1**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**STAIRWAYS** Fair

Notes:

Squeaks throughout

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

## **KITCHEN**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERTOPS** Satisfactory

Notes:

**CABINETS** Fair

Notes:

**SINK / GARBAGE DISPOSAL** Satisfactory

Notes:

**DISHWASHER** Satisfactory

Notes:

**EXHAUST HOOD** Fair

Notes:

**OUTLETS** Poor

Notes:

Outlet at edge of wall and next to stove GFI failed tripped at breaker  
Recommend further evaluation by a qualified electrician

## **DINING ROOM**

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

## LAUNDRY ROOM

**OUTLETS** Satisfactory

Notes:

**WATER SUPPLY** Fair

Notes:

**DRAINAGE** Fair

Notes:

**VENTILATION** Fair

Notes:

**CABINETS** Satisfactory

Notes:

## FOUNDATION

**FOUNDATION MATERIAL** Stone

Notes:

**SLAB** Satisfactory

Notes:

**WALLS** Fair

Notes:

**FRAMEWORK** Fair

Notes:

Falling floor insulation

Recommend further evaluation by a qualified contractor.

**DRAINAGE** Fair

Notes:

**MILDEW PRESENT AT FOUNDATION?** No

Notes:

## PLUMBING

**WATER SUPPLY PRESSURE** Satisfactory

Notes:

**WATER SUPPLY PIPING SIZE** Satisfactory

Notes:

**SINK / TOILET SHUTOFF VALVES** Satisfactory

Notes:

**PRESSURE AT FAUCETS** Fair

Notes:

**DRAINAGE** Satisfactory

Notes:

**WATER HEATER** Fair

Notes:

Corrosion present at supply line

Meets 1994 requirements places age of unit somewhere between 25 and 30 years

Typical life of water heater 12 years

Continue to monitor, if condition deteriorates contact a qualified contractor.

**VENT SYSTEM** Fair

Notes:

## **ELECTRICAL**

**SERVICE DROP / LATERAL** Satisfactory

Notes:

**CONDUCTORS** Fair

Notes:

**OVERCURRENT PROTECTION** Satisfactory

Notes:

**RECEPTACLES** Satisfactory

Notes:

**AMP RATING** 200 Amps

Notes:

**MAIN DISCONNECT** Satisfactory

Notes:

**WIRING METHOD** Non-Metallic Sheathed Cable

Notes:

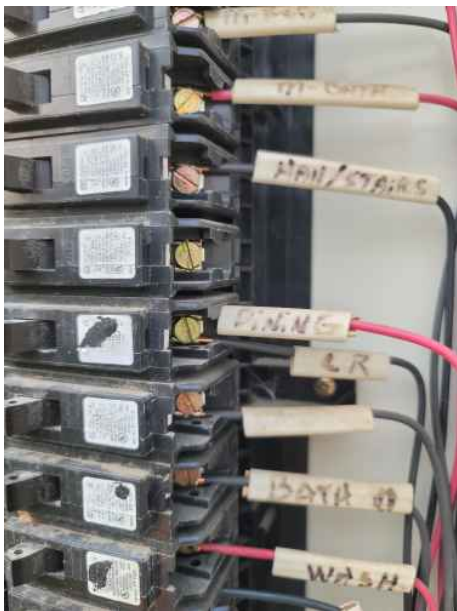
**CIRCUIT PANEL** Fair

Notes:

Breaker 16 on but no wire in

Breaker 18 2 wires one Breaker

Recommend evaluation by licensed electrician



## HEATING & COOLING

**ENERGY SOURCE**     Natural Gas

Notes:

**VENTING / CHIMNEY**     Satisfactory

Notes:

**HEATING SYSTEM**     Forced Air

Notes:

**HEATING SYSTEM OPERATION**     Satisfactory

Notes:

**DUCTWORK / PIPING**     Satisfactory

Notes:

**COOLING SYSTEM**     Fair

Notes:

Fins covered in dust and debris

recommend evaluation by licensed HVAC tech



**COOLING SYSTEM OPERATION**      Satisfactory

Notes:

**THERMOSTAT**      Satisfactory

Notes:

**AIR FILTER(S)**      Fair

Notes:

**SMOKE ALARM(S)**      Not Inspected

Notes:

**CARBON MONOXIDE ALARM(S)**      Not Inspected

Notes:

## **ADDITIONAL DETAILS**

# **SUMMARY:**

## **External Amenities - Fence**

Chain link fence in fair condition except for a bent top rail and missing pole caps

## **Roof - Shingles missing / damaged?**

Missing ridge cap on hip

Recommend further evaluation by a qualified roofer

## **Roof - Roof Installation**

Exposed nail strip along ridge.

This is not necessarily cause for alarm, but something any homeowner should be aware of.

## **Roof - Chimney**

Flashing along chimney not sealed properly Recommend further evaluation by a qualified roofer

## **Roof - Flashing**

Missing proper flashing along siding at all headwalls

Recommend further evaluation by qualified roofer

## **Exterior - Siding Condition**

Missing caulking along all belly ban trim

Missing siding along lower roof level

Recommend further evaluation by a qualified contractor.

## **Exterior - Fascia**

Missing/peeling paint through entirety of fascia

Rotting and warped wood on all gable fascia

Recommend evaluation by qualified carpenter

## **Exterior - Trim**

Peeling paint throughout

Warped corner trim

Missing trim

Recommend further evaluation by qualified carpenter/Painter

## **Exterior - Exterior Doors**

Delamination on back door

Recommend further evaluation by a qualified contractor.

## **Exterior - Decks**

**Improper anchoring to rim joist**

**Missing joist hangers**

**Peeling stain**

**Recommend further evaluation by qualified carpenter**

**Exterior - Stoop / Porch**

**Loose handrail**

**Recommend evaluation by qualified carpenter**

**Landscape - Walkways**

**Spalding present**

**This is not necessarily cause for alarm, but something any homeowner should be aware of.**

**Bathroom 1 - Walls**

**Mildew and peeling paint present around bath surround Recommend further evaluation by a qualified contractor.**

**Bathroom 1 - Ceiling**

**Mildew spotting**

**Recommend further evaluation by mold technician**

**Bathroom 2 - Counters**

**Backsplash unsecured**

**Recommend further evaluation by a qualified contractor.**

**Bathroom 2 - Bathtub / Shower**

**Noticeable patch does not seem to be actively leaking**

**Continue to monitor, if condition deteriorates contact a qualified contractor.**

**Bathroom 2 - Lighting**

**Bulbs in fans seem burned out**

**Bedroom 2 - Doors**

**Door rubs at top**

**Door missing to closet**

**Bedroom 3 - Flooring**

**Soft spot 5 feet from door squeaking throughout**

**Recommend evaluation by qualified carpenter**

**Bedroom 3 - Walls**

**Minor water damage south wall**

**Recommend evaluation from qualified restoration tech**

**Kitchen - Outlets**

**Outlet at edge of wall and next to stove GFI failed tripped at breaker  
Recommend further evaluation by a qualified electrician**

**Foundation - Framework**

**Falling floor insulation**

**Recommend further evaluation by a qualified contractor.**

**Plumbing - Water Heater**

**Corrosion present at supply line**

**Meets 1994 requirements places age of unit somewhere between 25 and 30 years**

**Typical life of water heater 12 years**

**Continue to monitor, if condition deteriorates contact a qualified contractor.**

**Electrical - Circuit Panel**

**Breaker 16 on but no wire in**

**Breaker 18 2 wires one Breaker**

**Recommend evaluation by licensed electrician**