

# Bell Home Inspections

## June 30th 2023, 12:55 pm

Inspection performed by:

**Scott Bell**

**2087848963**

**sbellhomeinspections@gmail.com**

### General Information

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

**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

**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 fascia.

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** Satisfactory

Notes:

**FLASHING** Satisfactory

Notes:

**MILDEW PRESENT ON ROOF?** No

Notes:

## **EXTERIOR**

**SIDING MATERIAL** Metal

Notes:

**SIDING CONDITION** Satisfactory

Notes:

**FLASHING** Satisfactory

Notes:

**EAVES** Satisfactory

Notes:



**FASCIA** Satisfactory

Notes:

**SOFFITS** Satisfactory

Notes:

**TRIM** Satisfactory

Notes:

**EXTERIOR DOORS** Satisfactory

Notes:

**STOOP / PORCH** Satisfactory

Notes:



## 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:



**FRAMEWORK** Satisfactory

Notes:

Pole building style framing with rafter and perlins.

**VENTILATION** Satisfactory

Notes:

**INSULATION** Satisfactory

Notes:



**ACCESS** Satisfactory

Notes:

**CHIMNEY AREA** Satisfactory

Notes:



**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

## **BEDROOM 1**

**DOORS** Satisfactory

Notes:

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

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:

**CEILING** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

Undercover electrical box in ceiling.

Recommend further evaluation by licensed electrician for safety.



**CEILING FANS** Satisfactory

Notes:

**FIREPLACE** Satisfactory

Notes:



## **KITCHEN**

**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERTOPS** Satisfactory

Notes:

**CABINETS** Satisfactory

Notes:

**SINK / GARBAGE DISPOSAL** Satisfactory

Notes:

**STOVE / OVEN** Satisfactory

Notes:

**EXHAUST HOOD** Satisfactory

Notes:

**REFRIGERATOR** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

## **DINING ROOM**

## **LAUNDRY ROOM**

**OUTLETS** Satisfactory

Notes:

**WATER SUPPLY** Satisfactory

Notes:



**VENTILATION** Not Inspected

Notes:

No vent in laundry. Door access is from bathroom

**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

Notes:



**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 / LATERAL** Satisfactory

Notes:

Under ground service

**CONDUCTORS** Satisfactory

Notes:

**OVERCURRENT PROTECTION** Satisfactory

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** Satisfactory

Notes:

**HEATING SYSTEM** Electric Heat

Notes:

Electric heat not tested over 60 degrees

**HEATING SYSTEM OPERATION** 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