



City Council Public Hearing Agenda

Monday, March 16, 2026 at 6:30 PM
City Council Chambers, 101 S. Commercial Avenue, New Meadows, ID
83654

PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY BE ABLE TO EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL WHICH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RECORD RETENTION POLICY.

ROLL CALL / PLEDGE OF ALLEGIANCE

PUBLIC INPUT

(The Public is invited to speak to any item NOT already on the agenda. Items regarding Personnel or Elected Officials should be discussed with the Mayor. The Mayor or Presiding Officer may limit the amount of time). The public **may** be called upon to speak on any item on the agenda.

PUBLIC HEARING

1. Public Hearing - Proposed Sale of City Owned Property 401 Virginia Street
 - a. Opening of Public Hearing
 - b. Introduction
 - c. Testimony in Favor
 - d. Neutral Testimony
 - e. Testimony Opposed
 - f. Close the Public Hearing

ADJOURNMENT

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at, 347-2171, at least 24 hours in advance of the meeting date.

City of New Meadows Mission Statement:

"To provide citizens with a safe and clean community as we develop a vibrant, diverse economy together. Through coordinated and collaborative planning, we will utilize proactive means to provide effective, safe and fiscally responsible municipal programs and services while building and maintaining infrastructure of adequate capacity to accommodate present and future needs. With the overall health of each resident in mind, we will maintain an open and honest government as we plan for the future while preserving, protecting and enhancing our legacy."

Introduction:

We are holding this Public Hearing in accordance with Idaho Code Title 50, Chapter 14 with the purpose of receiving public comment on the selling of City property located at 401 Virginia street, New Meadows, Idaho 83654. This building was used previously as City Hall.

The city has conducted a building inspection of the building; we have also had a comparative market analysis done on the building.

At the January 26th, 2026, City Council meeting the City Council declared the building to be surplus to the needs of the city and set a minimum bid price of \$249,000.

After this hearing the City Council may proceed with the process of selling the building via public auction. The building must be sold to the highest bidder. No bids may be accepted for less than the minimum value declared. If no bids are received, the council may sell the property as it deems in the city's best interest.



401 Virginia Street New Meadows, Idaho 83654

This report is prepared exclusively for **Julie Good (Mayor)**
Inspected On: **11-14-2025**

Company Information

McCall Home Inspections
208-866-1578

mccallhomeinspector@gmail.com
<https://mccallhomeinspections.com>
Published Report



Overall, this building is in good overall condition for age and type and appears to have been reasonably well-maintained. The original build looks to have been of good quality and seems to be performing well to date



Inspected By:



McCall Home Inspections - Matthew
Merlino, License #ASHI Certified
Inspector #244711

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

Item 1.

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

Findings Needing Further Evaluation

It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems, structural systems, water and moisture issues, etc. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, we may be able to provide a reference or at least point you in the right direction.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.


Most sections will contain some descriptive information done in black font. Observation narrative, done in


colored boxes, will be included if a system or component is found to be deficient in some way or if we need to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."


Item 1.


Observation Labels


All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:


 **Major Concern:** These are repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional or potential damage


 **Safety Concern:** These are repairs or improvements that need correction for improved occupant safety, or may be mentioned for the purpose of raising awareness

 **Recommended Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Maintenance Reminder:** These items are maintenance reminders generated as a courtesy

 **Suggested Cosmetic Repair:** Cosmetic defects are listed in this report to give clients a general sense of cosmetic repairs that may be desired. Cosmetic defects do not usually warrant repair or replacement as they do not affect the function or habitability of the dwelling.

 **Suggested Improvement:** These are observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons

 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection



Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

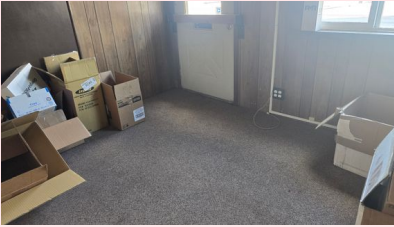
Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function and/or Dri-Eaz HydroSensor was used.

Summary

Major Concerns

⚠️ **G-1 Grounds:**

The front concrete is sloping toward the building - see north side. Standards recommend a quarter inch per foot slope away from the building or better to prevent water draining toward the building. Signs of water drainage toward the building and moisture intrusion were evident as rust on the entry door and carpet stains. Concrete replacement and/or a water collection drain installation is recommended. Have this further evaluated and repaired as recommended by a qualified contractor.



⚠️ **E-5 Exterior:**

South and west windows have failed vacuum seals. Cracked glass also noted at one of the rear windows. This presents as visual irregularities between the double pane glass which cannot be cleaned without glazing replacement. I list as a major concern due to the cost of replacing multiple windows. Hire a glass replacement company to further evaluate and replace windows with lost seals.

[Pat's Glass & Overhead Door](#)
[Glass Pro McCall](#)





Safety Concerns

EDFW-2 Electric Distribution & Finish Wiring:

I did not see many (if any) smoke alarms. Ensure working smoke alarms are installed. *General smoke alarm requirements for a light commercial office building include placing detectors on every floor, in all hallways, stairwells, and common areas. Detectors are also required in each room, bathroom, and storage area. Hardwired, interconnected smoke detectors are typically required, and placement should follow guidelines such as being as close to the center of the ceiling as possible.*

Recommended Repairs

E-1 Exterior:

The wooden portions of the exterior siding and trim needs to be re-painted to preserve and maintain the siding system. Any water damaged siding should be replaced as needed prior to prep and paint. Specialized paint is required for concrete block. Budget for re-painting the exterior in the near term. Examples of specific observations noted during inspection include:

