Bell Home Inspections June 30th 2023, 12:55 pm

Inspection performed by: Scott Bell 2087848963

sbellhomeinspections@gmail.com

General Information

BUILDING ADDRESS: CITY: STATE / PROVINCE: POSTAL CODE: INSPECTION DESCRIPTION: SQUARE FOOTAGE: Picture: 123 Sample St SI Sample Idaho 83800 Single story Residence 1044



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

GATE Not Inspected

Notes:

FENCE Not Inspected

Notes:

SHED / OUTBUILDINGS Not Inspected

Notes:

CARPORT Inspected

Notes:

1 area with evidence of moisture. Stain on sheeting and under side of facia.

Recommend further evaluation by roofing contractor.

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Metal Standing Seam

Notes:

Flashing between roof and carport a little bent out of shape. No leak visible at this time. Recommend monitoring.





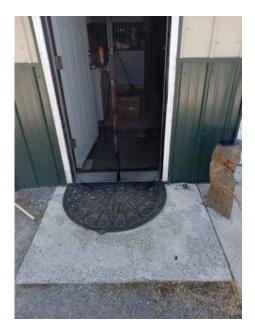




	ROOF INSTALLATION		Satisfactory	
	Notes: CHIMNEY S Notes:	atisfactory		
	FLASHING Satisfactor		y	
	Notes:			
	MILDEW PRE	SENT ON F	ROOF? No	
	Notes:			
EXT	ERIOR			
	SIDING MATERIAL Me		etal	
	Notes:			
	SIDING CONDITION		atisfactory	
	Notes:			
	FLASHING Satisfactory			
	Notes:			
	EAVES Satis	sfactory		
	Notes:			



FASCIASatisfactoryNotes:SofFITSSOFFITSSatisfactoryNotes:TRIMTRIMSatisfactoryNotes:SatisfactoryNotes:SatisfactorySTOOP / PORCHSatisfactoryNotes:Satisfactory



LANDSCAPE

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:



WALKWAYS Satisfactory Notes:

GARAGE

GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

Light bulb out on garage door opener

ATTIC

ROOF SHEATHING Satisfactory

Notes:





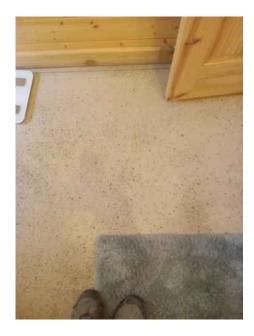
FRAMEWORKSatisfactoryNotes:Pole building style framing with rafter and perlins.VENTILATIONSatisfactoryNotes:INSULATIONNotes:Satisfactory



ACCESS Satisfactory Notes: CHIMNEY AREA Satisfactory



MILDEW PRESENT IN ATTIC? No Notes: SIGNS OF PESTS IN ATTIC? Yes - see note Notes: Typical insects for this area. BATHROOM 1 DOORS Satisfactory Notes: FLOORING Satisfactory Notes: Concrete with texture



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

1 water mark on cedar ceiling. Wood is dry now. Recommend monitoring.

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:







LIGHTING	Satisfactory	
Notes:		
VENTING	Satisfactory	
Notes:		
Fan works	5	
BEDROOM 1		
DOORS	Satisfactory	
Notes:		
FLOORIN	G Satisfactory	
Notes:		
WALLS	Satisfactory	

Wall mount heater, not tested, over 60 degrees outside.



WINDOWS	Satisfactory	
Notes:		
CEILINGS	Satisfactory	
Notes:		
OUTLETS	Satisfactory	
Notes:		
LIGHTING	Satisfactory	
Notes:		

LIVING AREA 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

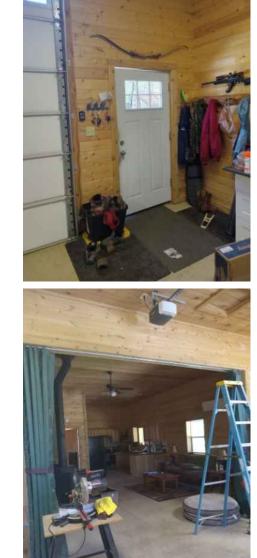
WALLS Satisfactory

Notes:

Shop area is the entry area.

Has insulation roll back drapes for keeping cold out in winter months







WINDOWS	Satisfactory
Notes:	
CEILING	Satisfactory
Notes:	
OUTLETS	Satisfactory
Notes:	
LIGHTING	Satisfactory
Notes:	

Electrical box with no face plate. Recommend further evaluation by licensed electrician for safety.



