



INSPECTION REPORT
Maple Grove Rd
Boise ID 83709

INSPECTED BY
Paul Duffau CCPIA
601011
Calibre Commercial
Inspections, LLC

INSPECTION DATE
📅 9/25/2024
🕒 09:00 AM

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General Info

Property Address

Maple Grove Rd
Boise ID 83709

Date of Inspection

9/25/2024

Report ID

20240925-Maple-Grove-Rd

Customer(s)

Professional Investor

Time of Inspection

09:00 AM

Real Estate Agent

Aaron Locke
The Foundation Group

Inspection Details

Building Use:

LONG-TERM RESIDENTIAL

Number of Buildings:

ONE

Reported Year of Construction:

2021

Apparent occupancy status:

90%

Client Is Present:

YES

Temperature:

60-69 degrees

Weather:

PARTLY CLOUDY

Wind:

LOW, 0-5 MPH

Comment Key & Definitions

This is a Commercial Building Inspection Report developed using the Standards of Practice for the CCPIA.

The scope of services for this assessment included a visit to the property with observations of the property and its improvements. The purpose of these observations was to assess the general physical condition and maintenance status of the property. The intent of this commercial building inspection report is to identify and communicate conditions of the building(s) and installed components that are categorized and listed on the inspection form, to include maintenance concerns, life safety issues, and material defects. The inspection is a visual review of readily accessible areas and components.

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

Qualifications

The lead observer for this project is Paul Duffau. He is a Certified Commercial Property Inspector (CCPIA 001011), a Certified Building Inspector (ICC 5098495), and a home inspector licensed in two states (WA 215, MT 454). He is also certified for radon, mold, FAA Drone operations, and thermography.

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 building. 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 building or buildings.

Informational (Inf) = General information regarding the building.

1. Summary

Items

1.0 Summary

Comments: Informational

The subject property on Maple Grove Road in Boise, Idaho, is a three-story multifamily residential building constructed in 2021 and consisting of approximately 30 apartment units on a level, irregularly shaped parcel zoned MX-3 for mixed use. The building was approximately 90 percent occupied at the time of inspection on September 25, 2024. The inspection was conducted in accordance with the Standards of Practice of the Certified Commercial Property Inspectors Association (CCPIA) and included a visual evaluation of accessible systems and components to assess overall condition, maintenance status, and observable deficiencies.

Overall, the property represents a relatively new multifamily asset with modern construction, functional building systems, and generally good site improvements. Parking areas, concrete walkways, landscaping, drainage infrastructure, fencing, and site lighting appeared serviceable and consistent with expected performance for a building of this age. Amenities including EV charging stations, bike racks, and common outdoor areas were present and in good condition.

The roof system consists of asphalt composition shingles estimated to be approximately two years old and well within a normal service life. No major deficiencies were observed with the roof covering, flashings, or drainage; however, lifting was noted at several vent boot flashings, which could allow water intrusion if not corrected.

Exterior construction includes cement fiberboard siding with manufactured wood trim and wood eave materials. The exterior envelope was generally in good condition, though cracking was observed at some batten fastener locations and should be sealed to prevent moisture penetration. Localized water intrusion was observed at the top of a window in Unit 109, and a loose balcony railing was noted at Unit 205. Minor water staining was also observed in storage areas associated with select units.

Structural systems consist of a slab-on-grade foundation with wood-framed walls and engineered floor joists. No evidence of structural distress or settlement was observed. Mechanical systems include individual electric furnaces and air conditioning units serving each apartment, all manufactured in 2021 and within expected service life. Routine maintenance appears overdue based on filter condition and inspection records and should be scheduled to preserve system performance. Domestic hot water is provided by electric water heaters of similar vintage, also within normal service life; however, elevated water temperature was recorded in one unit, and a missing drip pan was observed in another, both of which should be corrected.

Plumbing systems are supplied by public water and utilize PEX supply piping with ABS and PVC drainage. Systems were generally serviceable, though isolated maintenance issues were observed, including slow drains, a leaking shower connection, and a leaking faucet in select units. Electrical service is provided by underground distribution to a meter pack with approximately 1,200 amps of capacity, and individual units are served by 100-amp panels. The electrical infrastructure appeared modern and serviceable with no material deficiencies noted.

Life safety systems include fire access lanes, hydrant proximity, smoke detection, fire alarms, and portable extinguishers. However, significant rust and active leakage were observed at portions of the fire suppression system despite the building's recent construction. This condition is atypical and warrants immediate evaluation and repair by a qualified contractor. Interior finishes were generally in good condition, with localized carpet damage from pets, minor door and appliance issues, and missing anti-tip brackets on ranges identified as maintenance and safety items. Environmental observations included signs of fungal growth in the fire alarm control panel room, likely related to moisture, and corrective action is recommended.

In summary, the property is a modern, well-performing multifamily asset with only modest deferred maintenance and isolated deficiencies. Priority items include repair of roof vent flashings, correction of water heater and plumbing issues, stabilization and repair of the fire suppression system, and routine mechanical maintenance. With these items addressed, the property should continue to perform effectively as a long-term residential investment with limited near-term capital expenditure requirements.

2. Property Overview

Items

2.0 Property Description

Comments: Informational

The subject property is a three-story long-term residential building with 30 apartments. The building was constructed with a slab on grade concrete foundation, conventionally wood-framed wall structures, and gable roof. Parking was present on two sides of the building.

