

Bell Home Inspections

July 16th 2023, 9:14 am

Inspection performed by:

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General Information

BUILDING ADDRESS: Sample St

CITY: Somewhere

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

Notes:

CHIMNEY Inspected

Notes:

Creosote in some pipe.

Recommend cleaning by qualified chimney sweep.





FLASHING Satisfactory

Notes:

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

Notes:

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

Notes:



EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:



EXTERIOR DOORS Satisfactory

Notes:

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

Notes:

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 sheathing because of insulation.

FRAMEWORK Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

ACCESS Satisfactory

Notes:

CHIMNEY AREA Not Inspected

Notes:

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

Notes:

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

Notes:

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

Notes:

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

Notes:

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

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Laminate floors



STAIRWAYS Satisfactory

Notes:



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

Notes:

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

Notes:

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 inaccessible.



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

Notes:

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 expectancy is 20 yrs. Unit is near life expectancy.

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 expectancy is 20 yrs. Unit is near life expectancy.

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