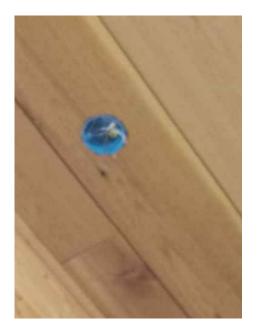
FIREPLACE Inspected Notes: Warm weather, Fireplace not tested.

Everything appears to be installed correctly.

LIVING AREA 2

FLOORING Satisfactory Notes: WALLS Satisfactory Notes: **WINDOWS** Satisfactory Notes: Satisfactory CEILING Notes: Satisfactory OUTLETS Notes: Satisfactory LIGHTING Notes: Undercover electrical box in ceiling.

Recommend further evaluation by licensed electrician for safety.





CEILING FANS Satisfactory Notes: FIREPLACE Satisfactory Notes:



KITCHEN

FLOORINGSatisfactoryNotes:WALLSWALLSSatisfactoryNotes:Satisfactory

Notes: Satisfactory CEILING Notes: **COUNTERTOPS** Satisfactory Notes: Satisfactory **CABINETS** Notes: SINK / GARBAGE DISPOSAL Satisfactory Notes: **STOVE / OVEN** Satisfactory Notes: Satisfactory **EXHAUST HOOD** Notes: Satisfactory REFRIGERATOR Notes: Satisfactory **OUTLETS** Notes: **DINING ROOM** LAUNDRY ROOM OUTLETS Satisfactory

Notes:

WATER SUPPLY Satisfactory

Notes:



VENTILATION Not Inspected

No vent in laundry. Door access is from bathrooom

SINK Not Inspected

Notes:

Did not inspect, drain is clogged per property owner

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Satisfactory

Notes:

Slab on grade

WALLS Satisfactory

Notes:

DRAINAGE Inspected

Notes:

Low spot in grade by clear out on south side. Recommend further evaluation by landscape contractor for drainage



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory



SINK / TOILET SHUTOFF VALVES Satisfactory Notes: PRESSURE AT FAUCETS Satisfactory Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Not Inspected

Notes:

Septic excluded from this inspection.

WATER HEATER Satisfactory

Notes:

Water heater covered with blanket. Cannot see model number or needed info.

Per owner, it was new in 2016 when house was built



VENT SYSTEM Satisfactory Notes:



ELECTRICAL

SERVICE DROP / LATERALSatisfactoryNotes:Under ground serviceCONDUCTORSSatisfactoryNotes:OVERCURRENT PROTECTIONSatisfactory

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Notes: **RECEPTACLES** Satisfactory Notes: **AMP RATING** 200 Amps Notes:



MAIN DISCONNECT Satisfactory

Notes:

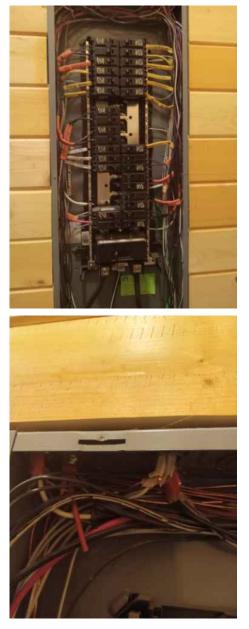
WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Fair

Notes:

Wires in panel cut off. Recommend further evaluation by licensed electrician for safety.





HEATING & COOLING

ENERGY SOURCE	Wood	
Notes:		
VENTING / CHIMNEY	Satisfactor	у
Notes:		
HEATING SYSTEM	Electric Heat	
Notes:		
Electric heat not tested	l over 60 degr	ees
HEATING SYSTEM O	PERATION	Satisfactory
Notes:		
COOLING SYSTEM	Satisfactory	

Notes: Mini split , blows cool air COOLING SYSTEM OPERATION Satisfactory Notes: THERMOSTAT Satisfactory Notes: AIR FILTER(S) Satisfactory Notes: SMOKE ALARM(S) Satisfactory Notes: CARBON MONOXIDE ALARM(S) Satisfactory Notes: **ADDITIONAL DETAILS**

SUMMARY:

Attic - Signs of Pests in Attic? Typical insects for this area. Laundry Room - Sink Did not inspect, drain is clogged per property owner Electrical - Service Drop / Lateral Under ground service