2.1 Legal Description

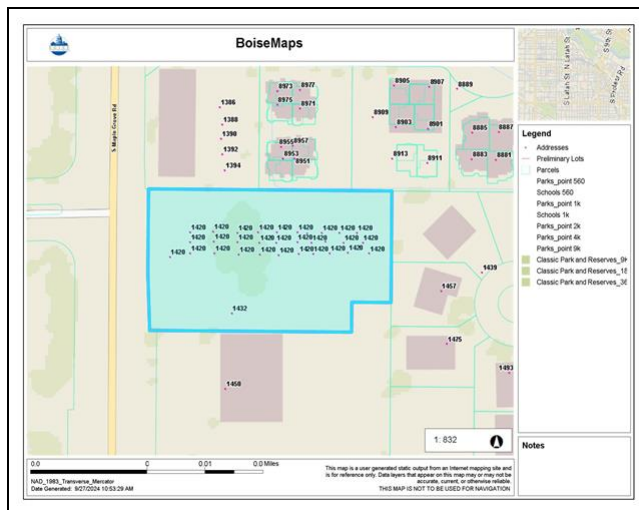
Comments: Informational

The legal description, via the Boise GIS system is: PAR #0008 POR LOTS 1 & 2 BLK 1, PAR #0008 POR LOTS 1 & 2 BLK 1, PARCEL C R/S 9579, #0001C #0014C. It is zoned MX-3, mixed use.

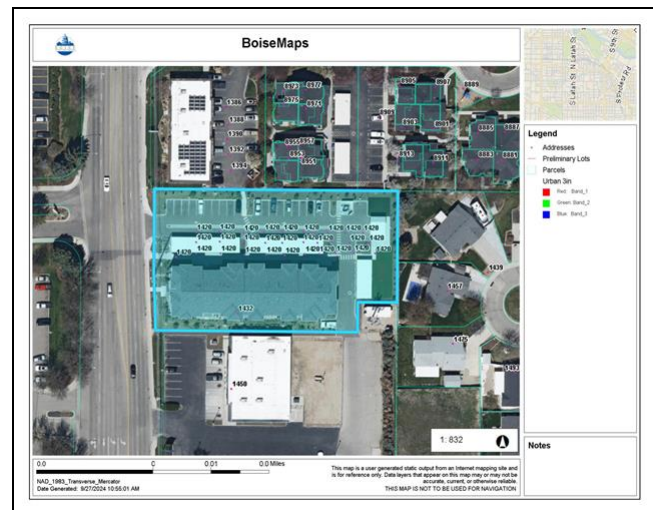
2.2 Physical Parameters

Comments: Informational

The lot is irregularly shaped and level.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

3. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:

POLE-MOUNTED

WALL-MOUNTED

Items

3.0 Grading

Comments: Inspected

No readily observable material deficiencies were noted.

3.1 Parking Lots, Structures, & Drives

Comments: Inspected

Parking lot surfaces materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base. A total of 50 spaces were counted in a surface parking lot on the left and rear sides of the subject property. Two of these were marked for accessible use. It appeared about 29 of them were under carport covers. The covers were framed from cold formed steel with metal panel roofing. The columns bear to concrete footings.

No readily observable material deficiencies were noted.

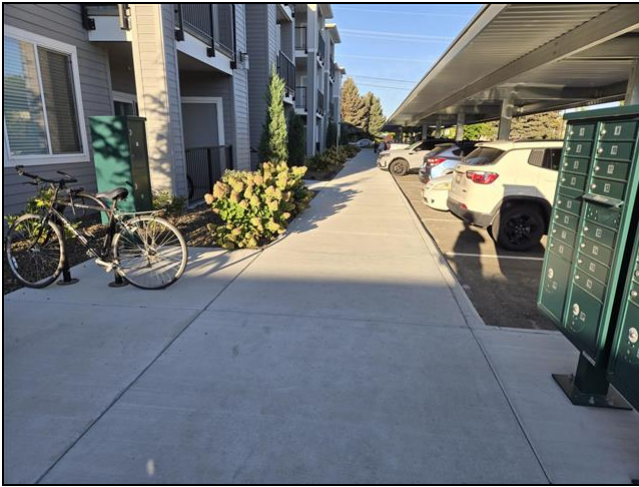


3.1 Item 1 (Picture)

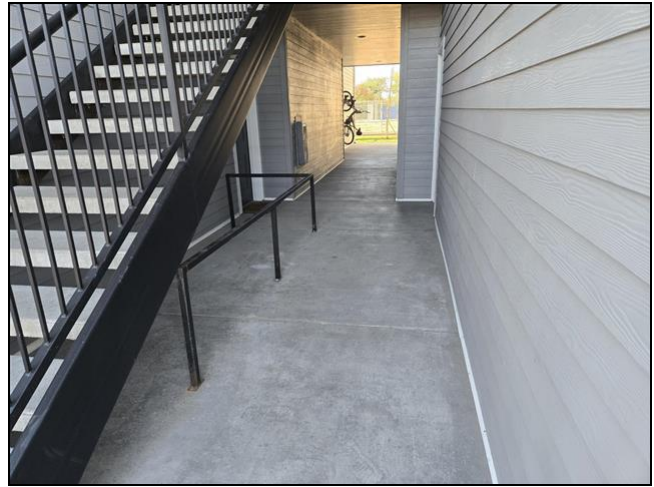
3.2 Sidewalks & Patios

Comments: Inspected

There are poured in place concrete walkways for present along the right hand side of the property between the building and the parking lot. There's an additional walkway at the front of the building off the public sidewalk. The ground level units have small concrete patios with short fencing. No readily observable material deficiencies were noted.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)

3.3 Landscaping

Comments: Inspected

Landscaping for the subject property included areas of artificial grass , low shrubs , and trees. Sprinklers were present.

No readily observable material deficiencies were noted.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 Stormwater Management

Comments: Inspected

Storm water management was accomplished by storm sewers in the drives with landscaping providing some absorption. A ground drain was noted on the left side of the property in the landscaping areas to provide for additional drainage.

No readily observable material deficiencies were noted.



3.4 Item 1 (Picture)



3.4 Item 2 (Picture)

3.5 Fences & Enclosures

Comments: Inspected

Fencing was present on the perimeter of the property and around the trash enclosure.