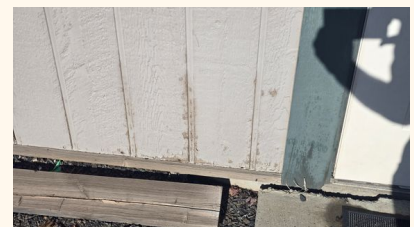
- Failing paint at rear wood siding and along bottom of concrete walls
- Localized minor water damage observed
- Caulking and masonry sealant recommended at localized areas



failed paint & water damage



failed paint & water damage



failed paint



failed paint



failed paint



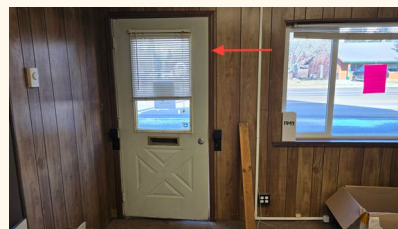
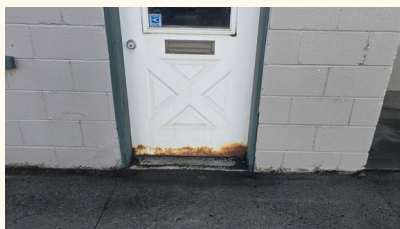
masonry sealant needed



failing paint

✂ E-3 Exterior:

The northeast steel door exterior is rusting and should be replaced. Additionally, this door was not square and contacts the door frame when operated.



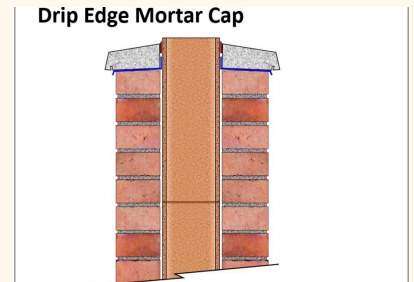
out of square - hits frame

✂ RG-1 Roof & Gutters:

The unused concrete chimney should be capped to prevent water and ice from entering and damaging the masonry. Hire a mason to further evaluate and install a masonry or metal chimney cap.



simple metal cap



✂ ESD-1 Electric Service & Distribution:

The conduit for the electric service lateral is broken where it meets the asphalt. This has exposed the conductors and could pose a safety hazard. Hire a licensed electrician to make repairs.



✂ EDFW-1 Electric Distribution & Finish Wiring:

Reverse polarity was noted at the electrical receptacle at the front office wall. This is when the hot and the neutral have been wired backwards. This should be corrected by a licensed electrician.



✂ P-3 Plumbing:

Corrosion was noted at the capped pipe end in the utility storage room. Evidence of past leaking was observed. Hire a licensed plumber to repair this.



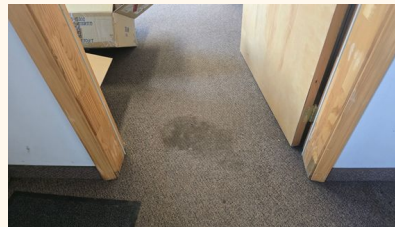
✂ P-4 Plumbing:

This is the original water heater manufactured in 2001. According to industry standards, this water heater has entered a less reliable phase of its service life. There is staining indicating the water heater has developed leaks. Recommend replacement for ongoing reliability.



✂ I-1 Interior:

The wall to wall carpeting is likely original and showing signs of age indicating it should be updated. See attached photos showing localized staining and wear.



✂ I-2 Interior:

The east office door was not latching correctly and requires the strike height to be adjusted so the door latches closed.



(This video is only viewable online.)



I-3 Interior:

As mentioned above and previously in the exterior chapter, several windows appeared to have failed vacuum seals. Hire a glass replacement company to further evaluate and replace windows with lost seals.



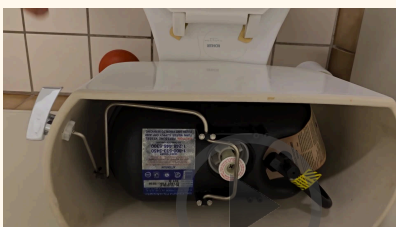
I-4 Interior:

The west window lock was inoperable. I was unable to align and engage the locking mechanism. This should be repaired as it poses a security risk.



WB-1 Womens Bathroom:

The Sloan® Pressure Vessel inside the womens bathroom toilet tank was not functioning normally and requires repair or replacement. Hire a licensed plumber to further evaluate and repair as recommended.



(This video is only viewable online.)



Maintenance Reminders

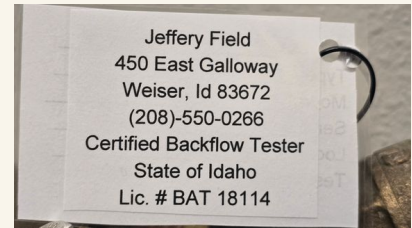
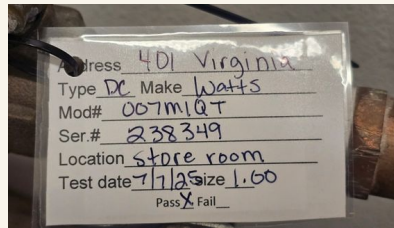
🔍 HCFV-2 Heating, Cooling, Fireplaces & Ventilation:

This building has electric baseboard heaters. These can get very hot during operation. Be sure to keep all drapes, curtains, furniture, electric cords and other flammable items away from these heaters when they are on. Baseboard heaters will need annual cleaning. Best practices are to turn power off to the heater and use compressed air to clean the dust from the heating elements. Also be careful with small children to avoid a burn hazard.



🔍 AP-1 Additional Plumbing:

This building has a backflow prevention device installed. Annual inspection and testing of the backflow devices is required as these perform a critical safety task: keeping the drinking water safe from contamination. A current inspection certificate was noted on this device, I recommend keeping this device on a regular inspection schedule.



Suggested Cosmetic Repairs

🔧 E-2 Exterior:

Warped fascia at west side observed. This appears to be mainly a cosmetic issue at this time. Recommend repair/replacement prior to having the exterior painted. A relief cut and new fasteners may suffice.



Suggested Improvements

🏠 G-2 Grounds:

Asphalt areas were seen to be in poor overall condition with significant cracking, deterioration and undefined areas. While the lot is in useable condition, a logical improvement would be new asphalt parking areas with painted yellow lines for vehicle parking. Blue paint and decals should be displayed for the handicapped parking stall. These spaces should be marked with a wheelchair

symbol and are often wider to accommodate mobility devices.



