

Bell Home Inspections

June 19th 2023, 6:50 pm

Inspection performed by:

Scott Bell

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General Information

BUILDING ADDRESS: Home
CITY: Bonners
STATE / PROVINCE: idaho
POSTAL CODE: 83805
INSPECTION DESCRIPTION: SINGLE FAMILY LOG HOME
SQUARE FOOTAGE: 2509

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

EXTERNAL AMENITIES

FENCE N/A

Notes:

Animal fence with T post

ROOF

ROOF TYPE Gable

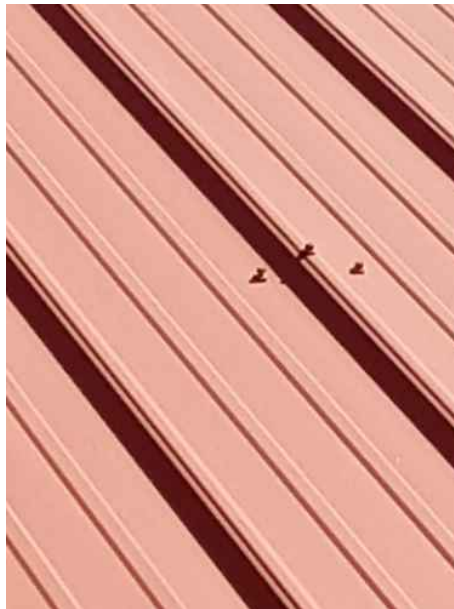
Notes:

Metal roof

ROOF MATERIAL Metal Standing Seam

Notes:

Some loose screws. Recommend repairing or replacement by qualified roofer.



ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Inspected

Notes:

Inspected from latter. Steep pitch.

2 stove pipes observed, boot and pipe appear to be in good condition.

One chimney is missing roof support. Recommend replacement by qualified roofer or chimney contractor.



FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE N/A

Notes:

No gutters.

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Wood

Notes:

Log cabin

SIDING CONDITION Inspected

Notes:

Logs are not stained or sealed. Chinking has shrunk. Does not properly seal between logs.

Recommend further evaluation from qualified Log Home repair specialist.





FLASHING Inspected
Notes:
Metal flashing missing.



EAVES Inspected

Notes:

Eaves are not painted or stained.

Recommend further evaluation by qualified painter.





FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Inspected

Notes:

DECKS Inspected

Notes:

Some uprights missing from deck. Recommend further evaluation by qualified carpenter for safety.



STEPS Poor

Notes:

Steps are rotting. Recommend further evaluation by qualified carpenter.



LANDSCAPE

GRADING Inspected

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

GARAGE

DRIVEWAY Not Inspected

Notes:

Dirt rock road, in poor condition

ATTIC

ROOF SHEATHING Not Inspected

Notes:

Osb sheathing covers framing and insulation. Unable to see roof sheathing.



FRAMEWORK Not Inspected

Notes:

Framework covered by OSB Sheeting. Not inspected.

VENTILATION Satisfactory

Notes:

Loft attic closet on 2 sides. Adequate venting from soft vents



INSULATION Not Inspected

Notes:

Vaulted ceiling with Tongue and Groove. No access available.



CHIMNEY AREA Inspected

Notes:

Moisture stains around chimney on sheeting. Currently dry. Recommend monitoring for leaks or further evaluation from chimney contractor.

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Vinyl floor

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:

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:

Raw plywood floor

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Inspected

Notes:

Broken face plate on one outlet. Recommend replace for safety by licensed electrician.



LIGHTING Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

BEDROOM 4

FLOORING Satisfactory

Notes:

Large Recreation room in basement. Concrete floor. Cracks typical for this type of foundation.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Slate tile

STAIRWAYS Inspected

Notes:

Railings on stairway and loft have no uprights. Recommend further evaluation by qualified carpenter for safety.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Inspected

Notes:

Uncover ceiling box.

Recommend installing cover plate and/or fixture by licensed electrician for safety.



FIREPLACE Not Inspected

Notes:

Over 60 degrees outside.

Stove and pipe appear to be installed correctly.



LIVING AREA 2

FLOORING Satisfactory

Notes:

Loft room.