No readily observable material deficiencies were noted.



3.5 Item 1 (Picture)

3.6 Retaining Walls

Comments: Not Present

3.7 Property Lighting

Comments: Inspected

Lighting was a combination of pole-mounted lighting in the parking lot, free-standing lighting along some walkways, and building mounted lighting at the stairwells and entry doors.

No readily observable material deficiencies were noted.



3.7 Item 1 (Picture)



3.7 Item 2 (Picture)

3.8 Property Signage

Comments: Inspected

There was a single sign at the front of the property that gave the complex name and street address.

3.9 Exterior Amenities

Comments: Inspected

The apartment complex had EV charging stations in two locations. Bike racks were available at the side of the building and in the stairwells. Mail boxes were on the left by the parking lot. There was a small putting green and an area for pet walking with a dispenser for baggies for cleanup.

No readily observable material deficiencies were noted.



3.9 Item 1 (Picture)



3.9 Item 2 (Picture)



3.9 Item 3 (Picture)

4. Roof Structure & Covering

Styles & Materials

Roof Type:

HIP

Roof Materials:

ASPHALT COMPOSITION

Attic Framing:

ENGINEERED TRUSSES

Roof Ventilation:

SOFFIT

RIDGE

Attic Insulation:

BLOWN FIBERGLASS

FIBERGLASS BATT

Method of Inspection:

BINOCULARS

Limitations:

ATTIC WAS NOT SAFELY TRAVERSABLE

Items

4.0 Roof Access/Attic Access

Comments: Inspected

(1) The access to the attic was located in the top breezeways between the units.

No readily observable material deficiencies were noted.

(2) The height above grade made accessing the roof to traverse unsafe. The property is too close to the airport to safely use a drone.

4.1 Roof Coverings

Comments: Inspected

The observed roof coverings are: asphalt composition shingles. They appear to be approximately 2 years old. The roof covering is well within a normal service life. Recommend continuing with routine maintenance.

No readily observable material deficiencies were noted.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)

4.2 Roof Flashings

Comments: Inspected

No readily observable material deficiencies were noted.

4.3 Roof Penetrations

Comments: Inspected

The flashings for the boots for bathroom/dryer vents were lifting in multiple locations. This will lead to water intrusion. Recommend repair.



4.3 Item 1 (Picture)

4.4 Roof Drainage

Comments: Inspected

Run-off from the roof was managed by conventionally hung gutters at the eaves of the roof. These fed downspouts that terminated below grade.

No readily observable material deficiencies were noted.

4.5 Parapets/Safety Railings

Comments: Not Present

4.6 Roof Structure

Comments: Inspected

The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions. Truss designs and their installation specifications are specific to individual structures.

The sheathing was OSB.

No readily observable material deficiencies were noted.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

4.7 Attic Ventilation

Comments: Inspected

Ventilation was accomplished by soffit and ridge vents.

No readily observable material deficiencies were noted.

4.8 Attic Insulation

Comments: Inspected

Insulation was blown fiberglass and fiberglass batts.

No readily observable material deficiencies were noted.



4.8 Item 1 (Picture)



4.8 Item 2 (Picture)

4.9 Skylights

Comments: Not Present

4.10 Chimneys

Comments: Not Present

5. Building Exterior

Styles & Materials

Exterior Wall Coverings:

CEMENT FIBERBOARD

Trim Materials:

WOOD/WOOD PRODUCT

Eave Materials:

WOOD/WOOD PRODUCT

Window Materials:

THERMAL PANED WOOD-CASING

Door Materials:

INSULATED METAL

VINYL SLIDING

Items

5.0 Exterior Wall Coverings

Comments: Inspected

(1) The exterior wall covering materials included cement fiber board. Trim, fascia, and eave materials included manufactured wood product.

(2) Cracking was noted on the battens where they were nailed. While not a structural component, these cracks should be sealed against potential water intrusion, especially where exposed to weather.



5.0 Item 1 (Picture)

5.1 Windows & Frames

Comments: Inspected

(1) Windows were vinyl-framed thermal paned systems. Windows met standards for egress.

(2) Indications of water intrusion noted at the top of the vinyl windows in: Unit 109 (hall bedroom).

5.2 Exterior Doors & Frames

Comments: Inspected

The entry doors to individual units were metal insulated assemblies. Each unit also had a vinyl sliding door to their balcony or patio and an insulated metal door to their storage closet.

No readily observable material deficiencies were noted.

5.3 Decks & Balconies

Comments: Inspected

(1) No readily observable material deficiencies were noted.

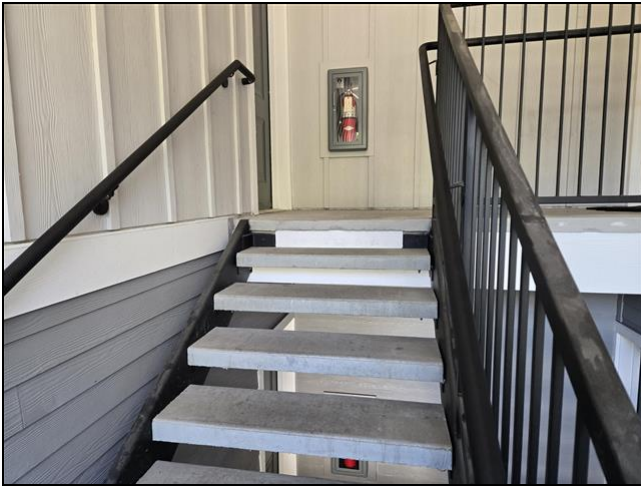
(2) The railing for Unit 205 was loose. Recommend tightening.

(3) Water stains noted in the exterior storage rooms of Unit 205 and 310.