E-4 Exterior:

Two of the exterior doors are installed with their hinges to the exterior. This is a security issue as the doors could be removed by removing the hinge pins from the outside. When outswing doors are installed with hinges at the exterior a secure NRP style hinge should be used. NRP hinges are a secure hinge system that is also resistant to corrosion. I recommend installing proper out-swing door hinges with exterior rated NRP style hinges.



removeable hinge pins



removeable hinge pins

Notes

EDFW-3 Electric Distribution & Finish Wiring:

This building does have some low voltage wiring installed. Evaluation of alarm systems, TV, speaker, phone, camera and internet wiring is beyond the scope of this inspection.



P-1 Plumbing:

I did not find an obvious main water shut off valve. I tried the valve next to the water heater which did not stop the flow of water to the bathroom sink. There is typically a main shut off at the meter in the street, but this can be a time-consuming and a difficult shut-off to access in an emergency or in winter when covered with snow. There may have been a main water shut-off concealed behind finishes or stored items.

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Building Site & Other General Information

Weather: Overcast

Soil Conditions: Damp

Approximate Outside Temperature: 50 - 60

Building Orientation: For the purposes of this report, the front of the building faces approximately north

Approximate Year Built: 2001

Building Type: Light commercial, Office

Stories: Single level

Space Below Grade: Slab on Grade

Utility Services: Municipal Water, Municipal Sewer

Utility Status: All utilities on

Grounds

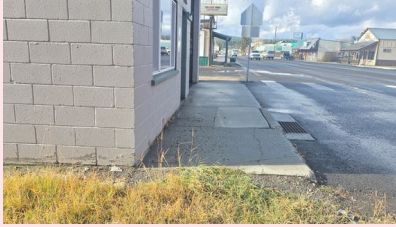
Grade & Site Drainage

Ideally, the ground should drop a minimum of one inch for every one foot that you move away from the building for the first 5-to-10 feet around the building. While this is not always possible, the ground should never be sloping upwards as you move away from the buildings foundation.

Grade: Grade at foundation areas is generally flat

Site Drainage: Negative Grade, Grade slopes toward foundation


⚠ (G-1) Major Concern: The front concrete is sloping toward the building - see north side. Standards recommend a quarter inch per foot slope away from the building or better to prevent water draining toward the building. Signs of water drainage toward the building and moisture intrusion were evident as rust on the entry door and carpet stains. Concrete replacement and/or a water collection drain installation is recommended. Have this further evaluated and repaired as recommended by a qualified contractor.



Parking Lot & Walkways

Driveway: Parking Lot: Asphalt, Gravel, Asphalt: Poor overall condition

Walkways: Entry Areas: Concrete

 **(G-2) Suggested Improvement:** Asphalt areas were seen to be in poor overall condition with significant cracking, deterioration and undefined areas. While the lot is in useable condition, a logical improvement would be new asphalt parking areas with painted yellow lines for vehicle parking. Blue paint and decals should be displayed for the handicapped parking stall. These spaces should be marked with a wheelchair symbol and are often wider to accommodate mobility devices.



Retaining Walls

Type: None

Patio

Type: None

Fences & Gates

Type: None

Exterior


Siding & Trim

General siding maintenance involves regular cleaning, inspections, and repairs to ensure the longevity and appearance of the buildings exterior. This includes annual cleaning, inspecting for damage, caulking and painting as needed and making necessary repairs or replacements as they arise.

- *Most siding types should be cleaned annually with a garden hose and soft brush*
- *Pressure washing can be effective but should be used with caution and at a low pressure to avoid damage*
- *Inspect siding annually for any cracks, chipped paint, loose panels, water damage, rot and insect infestation*
- *Inspect caulking around windows and doors for cracks or damage*
- *Keep gutters clean to prevent water from dripping down the siding and causing damage*
- *Re-paint or re-stain wood siding every few years to protect it from weather damage and UV rays*
- *Apply a water-resistant sealer to logs or wood siding every few years to help protect it from moisture*

Siding Material & Type: Concrete Masonry Units (Concrete Block), Engineered wood siding product

Condition: Appearance and condition good, Installation practices appear standard, Exterior paint in poor condition

 **(E-1) Recommended Repair:** The wooden portions of the exterior siding and trim needs to be re-painted to preserve and maintain the siding system. Any water damaged siding should be replaced as needed prior to prep and paint. Specialized paint is required for concrete block. Budget for re-painting the exterior in the near term. Examples of specific observations noted during inspection include:

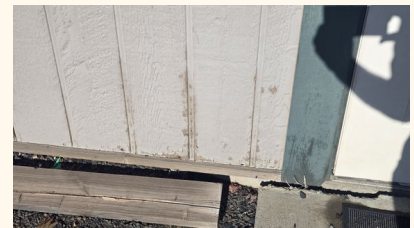
- Failing paint at rear wood siding and along bottom of concrete walls
- Localized minor water damage observed
- Caulking and masonry sealant recommended at localized areas



failed paint & water damage



failed paint & water damage



failed paint



failed paint



failed paint



masonry sealant needed



failing paint

Fascia & Eaves

Fascias: Wood

Soffits/Eaves: Exposed rafters & blocking

Condition: Overall appearance and condition good, Warped fascia (west side)

(E-2) Suggested Cosmetic Repair:

Warped fascia at west side observed. This appears to be mainly a cosmetic issue at this time. Recommend repair/replacement prior to having the exterior painted. A relief cut and new fasteners may suffice.



Foundation Walls

Type: Concrete Block

Appearance: No readily visible problems

Exterior Doors

We make every effort to visually inspect and operate every exterior door. Occasionally we find doors that are locked, blocked by stored items or otherwise inaccessible. In general, any exterior door with an overhang protecting it and with a reasonable amount of regular maintenance should last a homeowner 30 or more years. Gaskets, weather stripping and some hardware may need to

be replaced every eight to ten years.