Carpet

STAIRWAYS N/A

Notes:

See prior pics and notes for stairs and railings.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

KITCHEN

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:

No garbage disposal

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Not Inspected

Notes:

No exhaust hood.

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:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

GAS SUPPLY Inspected

Notes:

Propane from large propane tank in yard

WATER SUPPLY Satisfactory

Notes:



DRAINAGE Satisfactory

Notes:

CABINETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Walk out basement.

WALLS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

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:

SEWER / SEPTIC Not Inspected

Notes:

Septic excluded from inspection.

WATER HEATER Inspected

Notes:

Intsta hot water heater was installed new when current owner purchased the property in 2020.

Pex pipe and propane lines exposed coming through floor. Recommend putting a cover or shield around for safety by owner or qualified handyman.



VENT SYSTEM Fair

Notes:

Water heat vents out through ceiling and roof. Metal heat guard missing. Recommend installing by licensed plumber for safety against fire.



ELECTRICAL

SERVICE DROP / LATERAL Not Inspected

Notes:

Underground lateral from solar panels.
24v , 3500 watt inverter, with generator back up.

Solar is excluded from inspection.



AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

HEATING & COOLING

ENERGY SOURCE Wood

Notes:

VENTING / CHIMNEY Satisfactory

Notes:

Home is off grid. Primary heat is wood burning stoves. 1 in living room and 1 in the basement.



HEATING SYSTEM Electric Heat

Notes:

Home has electric baseboard and wall heaters. Owner states they are not used because of the solar polar power, but can be use if powered by the generator.

The breakers that are taped off are for heating and electrical systems not being used.





HEATING SYSTEM OPERATION Not Inspected

Notes:

Not inspected per owners request.

SMOKE ALARM(S) Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

ADDITIONAL DETAILS

SUMMARY:

Roof - Roof Material

Some loose screws. Recommend repairing or replacement by qualified roofer.

Roof - Chimney

Inspected from latter. Steep pitch.

2 stove pipes observed, boot and pipe appear to be in good condition.

One chimney is missing roof support. Recommend replacement by qualified roofer or chimney contractor.

Exterior - Siding Condition

Logs are not stained or sealed. Chinking has shrunk. Does not properly seal between logs.

Recommend further evaluation from qualified Log Home repair specialist.

Exterior - Flashing

Metal flashing missing.

Exterior - Eaves

Eaves are not painted or stained.

Recommend further evaluation by qualified painter.

Exterior - Decks

Some uprights missing from deck. Recommend further evaluation by qualified carpenter for safety.

Exterior - Steps

Steps are rotting. Recommend further evaluation by qualified carpenter.

Attic - Roof Sheathing

Osb sheathing covers framing and insulation. Unable to see roof sheathing.

Attic - Insulation

Vaulted ceiling with Tongue and Groove. No access available.

Bedroom 1 - Outlets

Broken face plate on one outlet. Recommend replace for safety by licensed electrician.

Living Area 1 - Stairways

Railings on stairway and loft have no uprights. Recommend further evaluation by qualified carpenter for safety.

Living Area 1 - Ceiling Fans

Uncover ceiling box.

Recommend installing cover plate and/or fixture by licensed electrician for safety.

Living Area 1 - Fireplace

Over 60 degrees outside.

Stove and pipe appear to be installed correctly.

Living Area 2 - Flooring

Loft room.

Carpet

Plumbing - Water Heater

Intsta hot water heater was installed new when current owner purchased the property in 2020.

Pex pipe and propane lines exposed coming through floor. Recommend putting a cover or shield around for safety by owner or qualified handyman.

Plumbing - Vent System

Water heat vents out through ceiling and roof. Metal heat gard missing. Recommend installing by licensed plumber for safety against fire.

Electrical - Service Drop / Lateral

Underground lateral from solar panels.

24v , 3500 watt inverter, with generator back up.

Solar is excluded from inspection.

Heating & Cooling - Venting / Chimney

Home is off grid. Primary heat is wood burning stoves. 1 in living room and 1 in the basement.

Heating & Cooling - Heating System

Home has electric baseboard and wall heaters. Owner states they are not used because of the solar panel power, but can be use if powered by the generator.

The breakers that are taped off are for heating and electrical systems not being used.