5.4 Stairs

Comments: Inspected

No readily observable material deficiencies were noted.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

6. Structural Systems

Styles & Materials

Foundation Type:

SLAB-ON-GRADE

Foundation Materials:

CONCRETE

Floor Structure:

ENGINEERED JOISTS

Column Materials:

NONE

Wall Structure:

WOOD 2X6

Wall Insulation (Where Visible):

NOT VISIBLE

Items

6.0 Foundation System

Comments: Inspected

The subject property had a slab-on-grade foundation system. The foundation was constructed of poured concrete with reinforcing steel.

No readily observable material deficiencies were note

6.1 Crawlspace

Comments: Not Present

6.2 Structural Wall Framing

Comments: Inspected

We could not fully observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is framed using 2x6 wood studs.

No readily observable material deficiencies were noted.

6.3 Structural Columns

Comments: Not Present

6.4 Floor Structure

Comments: Inspected

No readily observable material deficiencies were noted.

6.5 Insulation

Comments: Not Inspected

7. Heating, Cooling, & Ventilation Systems

Items

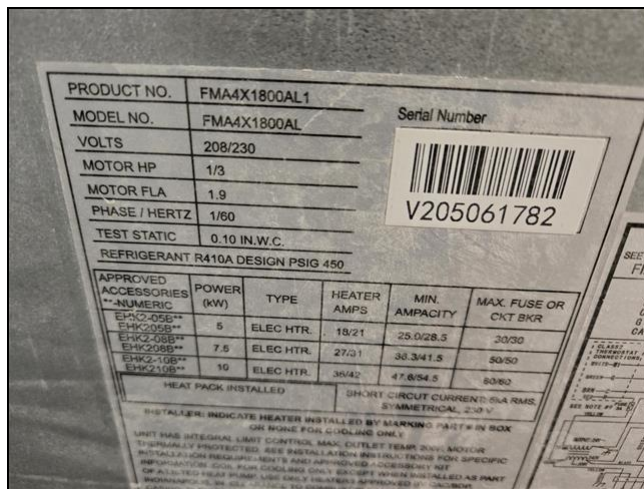
7.0 Heating Equipment

Comments: Inspected

There were 30 electric furnaces, Model FMA4X1800 and FMA4X3000, installed, one per unit. All were manufactured by Carrier in 2021. The breaker size for the furnaces was consistent at 30 amps. This suggests a heating capacity of approximately 24,000 BTUs.

Based on available records, inspections stickers, or the lack thereof, and a number of very dirty filters, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

7.1 Cooling Equipment

Comments: Inspected

There were 30 air conditioning units, Model Number 24AAC418 and 24ACC424, installed, one per unit. All were manufactured by Carrier in 2021. They are rated at 2 tons of cooling for the two-bedroom units and 1.5 tons of cooling for the one-bedroom units.

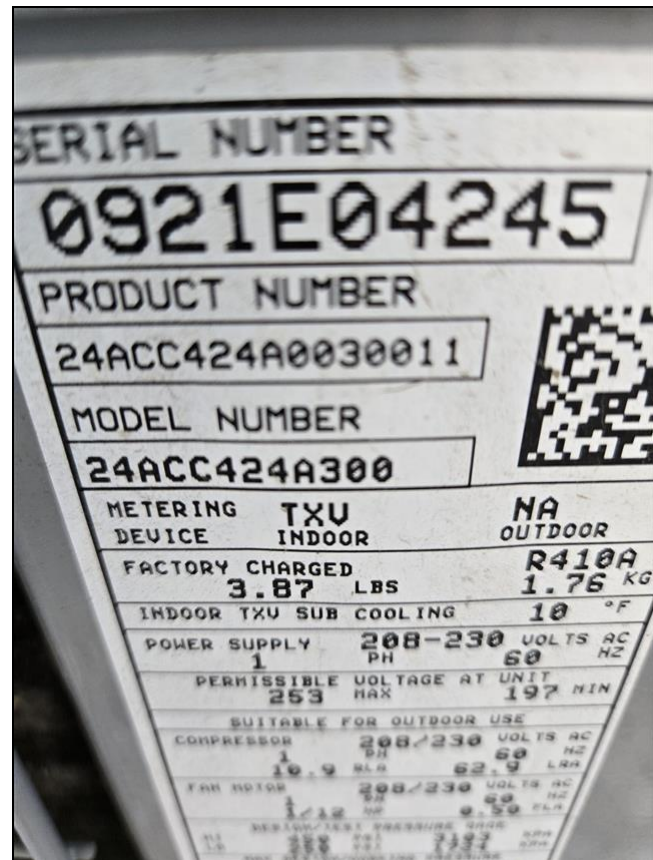
Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

No readily observable material deficiencies were noted.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

7.2 Distribution Systems

Comments: Inspected

Distribution was completed using insulated ductwork. A source of heat was noted in each habitable space.

No readily observable material deficiencies were noted.

7.3 Domestic Water Heating

Comments: Inspected

(1) Domestic water heating to the units was provided by A. O. Smith electric water heaters that were 3 years old.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

No readily observable material deficiencies were noted except as follows.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

(2) The water temperature in Unit 109 was 135 degrees. This is a scalding temperature. Recommend reducing temperature to prevent injury and limit liability.

(3) A drip pan was missing under the water heater in Unit 102. Recommend installing to prevent possible damage in the event the tank leaks.



7.3 Item 3 (Picture)

7.4 Ventilation Systems - General

Comments: Inspected

(1) Bathrooms had mechanical ventilation to the exterior.

Kitchens recirculates their vents to the interior.

No readily observable material deficiencies were noted.

(2) Dryer vents should be cleaned annually. Recommend confirming with the current owner that this maintenance has been completed.

8. Plumbing Systems

There were 18 units with 2 bathrooms (main and master) and 12 units with one bathroom. Each bathroom had a sink, tub/shower, and toilet.