Item 1.

Types: Metal, Standard exterior rated doors

Condition / Observations: General appearance and function good, Rubbing on frame, Weathered finishes, Hinges at exterior

🔧 (E-3) Recommended Repair: The northeast steel door exterior is rusting and should be replaced. Additionally, this door was not square and contacts the door frame when operated.



out of square - hits frame

🏠 (E-4) Suggested Improvement: Two of the exterior doors are installed with their hinges to the exterior. This is a security issue as the doors could be removed by removing the hinge pins from the outside. When outswing doors are installed with hinges at the exterior a secure NRP style hinge should be used. NRP hinges are a secure hinge system that is also resistant to corrosion. I recommend installing proper out-swing door hinges with exterior rated NRP style hinges.



removeable hinge pins



removeable hinge pins

Window Types & General Appearance

Frames: Vinyl

Glazing: Double Pane

Condition / Observations: Several failed insulated glass units (IGU'S), One failed insulated glass unit (IGU)

⚠️ (E-5) Major Concern: South and west windows have failed vacuum seals. Cracked glass also noted at one of the rear windows. This presents as visual irregularities between the double pane

glass which cannot be cleaned without glazing replacement. I list as a major concern due to the cost of replacing multiple windows. Hire a glass replacement company to further evaluate and replace windows with lost seals.

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Exterior Exhaust & Waste Vents

No. of Exhaust Vents Observed: 2, Bathroom, East Exterior Wall

No. of Plumbing Vents Observed: 2, Roof

Representative Exterior Photos





Fuel Storage & Distribution

Fuel Type

No fuel source

No fuel sources, fuel storage devices or fuel burning appliances were found on site during our visual inspection.

Roof & Gutters

Roof Type & General Information

Keeping the roof maintained will help keep the building protected from the elements and prevent costly damage for years to come. Be sure to have your roof inspected regularly and perform needed maintenance/repairs right away to prevent compounding problems.

Style: Gable

Inspection Method(s): Aerial photography, Viewed from ground

Roof Materials: Corrugated Metal Roof Panels

*Metal roofs offer many benefits, including longevity. Metal roofs can last **40-70 years**, depending on the material. Screws and/or interlocking panels are the most common way to hold the roof panels in place. If a screw or a panel looks loose or otherwise compromised, arrange to have repairs performed by a qualified roofing contractor. Regularly inspect the roof and tighten any screws or repair panels that may have worked loose due to temperature fluctuations and expansion/contraction cycles.*

Visible Condition of Roof Coverings

Item 1.

Condition: Middle aged, General appearance good, Installation practices appear standard, Factory paint has worn off the surface of the roof panels, but this is typical and only cosmetic

Flashings

Type: Metal, Rubber Vent Boots

Condition: Flashings appeared visually standard


Chimneys

Interiors of chimneys and flues are not readily visible and are beyond the scope of a primarily visual inspection. The National Fire Protection Association recommends scheduling a professional chimney sweep annually to ensure the safe operation of fireplaces, wood stoves and chimneys. This should be done regularly and should be done at time of sale if not been done recently.

Chimney Materials: Concrete block, Chimney not in use

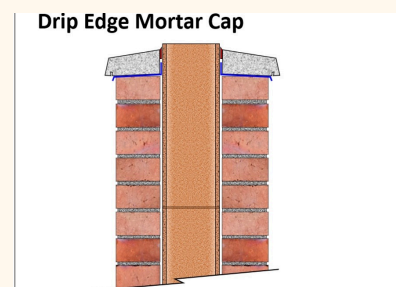
Flue Material: Clay tile liners

Condition / Observations: General condition of masonry was fair, Inadequate Chimney Cap

 **(RG-1) Recommended Repair:** The unused concrete chimney should be capped to prevent water and ice from entering and damaging the masonry. Hire a mason to further evaluate and install a masonry or metal chimney cap.



simple metal cap



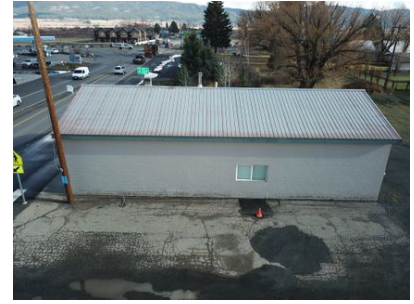
Gutters & Downspouts

Note: Gutter systems are challenging in snow country and, for this reason alone it is common for gutters to be omitted entirely. Proper grading is extra important when gutters are omitted. In general, soils in these mountainous areas drain surprisingly well. If gutters are installed there should be heat cables installed within the gutters and downspouts to prevent ice build up and

subsequent damage. Heavy duty mounting brackets should be installed every 24 inches to ensure the gutter system can withstand additional weight from ice and snow.

Type: None

Representative Roof Photos



Attic & Roof Cavity Ventilation

Attic Access

Attic spaces can present challenges and limitations. We try to access and view the entire space whenever possible. Most attics will have limitations due to: Low headroom, limited accessibility where framing and ductwork are installed, lack of ramps or walk-boards. Crawling or walking

Attic Access Location(s): Upper Wall Hatch, Utility Room

Inspection Method: Ladder, Traversed readily accessible areas

Roof Structure

Type: Common Rafters, 2 x 10

Condition: Readily visible portions of roof framing appeared standard

Sheathing

Type: Wooden Planks, Skip Sheathing

Condition: Readily visible portions appeared good

Insulation

Type: Fiberglass Batting, Cellulose Blown

Estimated R-Factor: R - 30's

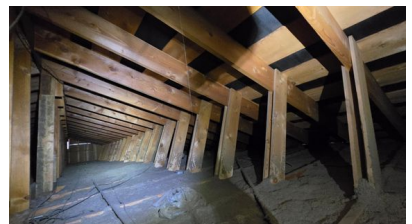
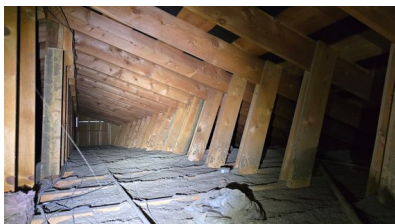
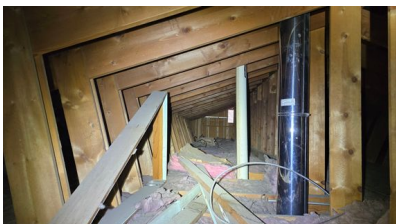
Ventilation

Ventilation Method(s): Gable vents

Adequacy: Nice, Bright Wood

No red flags were noted regarding prior moisture build-up or relative humidity. Venting appeared unrestricted where visible. Wood has a nice bright color indicating no prior moisture problems, relative humidity or heat migration into the attic.

