# Bell Home Inspections July 16th 2023, 9:14 am

Inspection performed by: Scott Bell

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**General Information** 

BUILDING ADDRESS: Sample St CITY: Somwhere

**STATE / PROVINCE:** idaho

**POSTAL CODE:** 

**INSPECTION DESCRIPTION:** 

**SQUARE FOOTAGE**: 2500

Picture:



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

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

# **ROOF**

**ROOF TYPE** Gable

Notes:

**ROOF MATERIAL** Asphalt Shingles

Notes:

Owner believes roof is original from 2006 when the home was built. Comp shingles in very good shape for age of roof.



SHINGLES MISSING / DAMAGED? Inspected

Notes:

No missing or damaged shingles









**ROOF INSTALLATION** Satisfactory

**CHIMNEY** Inspected

Notes:

Creosote in some pipe.

Recommend cleaning by qualified chimney sweep.









**FLASHING** Satisfactory

GUTTERS AND DRAINAGE Inspected

Notes:

No gutters on home.

MILDEW PRESENT ON ROOF? No

Notes:

# **EXTERIOR**

SIDING MATERIAL Wood

Notes:

Log home





SIDING CONDITION Inspected

No metal drip edge or moisture protection where wood meets foundation.

Recommend further evaluation by a qualified carpenter.

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



**FLASHING** Satisfactory









**EAVES** Satisfactory

Notes:

FASCIA Satisfactory

Notes:

**SOFFITS** Satisfactory

Notes:

TRIM Satisfactory

Notes:





**EXTERIOR DOORS** Satisfactory

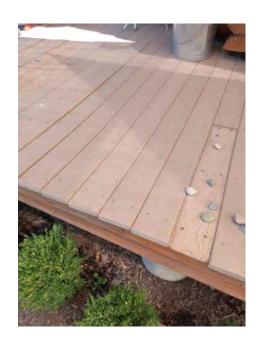
**DECKS** Inspected

Notes:

Deck board slightly warping.

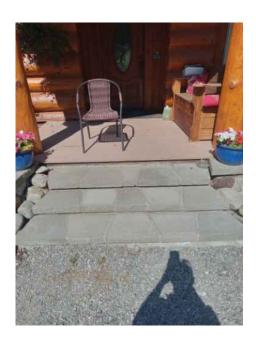
Recommend further evaluation by a qualified carpenter.





STOOP / PORCH Satisfactory

Notes:



LANDSCAPE

GRADING Satisfactory

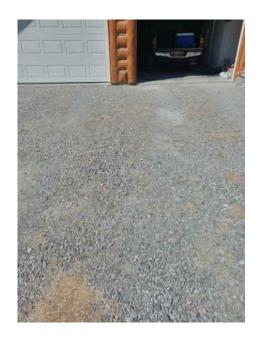
Notes:



**SURFACE DRAINAGE** Satisfactory Notes:

GARAGE
DRIVEWAY Satisfactory

Rock gravel driveway



**GARAGE DOOR** Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

**EXTERIOR DOORS** Satisfactory

Notes:

# **ATTIC**

**ROOF SHEATHING** Not Inspected

Notes:

Can't see sheeting because of insulation.

FRAMEWORK Satisfactory

Notes:

**VENTILATION** Satisfactory

Notes:

**INSULATION** Satisfactory

Notes:

**ACCESS** Satisfactory

Notes:

CHIMNEY AREA Not Inspected

Unable to inspect due to access limitations.

MILDEW PRESENT IN ATTIC? No.

Notes:

**SIGNS OF PESTS IN ATTIC?** No

Notes:

### **BATHROOM 1**

**DOORS** Satisfactory

Notes:

Apt . Over garage.

**FLOORING** Satisfactory

Notes:

Vinyl flooring

**WALLS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERS** Satisfactory

Notes:

**SINKS** Satisfactory

Notes:

**TOILET** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**VENTING** Satisfactory

Notes:

# **BATHROOM 2**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

WALLS Satisfactory

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERS** Satisfactory

Notes:

**SINKS** Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

**TOILET** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:



**LIGHTING** Satisfactory

Notes:

**VENTING** Satisfactory

Notes:

**BEDROOM 1** 

**DOORS** Satisfactory

Notes:

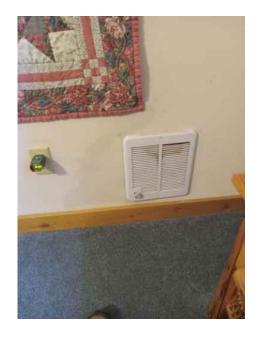
**FLOORING** Satisfactory

Carpet

WALLS Satisfactory

Notes:

Wall heater works fine.