Each unit had a kitchen with a sink.

Styles & Materials

Water Source: PUBLIC	Waste System: SEWER	Supply Piping Materials: PEX
DWV Materials: ABS PVC	Gas/Fuel: NOT APPLICABLE	Gas Meter Locations: NOT PRESENT

Items

8.0 Water Main

Comments: Inspected

Water mains for each unit were located in the same closet as the water heaters.

No readily observable material deficiencies were noted.



8.0 Item 1 (Picture)

8.1 Supply Piping

Comments: Inspected

The observed water supply piping included pex.

No readily observable material deficiencies were noted.

8.2 Drain, Waste, & Vent Systems

Comments: Inspected

The drain, waste, and vent piping included ABS and PVC.

No readily observable material deficiencies were noted.

8.3 Fuel Gas Systems

Comments: Not Present

8.4 Bathrooms

Comments: Inspected

- (1) Slow drains noted in Units: 202 (main bathroom); Unit 205, Unit 305. Recommend routine maintenance.
- (2) The tub in the main bathroom of Unit 202 was in use as part of a cat litter box system. Not tested.
- (3) Shower head leaks at the connection of the shower head to the supply pipe noted in: Unit 109

Recommend repair.

- (4) A leaking faucet noted at Unit 305. Recommend repair.



8.4 Item 1 (Picture)

8.5 Kitchens - Residential

Comments: Inspected

8.6 Water Fountains, Miscellaneous Fixtures

Comments: Not Present

9. Electrical Systems

Styles & Materials

Service Entrance Location: UNDERGROUND	Meter Location: BREEZWAYS	Service Disconnect: EXTERIOR, AT METER
Service Size: 1200 AMPS	Service Voltage: 120/240v	Service Grounding: CONCRETE ENCASED ELECTRODE
Service Entrance Wiring: NOT VISIBLE	Wiring Materials: SOLID COPPER STRANDED COPPER STRANDED ALUMINUM	

Items

9.0 Service Entrance

Comments: Inspected

The service entrance is located breezeways of the building. Power is delivered underground to a Square D Meter pack. Delivered power is 120/240v with 1200 amps of capacity per pack. No readily observable material deficiencies were noted.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

9.1 Bonding & Grounding

Comments: Inspected

No readily observable material deficiencies were noted.

9.2 Cabinets & Panels

Comments: Inspected

(1) The main cabinets on the exterior appeared serviceable. Inspection stickers were present.

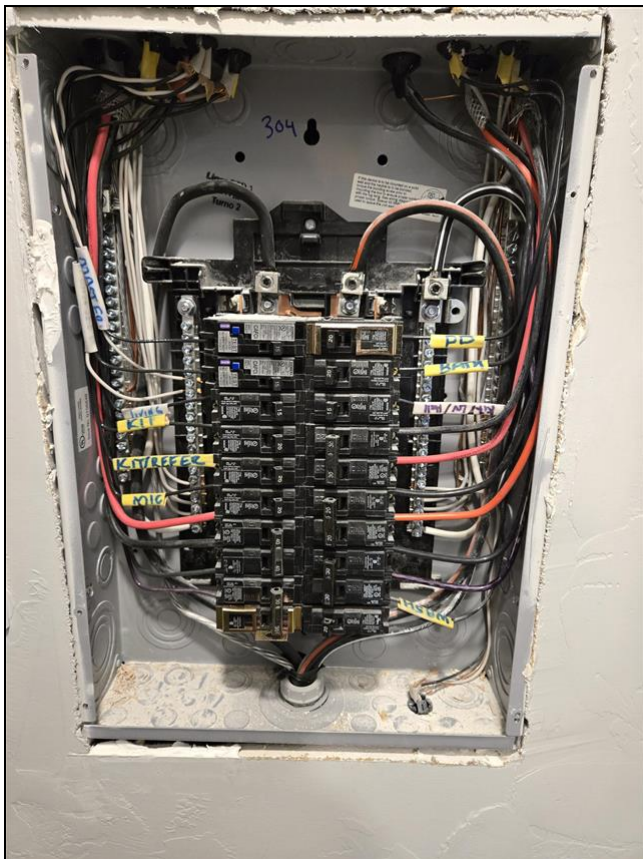
No readily observable material deficiencies were noted.



9.2 Item 1 (Picture)

(2) Each unit was equipped with a 100 amp Siemens service panel.

No readily observable material deficiencies were noted.



9.2 Item 2 (Picture)



9.2 Item 3 (Picture)

9.3 Branch Wiring

Comments: Inspected

No readily observable material deficiencies were noted.

9.4 Receptacles, Switches, & Lighting

Comments: Inspected

No readily observable material deficiencies were noted.

9.5 GFCI & AFCI

Comments: Inspected

(1) Ground Fault Circuit Interrupters noted at all necessary locations.

(2) Arc Fault Circuit Interrupters noted for the bedrooms. Idaho Electrical Code does not yet mandate these in all locations specified in the NEC.

No readily observable material deficiencies were noted.

9.6 Smoke & Carbon Monoxide Detectors

Comments: Inspected

Smoke alarms were present.

No readily observable material deficiencies were noted.

10. Life Safety Systems

Styles & Materials

Distance to Nearest Fire Department:

LESS THAN 1 MILE

Items

10.0 Fire Access Lanes

Comments: Inspected

The left and rear driveways provide fire lane access.

10.1 Nearest Fire Department

Comments: Informational

It appears that Boise Fire Station Six is the closest reporting station and is approximately 1 mile away. Three other stations are within 2 miles.

10.2 Fire Hydrant Locations

Comments: Informational

Located at the front left corner of the property.



10.2 Item 1 (Picture)

10.3 Fire Alarm Systems

Comments: Inspected

No readily observable material deficiencies were noted.