Representative Attic Photos





Electric Service & Distribution

Service Equipment & Meter Base

Supply Voltage: 120/240, Service voltage tested

Type: Below ground, Service lateral

Meter Base Manufacturer & Amperage Rating: Square D / Homeline, CL 200A, Metered By: Idaho Power

Service Panel Manufacturer & Rating: Square D / Homeline, 250A

Main Disconnect Breaker: 200A

Observations: Equipment, installation and workmanship appear standard, Conduit Settled/Separated

🔧 (ESD-1) Recommended Repair:

The conduit for the electric service lateral is broken where it meets the asphalt. This has exposed the conductors and could pose a safety hazard. Hire a licensed electrician to make repairs.



Representative Service Equipment Photos



Distribution Panel

Panel Type & Location: Sub distribution panel

Panel Manufacturer & Rating: Cutler Hammer, 200A

Incoming Wire Type & Size: Stranded Copper, 2/0, Appropriately Sized

Main Disconnect Breaker: 200A, Located at exterior service equipment

Observations: Equipment, wiring and workmanship appeared standard

Representative Panel Photos





CIRCUIT DIRECTORY	
1 Sec. Electrical	2 Sec. Law Enforcement
3 Office & Media Rm.	4 Sec. Law Enforcement
5 Lights	6 Office
7 Sec. Old City Hall	8 Outside Lights
9 Lights in Attic	10 Lights
11 Sec. Old City Hall	12 Bathrooms Sec. & Fax
13 Sec. Old City Hall	14 Sec. Office and
14 Tel. Rm.	15 Reception
15 Boardroom Meet Old	16 Sec. Office and
16 City Hall (Mech. Rm.)	17 Reception
17 Boardroom Meet	18 Boardroom Meet
18 Boardroom Meet	19 Boardroom Meet
19 Bathrooms	20 Boardroom Meet Office
20 Law Enforcement	21 Reception
21 and Future office	22
22	23 Water Meter
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Grounding & Bonding

Grounding - General Note:

During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible and there are not practical tests one can perform in the way we can test a furnace or a plumbing fixture. General info about grounding systems:

- Modern homes (2008 and newer) generally use UFER grounds (foundation rebar) and no longer need ground rods.
- Older houses (1963 and earlier) used metal water pipes for grounding instead of ground rods and

these older ground conductors may be disabled if the old metal pipes have been updated with plastic pipes.

- *In between, (very roughly 1963-1990) ground rods have been used for grounding. Typically two ground rods are required (to try and achieve the recommended 25 ohms or less) unless there is also an older metal water piping system that can be grounded, then often 1 ground rod will suffice.*

Bonding - General Note:

All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding.

Electric Distribution & Finish Wiring

Branch Wiring

Wire Types Observed: Thermoplastic High Heat-Resistance Nylon coated, Copper, Stranded Copper, NM Cable (a.k.a. Romex)

Wiring Methods Observed: THHN, Rigid Conduit, Non Metallic Sheathed Cable

Installation & Workmanship: Installation methods appear standard as visible

Receptacles, Switches & Fixtures

Testing & Limitations:

A representative number of receptacles and switches are tested. Any defects found during inspection are noted in this report. Only visible and accessible receptacles and switches are tested. Personal items and furnishings are not moved to access any receptacles or fixtures. I make an effort to test and inspect all accessible electric receptacles and switches. In general, the scope of testing is directly related to access; where personal belonging and furniture obstruct access to receptacles and fixtures, fewer of them can be reasonably tested during inspection.

I test all Ground Fault Circuit Interrupter (GFCI) devices that are readily accessible. GFCI's are those electric receptacles with re-set buttons that you commonly see in bathrooms, kitchens and at the exterior of the home. GFCI's are important safety devices that limit the duration of electrical shocks and have demonstrably saved lives. I recommend being aware of where re-set buttons are located in the house as GFCI's can trip and disable a circuit which can not be re-energized without re-setting the button. I avoid testing to determine if a receptacle or circuit is GFCI protected if it is not

clear where the re-set button can be found. This is because re-set buttons can be concealed behind stored items, so such a test risks disabling a circuit in the home. Occasionally, during testing of GFCI's one can fail. This is a statistical reality that some of these devices will fail under testing and require replacement after testing.



Testing Method: Representative sample

Electrical Receptacles: Three wire receptacles

Condition & Functionality: Appearance and function good

🔧 (EDFW-1) Recommended Repair:

Reverse polarity was noted at the electrical receptacle at the front office wall. This is when the hot and the neutral have been wired backwards. This should be corrected by a licensed electrician.




General Information:

The link below includes important information about smoke alarms that could save lives in the event of a fire. There are two basic types of smoke alarms: ionization, which are better at detecting flaming fires and photoelectric, which are better at detecting smoldering fires. Standards in the building industry are moving toward recommending BOTH types of detectors in the home. It is nearly impossible to accurately test smoke alarms during a home inspection. I recommend learning more about these important life saving devices and consider installing both types of smoke detectors in your home. Here is a link to [smoke alarm information](#) from the National Fire Protection Agency.