**WINDOWS** Satisfactory

Notes:

Dual pane sliders

**CEILINGS** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

# **BEDROOM 2**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

Carpet

WALLS Satisfactory

**WINDOWS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Fair

Notes:

One door does not work . Recommend repair / replacement by a homeowner or handyman.

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

# **BEDROOM 3**

**DOORS** Fair

Notes:

Door does not close properly. Hits jam.

Hinge is loose.



**FLOORING** Satisfactory

Carpet

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Fair

Notes:

1 closet door does not work. Recommend repair / replacement by a homeowner or handyman.

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

### **BEDROOM 4**

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**CEILINGS** Satisfactory

Notes:

**CLOSETS** Satisfactory

Notes:

**OUTLETS** Inspected

Notes:

Hot and neutral reversed in loft office roo.





**LIGHTING** Satisfactory

# **LIVING AREA 1**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

Laminate floors



**STAIRWAYS** Satisfactory



WALLS Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

FIREPLACE Not Inspected

Notes:

Gas insert fireplace, not inspected over 60 degrees outside.

# **KITCHEN**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

**CEILING** Satisfactory

Notes:

**COUNTERTOPS** Satisfactory

Notes:

**CABINETS** Satisfactory

Notes:

**PANTRY** Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

**DISHWASHER** Satisfactory

Notes:

**STOVE / OVEN** Satisfactory

Notes:

Light does not work.

**EXHAUST HOOD** Satisfactory

Notes:

Down draft exhaust.

**REFRIGERATOR** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**DINING ROOM** 

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

WALLS Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**OUTLETS** Satisfactory

**LIGHTING** Satisfactory

Notes:

FIREPLACE Not Inspected

Notes:

wood stove.

Not inspected over 60 degrees out side



## **LAUNDRY ROOM**

**OUTLETS** Satisfactory

Notes:

GAS SUPPLY Satisfactory

Notes:

WATER SUPPLY Satisfactory

Notes:

# **FOUNDATION**

**FOUNDATION MATERIAL** Poured Concrete

Notes:

Log home sits on raised foundation.

Some elements of plumbing, electrical and HVAC vents not inspected because crawlspace is unaccessible.



**VENTILATION** Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

Inspected exterior only. No access to crawlspace.

# **PLUMBING**

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:

SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

**DRAINAGE** Satisfactory

Notes:

SEWER / SEPTIC Not Inspected

Notes:

Excluded from inspection.

WATER HEATER Satisfactory

Installed in 2014. Water heater is about at half of its expected life.



**VENT SYSTEM** Satisfactory

Notes:

**ELECTRICAL** 

SERVICE DROP / LATERAL Satisfactory

Notes:

**CONDUCTORS** Satisfactory

Notes:

**RECEPTACLES** Satisfactory

Notes:

**AMP RATING** 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

**CIRCUIT PANEL** Satisfactory

Notes:



# **HEATING & COOLING**

**ENERGY SOURCE** Propane

Notes:

**VENTING / CHIMNEY** Satisfactory

Notes:

**HEATING SYSTEM** Forced Air

Notes:

Ruud forced air unit is original. It is well maintained. Avg. Life expectency is 20 yrs. Unit is near life expectency.

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



**HEATING SYSTEM OPERATION** Not Inspected

Notes:

Not inspected. Over 60 degrees outside.

**DUCTWORK / PIPING** Not Inspected

Notes:

Unaccessible

**SMOKE ALARM(S)** Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

**ADDITIONAL DETAILS** 

#### **SUMMARY:**

#### **Roof - Roof Material**

Owner believes roof is original from 2006 when the home was built. Comp shingles in very good shape for age of roof.

### **Roof - Chimney**

Creosote in some pipe.

Recommend cleaning by qualified chimney sweep.

#### **Exterior - Decks**

Deck board slightly warping.

Recommend further evaluation by a qualified carpenter.

#### **Bedroom 2 - Closets**

One door does not work . Recommend repair / replacement by a homeowner or handyman.

#### **Bedroom 3 - Doors**

Door does not close properly. Hits jam.

Hinge is loose.

#### **Bedroom 4 - Outlets**

Hot and neutral reversed in loft office roo.

#### **Dining Room - Fireplace**

wood stove.

Not inspected over 60 degrees out side

# **Heating & Cooling - Heating System**

Ruud forced air unit is original. It is well maintained. Avg. Life expectency is 20 yrs. Unit is near life expectency.

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

### **Heating & Cooling - Heating System Operation**

Not inspected. Over 60 degrees outside.

### Heating & Cooling - Ductwork / Piping

Unaccessible