10.3 Item 1 (Picture)

10.4 Portable Fire Extinguishers

Comments: Inspected

A fire extinguisher was located at each floor of the stairwells.

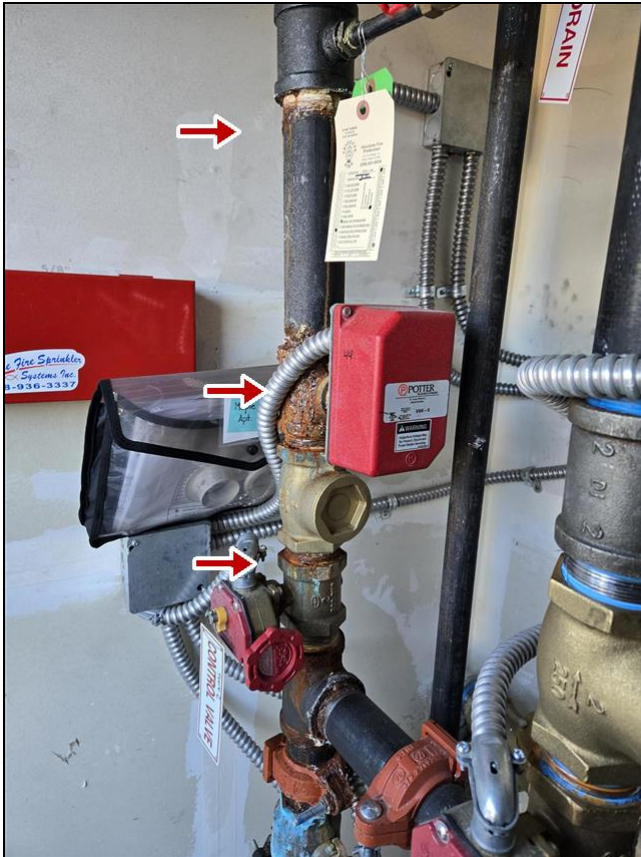
No readily observable material deficiencies were noted.

10.5 Fire Suppression Systems

Comments: Inspected

A fire suppression system was installed. Significant rust and active leaking were noted on the system during the inspection. This is highly unusual in a system that is only several years old.

Recommend inspection and repair of the entire system. The last inspection was conducted by Absolute Fire Protection of Boise.



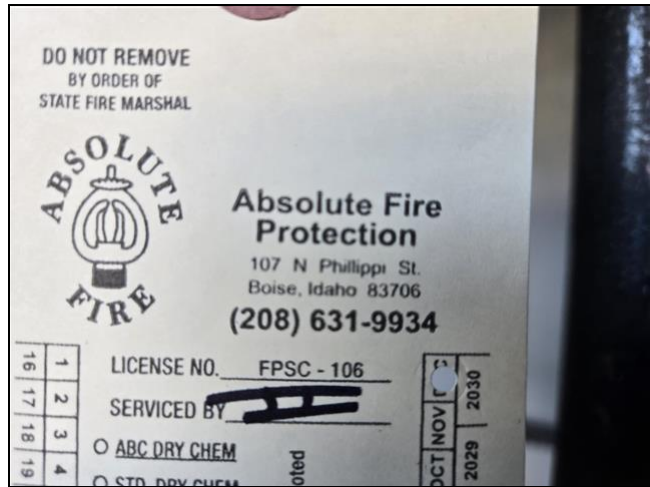
10.5 Item 1 (Picture)



10.5 Item 2 (Picture)



10.5 Item 3 (Picture)



10.5 Item 4 (Picture)

10.6 Fire Escapes

Comments: Not Present

Fire escapes were not present on this building.

11. Interior Finishes

There were a total of 18 two-bedroom, two-bath units. Twelve units were one-bedroom, one bath. Unit 102 was designated as handicapped accessible (with modifications.)

Each unit had a kitchen with a dishwasher, stove/oven, disposal, and refrigerator.

Inspected units were: 102, 105, 108, 109, 110, 201, 202, 204, 205, 209, 304, 305, 306, 307, 310.

Styles & Materials

Ceiling Materials:

DRYWALL

Wall Materials:

DRYWALL

Floor Coverings:

CARPET

LAMINATE

Items

11.0 Ceiling Finishes

Comments: Inspected

No readily observable material deficiencies were noted.

11.1 Interior Wall Finishes

Comments: Inspected

No readily observable material deficiencies were noted.

11.2 Interior Floor Coverings

Comments: Inspected

Carpet damage was noted in Unit 202 and 304 from pets.



11.2 Item 1 (Picture)

11.3 Interior Doors

Comments: Inspected

The jacket closet door in Unit 202 was damaged and the door to the water heater was missing. Recommend repair.

11.4 Interior Stairs

Comments: Not Present

11.5 Cabinetry

Comments: Inspected

11.6 Appliances

Comments: Inspected

The gasket for the disposal in Unit 306 was inserted incorrectly. Recommend adjustment.

None of the stoves had anti-tip brackets installed. This is a safety and liability hazard. Recommend installation.

11.7 Interior Amenities

Comments: Not Present

11.8 Limitations

Comments: Informational

Personal possession blocked some observations.

Unit 102 had tenants in bedrooms. These were not inspected.