*The installation of [carbon monoxide](#) alarms is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces **and wood stoves**. Best practices are to have these alarms hardwired with a battery back-up - though requirements are for the installation to meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and even death. Alarms have a useful service life of roughly 6 years, so changing them more frequently than smoke alarms is recommended. The modern minimum default is one per floor outside sleeping rooms.*

An [explosive gas detector](#) should be installed when appliances using natural gas or liquid propane gas are installed in the home. These safety devices are critical in the event a gas leak develops for any unforeseen reason. These alarms should be installed low near the floor as gas is heavier than air. These will be required by the McCall Fire Department if the dwelling is to be used for a short term rental. Here is a link to [McCall Fire Department's short term rental pre-inspection form](#).


Smoke Alarms: Missing alarms noted

 **(EDFW-2) Safety Concern:** I did not see many (if any) smoke alarms. Ensure working smoke alarms are installed

General smoke alarm requirements for a light commercial office building include placing detectors on every floor, in all hallways, stairwells, and common areas. Detectors are also required in each room, bathroom, and storage area. Hardwired, interconnected smoke detectors are typically required, and placement should follow guidelines such as being as close to the center of the ceiling as possible.

Low Voltage Systems

Limitation

 **(EDFW-3) Note:** This building does have some low voltage wiring installed. Evaluation of alarm systems, TV, speaker, phone, camera and internet wiring is beyond the scope of this inspection.



Heating, Cooling, Fireplaces & Ventilation

Heating System

Heating Method: Electric baseboard heaters

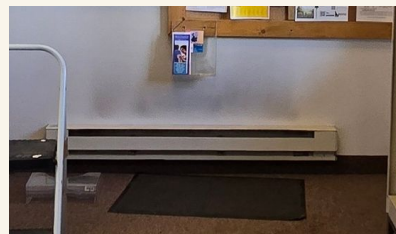
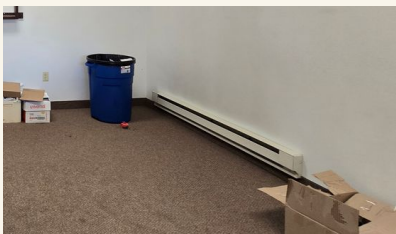
Manufacturer: Undetermined

Capacity: ~ 250 watts per foot for electric baseboard heaters

Year Manufactured: Undetermined - Heaters appeared original

Appearance & Function: Normal operation

Q (HCFV-2) Maintenance Reminder: This building has electric baseboard heaters. These can get very hot during operation. Be sure to keep all drapes, curtains, furniture, electric cords and other flammable items away from these heaters when they are on. Baseboard heaters will need annual cleaning. Best practices are to turn power off to the heater and use compressed air to clean the dust from the heating elements. Also be careful with small children to avoid a burn hazard.



All baseboard heating units were tested and all seemed to be operating normally. Note: Home inspectors only check basic operation. We cannot identify problems with internal components or parts that are working worn that may need future replacement.

Air Filters

Filtration Systems: N/A

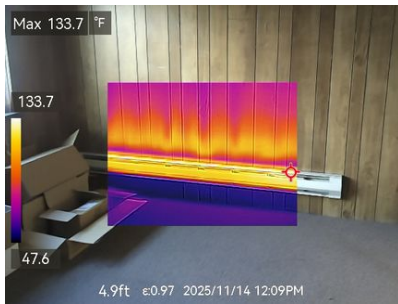
System Type: No air conditioning system

Heating & Cooling Distribution Systems

Heat Source All Rooms: Yes

Distribution Method: Electric baseboard heaters (Thermal images)

Thermal images show approximate temperatures at the baseboard heaters. I use these images just to show the heaters were generally functioning during inspection. These are representative photos.



Mechanical Ventilation Systems

Determining proper ventilation to the exterior from kitchen, bath and laundry fans is not always possible as exhaust fans and ducts are often concealed beneath insulation, behind finishes, exterior foliage, etc. Fan terminations can be all over the house from the roof to the foundation, presenting difficulties for systematically checking every fan termination. During the inspection, every effort is made to verify proper terminations of fan vents to the exterior, but it is possible to miss something here that is latent or concealed.

Bath Fans & Exhaust: Ducted through the east exterior wall

Plumbing

Water Service & Supply

Water Supply: Public / Municipal

Water Meter: Location, West parking lot

Main Water Shutoff: Not located

Water Pressure: Flow and pressure was adequate

⚠️ **(P-1) Note:** I did not find an obvious main water shut off valve. I tried the valve next to the water heater which did not stop the flow of water to the bathroom sink. There is typically a main shut off at the meter in the street, but this can be a time-consuming and a difficult shut-off to access in an emergency or in winter when covered with snow. There may have been a main water shut-off concealed behind finishes or stored items.

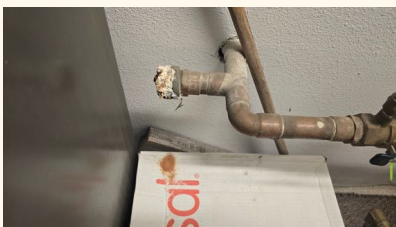
Distribution Pipe

Supply Pipe Material: Copper

Comments/Observations: Functional flow, Normal, No observable leaks

Hose Faucets: Not tested, Handle missing

🔧 **(P-3) Recommended Repair:** Corrosion was noted at the capped pipe end in the utility storage room. Evidence of past leaking was observed. Hire a licensed plumber to repair this.



Handle missing at east hose bib. Hose bib not tested.



Waste Pipe & Discharge

Sinks are flood tested and waste assemblies are checked for leaks or minor drips. Homeowners should check the waste plumbing connections beneath the sinks periodically to avoid water damage from unseen drips that can occur. Wastebaskets and other storage coming in contact with waste assemblies beneath sinks can sometimes loosen connections and can cause drips to develop. We also often find that sink stopper assemblies in the drain assembly work loose and drip.

Discharge Type: Public/City Sewer

Waste & Vent Pipe Materials: ABS plastic, PVC plastic

Drainage Performance & Observations: Normal at all fixtures, No observable leaks

Note: Sewer Scope Not Performed:

Evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is the only way to evaluate the sewer line and the below ground connections between the house and the municipal sewer line. These are recommended when warranted, usually when considering - the age and location of the building, lines that run long distances to street or septic tank, when older materials are still in service and/or when large trees and root systems are potentially an issue. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line. If this has not been done recently, you might want to consider having a sewer scope performed.

Water Heater

Maintenance Tips:

For tank storage water heaters, regular scheduled maintenance is recommended. Most home owners seldom do preventative maintenance to their water heaters... which is why they have such short average service lives between 8-15 years. Generally the most important maintenance is regular draining of the tank to eliminate sludge build-up at the bottom of the tank. There are also sacrificial anodes that need to be periodically replaced to reduce corrosion inside the tank.

Manufacturer: Rheem

Data Plate: Shown here

Item 1.

This shows the water heater and data tag .



Type: Tank

Size: 6 gal

Year Manufactured: 2001, Past industry average service life

Energy Source: Electricity

Drain Pan: Not Needed, Floor drain present

Expansion Tank: Installed, Visually standard

Temperature Pressure Relief Valve: Installed, Visually standard

🔧 (P-4) Recommended Repair:

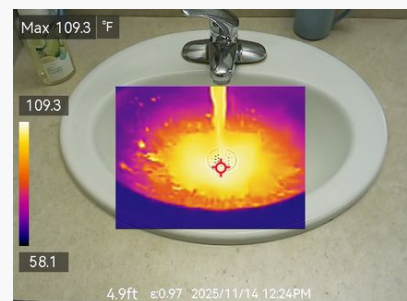
This is the original water heater manufactured in 2001. According to industry standards, this water heater has entered a less reliable phase of its service life. There is staining indicating the water heater has developed leaks. Recommend replacement for ongoing reliability.



Water Temperature

Water temperature measured at inspection:

This thermal image shows approximate water temperature at the time of inspection.



Additional Plumbing

Sump Pumps and Drains

I do not test floor drains but I do recommend they be tested for function by the homeowner or a handy-person by running a hose in them for a prolonged time or having them professionally scoped by a qualified plumber. The traps in these drains sometimes dry-out allowing sewer gases into the building. As a part of routine maintenance I recommend periodically making sure the drain trap has water in it.



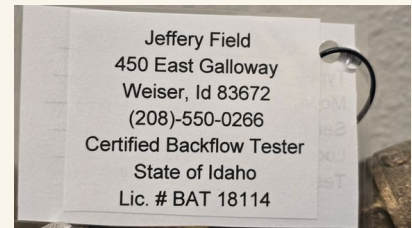
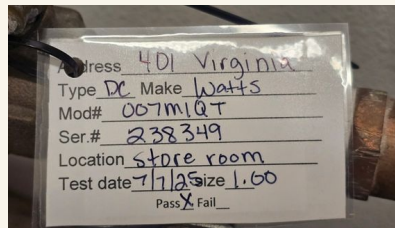
floor drain in storage/utility room

Floor Drain: Floor drain observed (in storage/utility room)

Backflow Prevention Device

Comments / Observations: Backflow device observed, Annual testing required

Q (AP-1) Maintenance Reminder: This building has a backflow prevention device installed. Annual inspection and testing of the backflow devices is required as these perform a critical safety task: keeping the drinking water safe from contamination. A current inspection certificate was noted on this device, I recommend keeping this device on a regular inspection schedule.



Interior

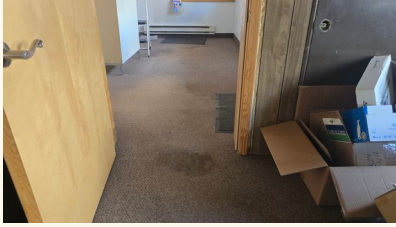
Floors & Floor Materials

Floor Coverings: Commercial grade carpeting

Floor Settlement: None noted

General Condition: Carpet older

✂ (I-1) Recommended Repair: The wall to wall carpeting is likely original and showing signs of age indicating it should be updated. See attached photos showing localized staining and wear.



Walls, Ceilings, Trim & Closets

Walls & Ceilings - Predominate Materials: Drywall, Textured & Painted

Appearance & Condition: Overall appearance good

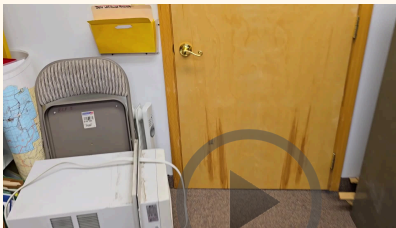
Interior Doors

We make every effort to visually inspect and operate every single interior door. All interior doors may be tested on smaller homes - where a representative sample of interior doors are tested on larger homes. Occasionally we find doors be locked or blocked by stored items or otherwise inaccessible.

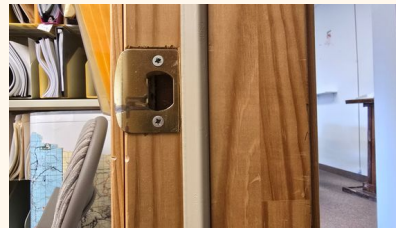
Types: Wood, Hollow Core, Standard Interior Rated Doors

Condition: Overall Appearance/Function Good, Not Latching

✂ (I-2) Recommended Repair: The east office door was not latching correctly and requires the strike height to be adjusted so the door latches closed.



(This video is only viewable online.)



Windows

Several readily accessible windows were viewed and operated. Note: In accordance with industry

standards, we may not test every window in the house, and particularly if the house is furnished. We try to test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Window Types: Vinyl Frame, Sliding, Double pane

Condition / Observations: Bad Vacuum Seals - Multiple, West window lock inoperable

🔧 (I-3) Recommended Repair: As mentioned above and previously in the exterior chapter, several windows appeared to have failed vacuum seals. Hire a glass replacement company to further evaluate and replace windows with lost seals.