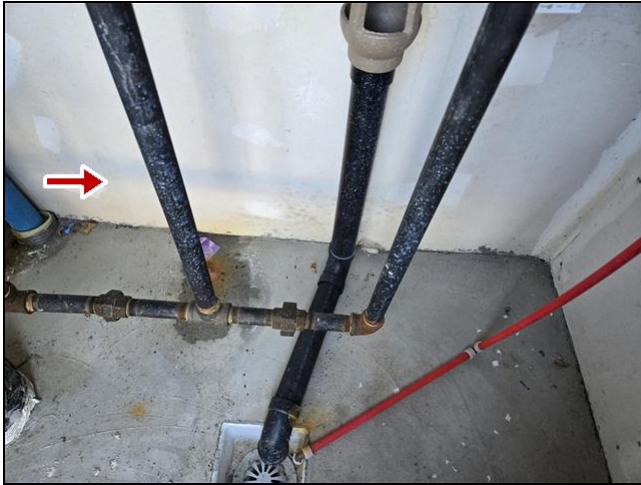
12. Environmental

Items

12.0 Fungal Growth

Comments: Informational

Signs of fungi growth are present on the wall(s) of the FACP room. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend correction to meet [EPA standards](#). Recommend all work be completed by a licensed and qualified contractor.



12.0 Item 1 (Picture)

Immediate Concerns



Calibre Commercial Inspections, LLC

**1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245**

Customer
Professional Investor

Address
Maple Grove Rd
Boise ID 83709

4. Roof Structure & Covering

4.3 Roof Penetrations

Inspected

The flashings for the boots for bathroom/dryer vents were lifting in multiple locations. This will lead to water intrusion. Recommend repair.



4.3 Item 1 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(2) Cracking was noted on the battens where they were nailed. While not a structural component, these cracks should be sealed against potential water intrusion, especially where exposed to weather.



5.0 Item 1 (Picture)

5.3 Decks & Balconies

Inspected

(2) The railing for Unit 205 was loose. Recommend tightening.

7. Heating, Cooling, & Ventilation Systems

7.3 Domestic Water Heating

Inspected

(2) The water temperature in Unit 109 was 135 degrees. This is a scalding temperature. Recommend reducing temperature to prevent injury and limit liability.

(3) A drip pan was missing under the water heater in Unit 102. Recommend installing to prevent possible damage in the event the tank leaks.



7.3 Item 3 (Picture)

8. Plumbing Systems

8.4 Bathrooms

Inspected

(3) Shower head leaks at the connection of the shower head to the supply pipe noted in: Unit 109

Recommend repair.

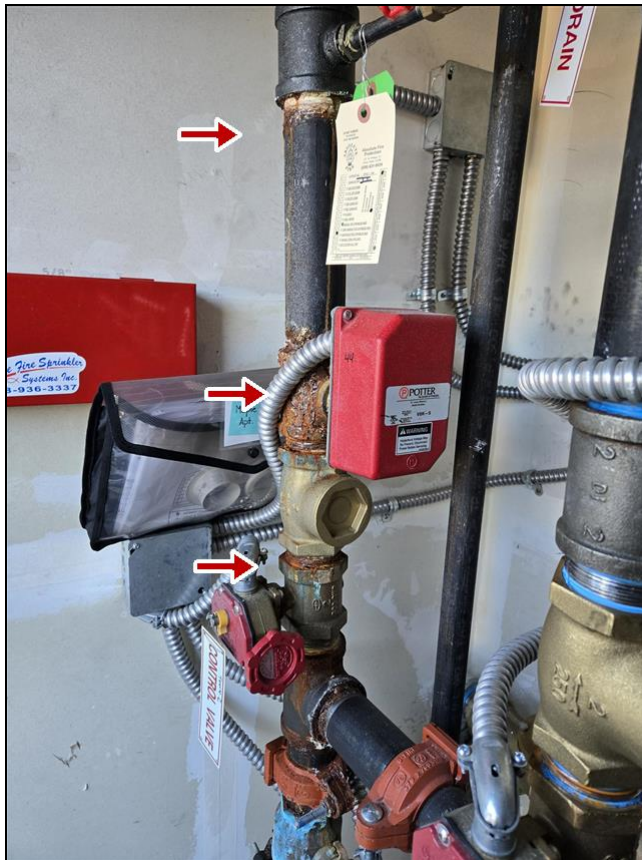
10. Life Safety Systems

10.5 Fire Suppression Systems

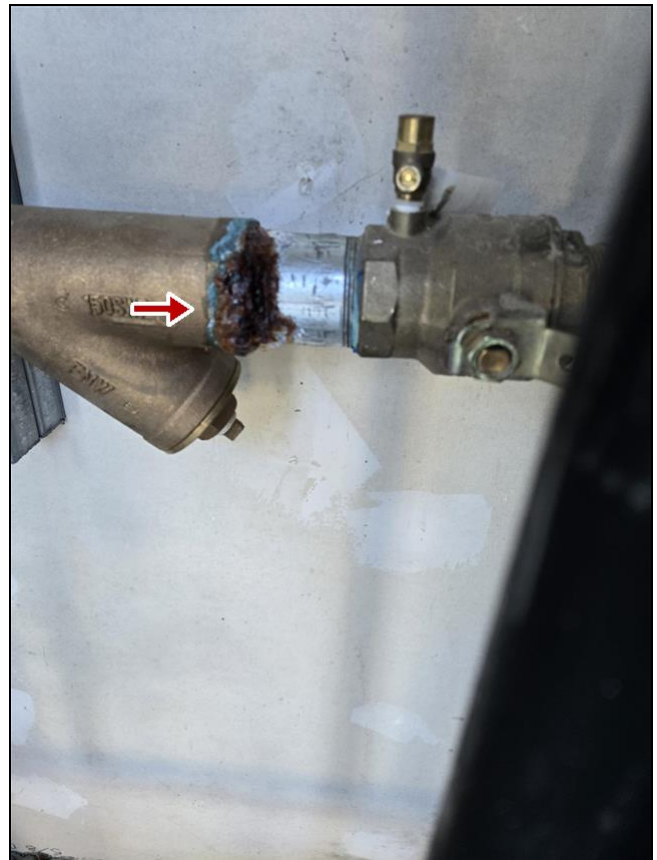
Inspected

A fire suppression system was installed. Significant rust and active leaking were noted on the system during the inspection. This is highly unusual in a system that is only several years old.