🔧 (I-4) Recommended Repair:

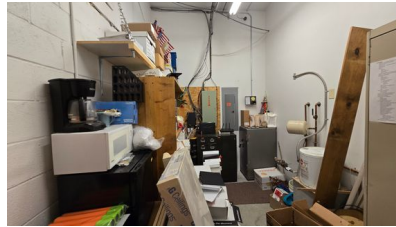
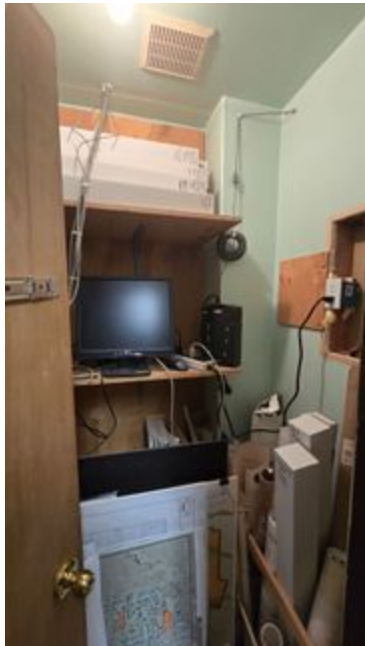
The west window lock was inoperable. I was unable to align and engage the locking mechanism. This should be repaired as it poses a security risk.



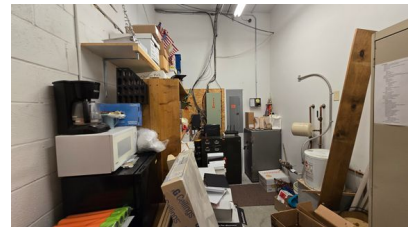
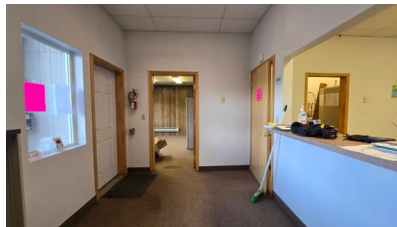
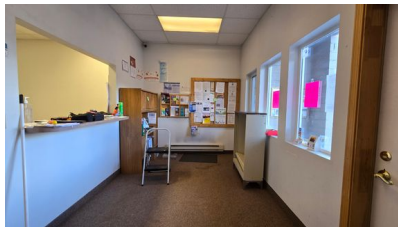
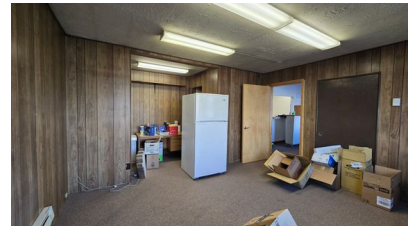
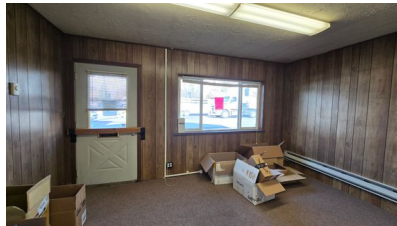
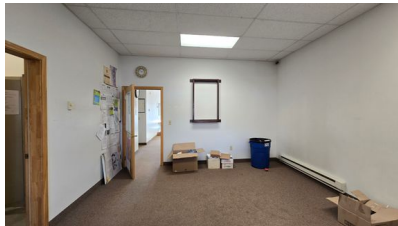
Closets

Limited Visibility: Packed with storage

Closet and other storage areas had extensive storage which limited the inspection of these spaces. The front office closet appeared to have been a bathroom at some point.



Representative Interior Photos





Womans Bathroom

Location & Type


Bathroom Location & Type: Womans Bathroom - Hallway

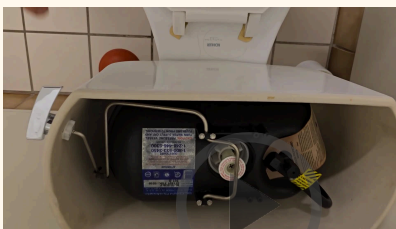
Sinks, Faucet, Drains

Comments / Observations: Tested, Appearance and function good, No observable plumbing leaks

Toilet

Comments / Observations: Tested, Worn fill valve

 **(WB-1) Recommended Repair:** The Sloan® Pressure Vessel inside the womans bathroom toilet tank was not functioning normally and requires repair or replacement. Hire a licensed plumber to further evaluate and repair as recommended.



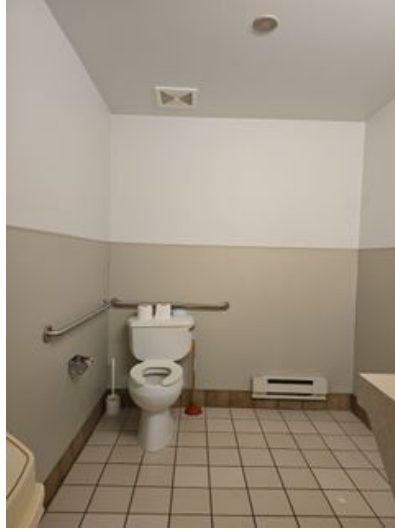
(This video is only viewable online.)



Ventilation

Standard ceiling exhaust fan, Operating normally

Representative Bathroom Photos



Mens Bathroom

Location & Type

Bathroom Location & Type: Mens Bathroom - Hallway

Sinks, Faucet, Drains

Comments / Observations: Tested, Appearance and function good, No observable plumbing leaks

Toilet

Comments / Observations: Tested, Appearance and function good, Toilet tight to floor

Ventilation

Standard ceiling exhaust fan, Operating normally

Representative Bathroom Photos



Invoice -- The Full Report

Report # 251111B

Inspection Date: 2025-11-14

Property inspected for:

Julie Good (Mayor)
401 Virginia Street New Meadows, Idaho 83654

Building Inspection	\$825.00
	\$825.00
	DUE

Thank you for your business!



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 208-866-1578
<https://mccallhomeinspections.com>
mccallhomeinspector@gmail.com

Inspected by:
 McCall Home Inspections - Matthew Merlino
 State Inspector License No. ASHI Certified Inspector #244711