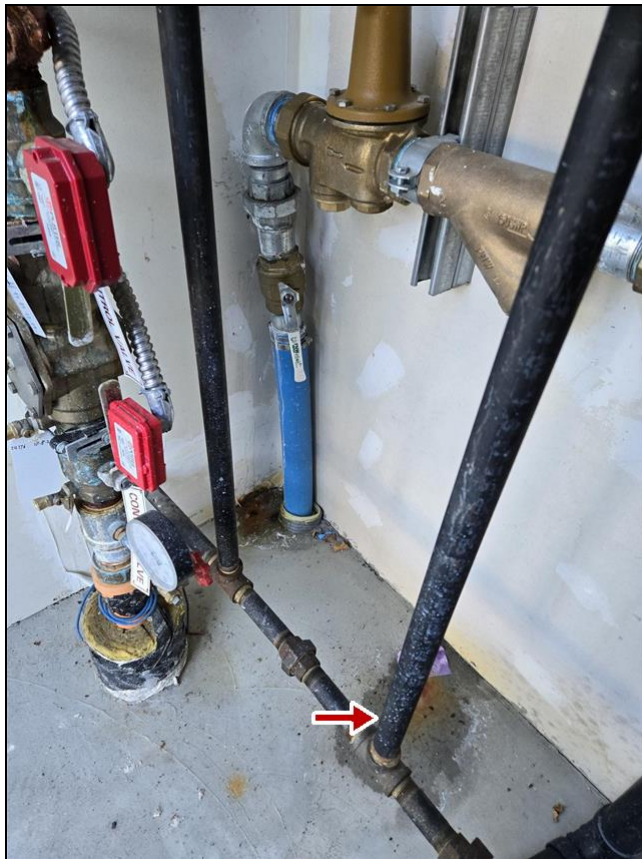
Recommend inspection and repair of the entire system. The last inspection was conducted by Absolute Fire Protection of Boise.



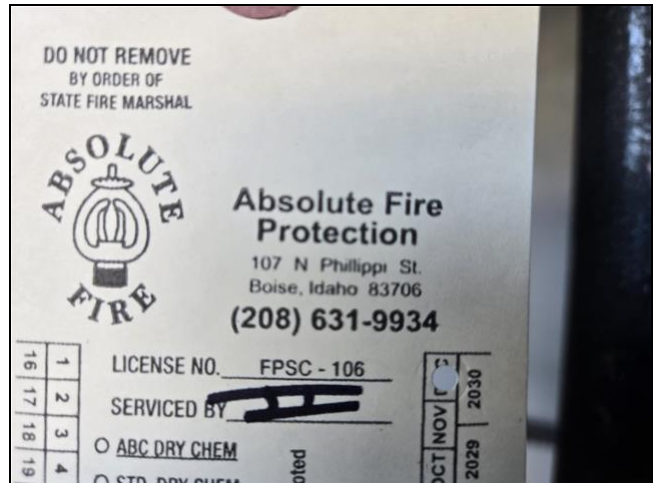
10.5 Item 1 (Picture)



10.5 Item 2 (Picture)



10.5 Item 3 (Picture)



10.5 Item 4 (Picture)

11. Interior Finishes

11.3 Interior Doors

Inspected

The jacket closet door in Unit 202 was damaged and the door to the water heater was missing. Recommend repair.

11.6 Appliances

Inspected

The gasket for the disposal in Unit 306 was inserted incorrectly. Recommend adjustment.

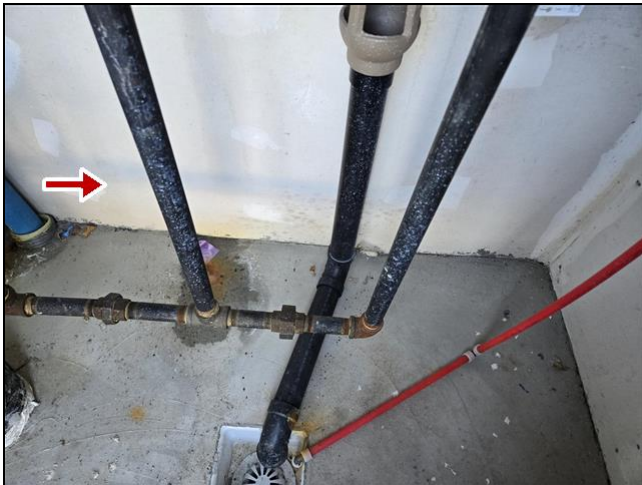
None of the stoves had anti-tip brackets installed. This is a safety and liability hazard. Recommend installation.

12. Environmental

12.0 Fungal Growth

Informational

Signs of fungi growth are present on the wall(s) of the FACP room. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend correction to meet [EPA standards](#). Recommend all work be completed by a licensed and qualified contractor.



12.0 Item 1 (Picture)

Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

**1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245**

Customer
Professional Investor

Address
Maple Grove Rd
Boise ID 83709

7. Heating, Cooling, & Ventilation Systems

7.4 Ventilation Systems - General

Inspected

(2) Dryer vents should be cleaned annually. Recommend confirming with the current owner that this maintenance has been completed.

INVOICE



Calibre Commercial Inspections, LLC
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245
Inspected By: Paul Duffau CCPIA 001011

Inspection Date: 9/25/2024
Report ID: 20240925-Maple-Grove-Rd

Customer Info:	Inspection Property:
Professional Investor	Maple Grove Rd Boise ID 83709
Customer's Real Estate Professional: Aaron Locke The Foundation Group	

Inspection Fee:

Service	Price	Amount	Sub-Total
Apartments, Medium (21-30 Units)	1950.00	1	1950.00
			Tax \$0.00
			Total Price \$1950.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note: