



VALLEY WIDE INSPECTIONS LLC

+12087209134

wally@valleywideinspections.com

<https://www.valleywideinspections.com>



RESIDENTIAL REPORT

381 Parkside Dr
Bellevue, ID 83313

Dave and Shana
07/09/2026



Inspector

Wally Dahlen

interNACHI certified home inspector

+12087209134

wallydahlen@gmail.com



Agent

Kelsey Bates

Engel & Volkers

206-369-2350

kelsey.bates@evrealestate.com

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SAFETY HAZARD

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- 🔧 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Signs of Past Water Damage Under Sink
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- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 11.2.2 Doors, Windows & Interior - Windows: Broken Window Handle
- ⊖ 11.3.1 Doors, Windows & Interior - Floors: Cracked Floor Tiles
- ⊖ 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop Cracked/Chipped
- ⊖ 13.3.1 Garage - Walls & Firewalls: Exposed Wires on Sprinkler Control Box
- ⚠ 13.4.1 Garage - Garage Door: Auto Reverse Sensor Not Working
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- ⚠ 13.6.1 Garage - Occupant Door (From garage to inside of home): Door Not Self-Closing or Latching

1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Style
Ranch



Temperature

69 Fahrenheit (F)

8:32

5G 94

MY LOCATION

Bellevue

69°

Mostly Sunny

H:85° L:56°

⚠ Extreme Heat Watch

Extreme Heat Watch. These conditions are expected by 12:00 PM, Saturday, July 11.

National Weather Service

Sunny conditions will continue all day. Wind gusts are up to 8 mph.

Now9AM10AM11AM12PM1PM

69°

71°

75°

78°

81°

83°

10-DAY FORECAST

Today

56°

85°

66°

89°

Type of Building

Single Family



Weather Conditions

Clear



2: ROOF

Information

Inspection Method

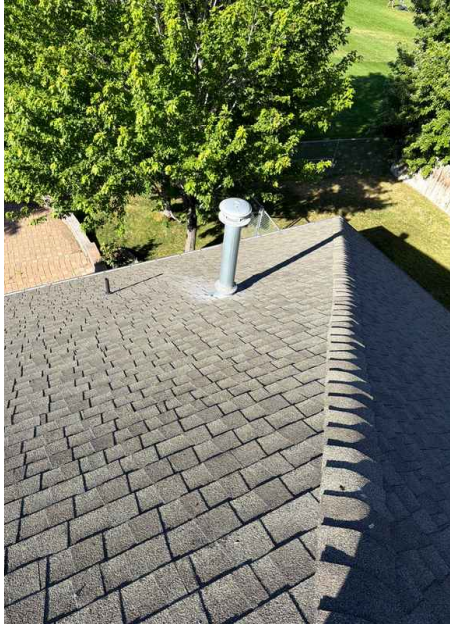
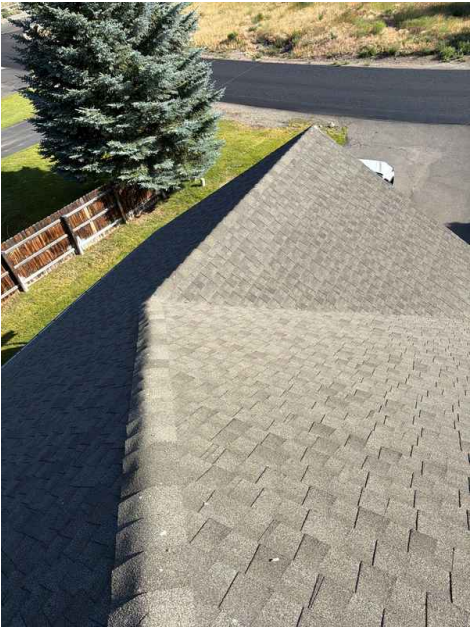
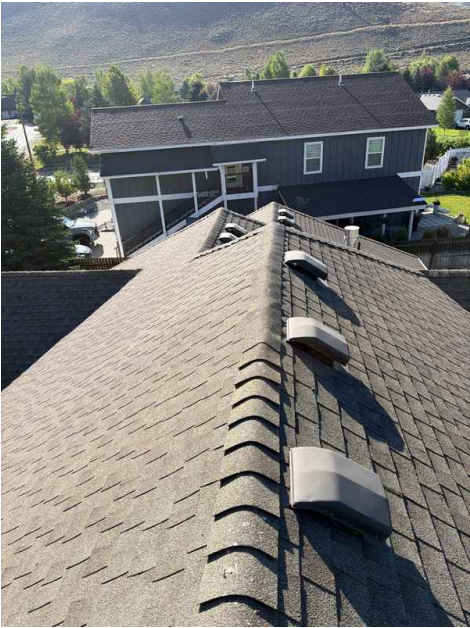
Ladder, Ground, Roof

Roof Type/Style

Gambrel



Coverings: Material
Asphalt



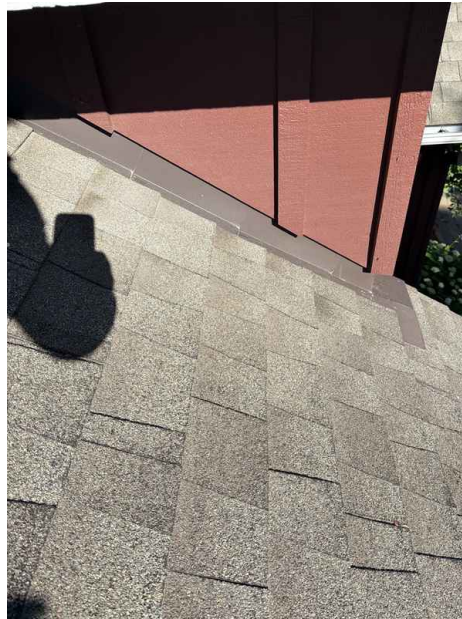
Roof Drainage Systems: Gutter Material

Aluminum



Flashings: Material

Aluminum



Deficiencies

2.1.1 Coverings

UNDER-DRIVEN NAILS

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.



Recommendation



2.1.2 Coverings

EXPOSED NAIL HEADS

Nail heads are protruding through the roof covering material. Exposed fasteners can allow water penetration at these points and may eventually work loose due to weather exposure and thermal cycling. Recommend affected nails be sealed to prevent leaks and extend roof life.

Recommendation

Contact a qualified professional.



Recommendation



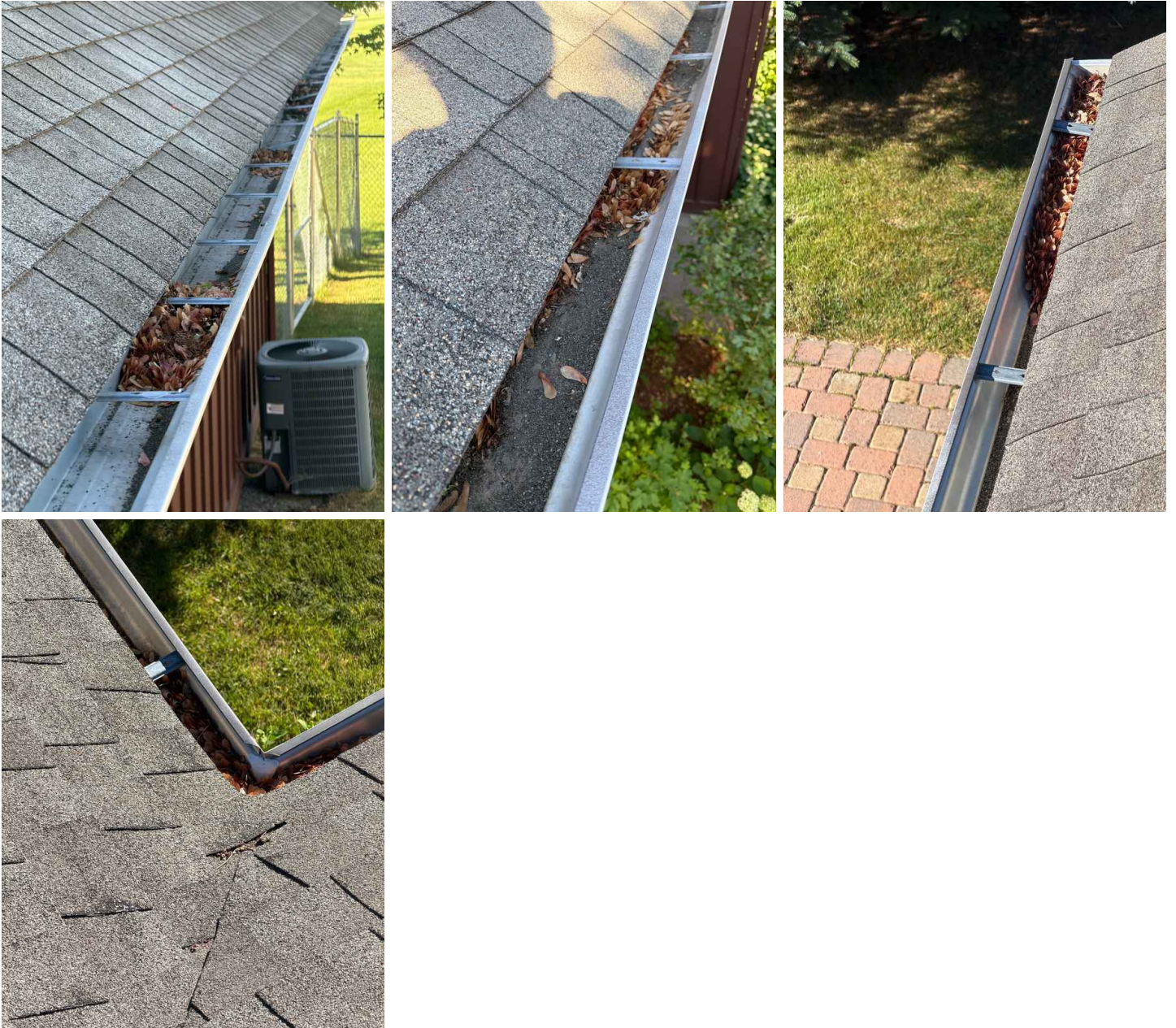
2.2.1 Roof Drainage Systems

DEBRIS IN ROOF DRAINAGE SYSTEM



Maintenance Item

Debris accumulation was observed in the gutters and/or downspouts during inspection. Leaves, twigs, and other materials block proper water drainage from the roof. This can cause water to back up, potentially leading to roof leaks, foundation damage, and pest entry. Clear all debris from gutters and downspouts, and consider installing gutter guards to reduce future maintenance needs.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

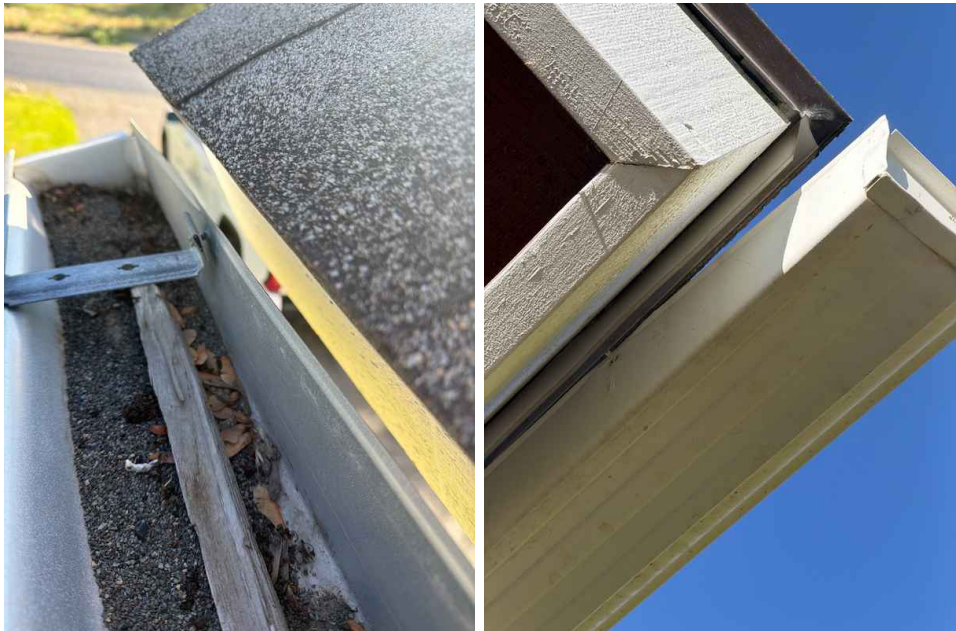


2.2.3 Roof Drainage Systems

GUTTERS PULLING AWAY FROM FASCIA

 Recommendation

Gutters are separating from the fascia board along the roofline. This occurs when fasteners loosen or deteriorate, allowing the gutter system to sag and pull away from its mounting points. Water may overflow or drain improperly behind the gutters, potentially causing water damage to the fascia, soffit, and underlying roof structure. Recommend to re-secure or replace the fasteners and ensure proper drainage function.



3: EXTERIOR

Information

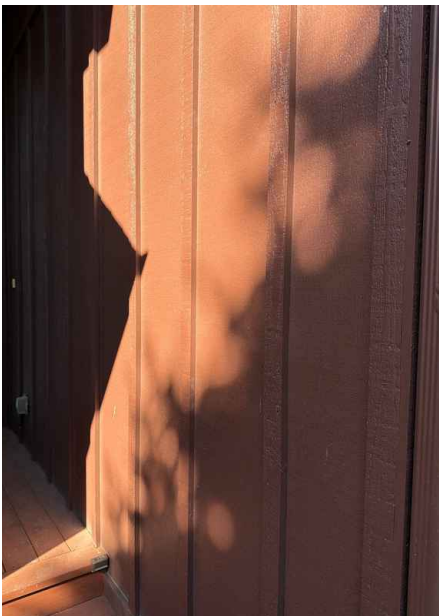
General: Inspection Method

Attic Access, Crawlspace Access



Siding, Flashing & Trim: Siding Material

Wood



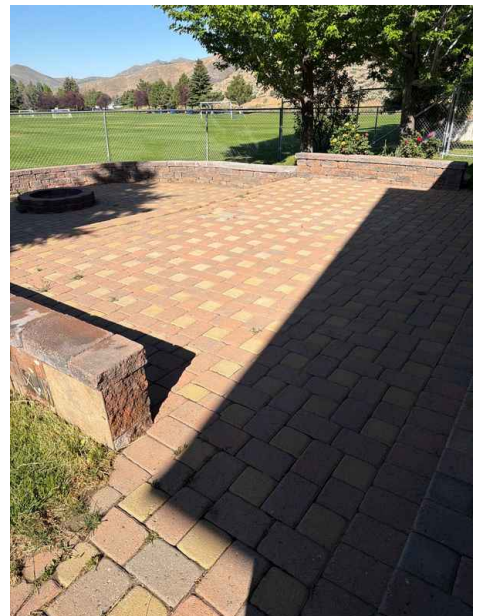
Exterior Doors: Exterior Entry Door

Steel



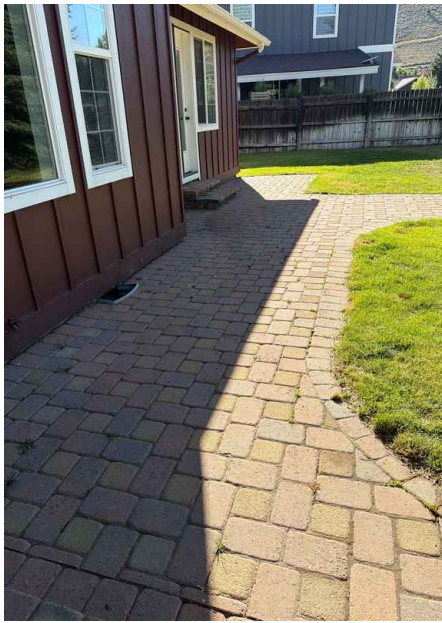
Decks, Balconies, Porches & Steps: Appurtenance

Patio



Decks, Balconies, Porches &**Steps: Material**

Pavers

**Walkways, Patios & Driveways:****Driveway Material**

Asphalt



Deficiencies

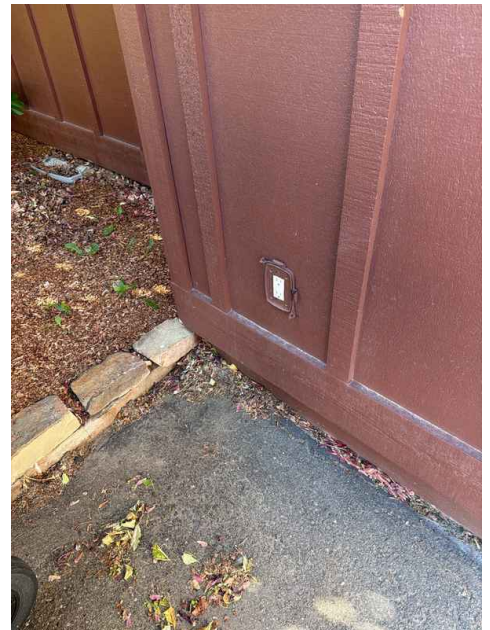
3.2.1 Siding, Flashing & Trim

MISSING WEATHERPROOF COVER ON OUTLET

An exterior electrical outlet is missing its weatherproof cover or cap. Without proper protection, moisture and debris can enter the outlet, creating potential electrical hazards and corrosion. Install a weatherproof outlet cover or box to protect the outlet from weather exposure.



Recommendation



3.4.1 Decks, Balconies, Porches & Steps

LOOSE PAVERS ON STEPS

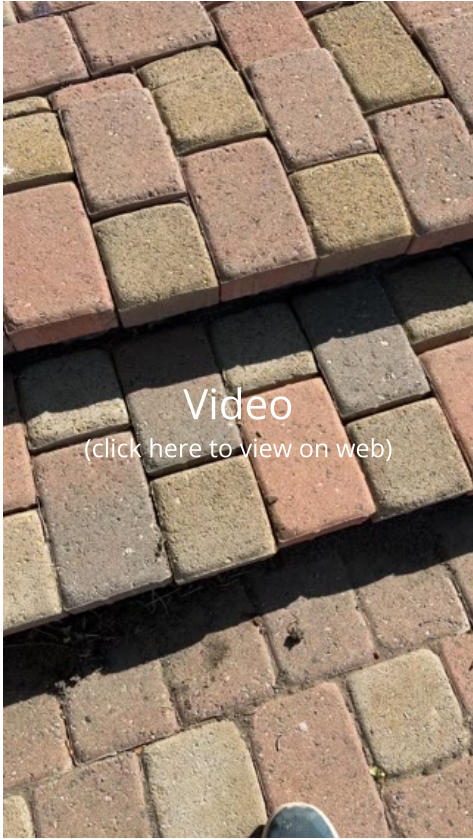
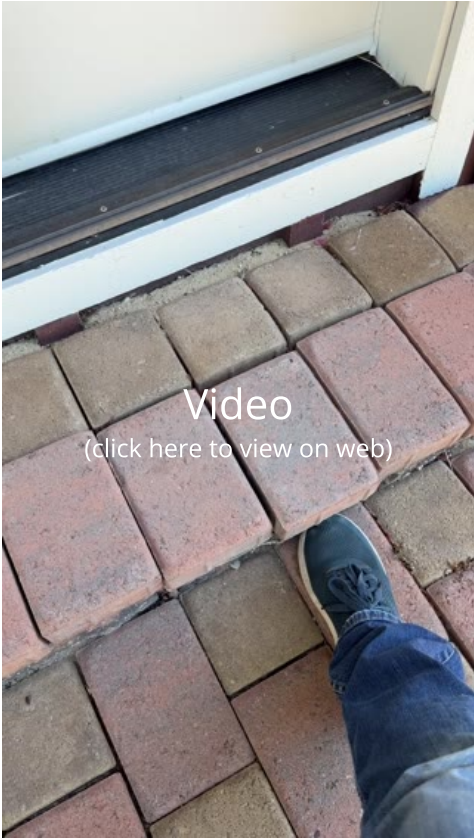
Loose pavers were observed on the steps during inspection. This creates a tripping hazard and potential for pavers to shift or become dislodged underfoot. The pavers should be reset and secured properly to ensure safe passage and prevent further deterioration.

Recommendation

Contact a qualified professional.



Safety Hazard

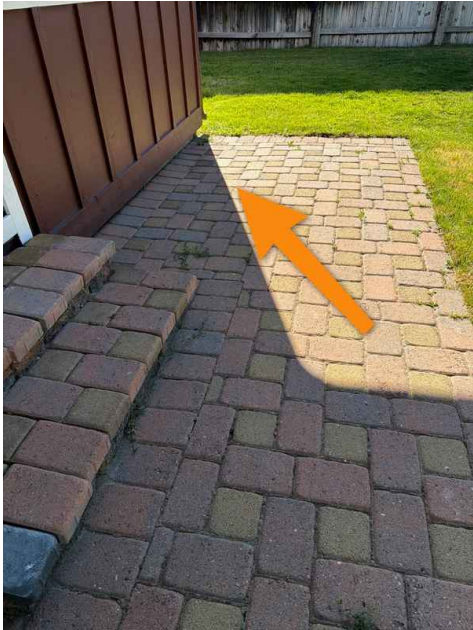


3.4.2 Decks, Balconies, Porches & Steps

SETTLING OF PAVERS

Pavers on the deck and steps are settling unevenly. This can create trip hazards and allow water to pool in low spots, potentially leading to deterioration.

 Recommendation





3.4.3 Decks, Balconies, Porches & Steps

TRIP HAZARD ON PATIO



A trip hazard was identified on the patio during inspection. This could be caused by uneven surfaces. Trip hazards create a fall risk for occupants and guests. The hazard should be identified and corrected—whether through repair, replacement, or removal of the offending material.





3.5.1 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend removal.



Maintenance Item



3.6.1 Vegetation, Grading, Drainage & Retaining Walls



Maintenance Item

STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation
Recommend monitoring.



3.7.1 Walkways, Patios & Driveways

SETTLING DRIVEWAY

 Recommendation

Settling of the driveway surface was observed near the downspouts. This indicates the underlying soil has shifted or compacted unevenly, likely due to water drainage patterns. If left unaddressed, settling can worsen over time, creating trip hazards and allowing water to pool in low spots.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Crawlspace Access



Foundation: Material
Concrete



Floor Structure:
Basement/Crawlspace Floor
Vapor barrier



Floor Structure: Material
Wood I-Joists



Floor Structure: Sub-floor
Inaccessible



Deficiencies

4.2.1 Basements & Crawlspaces

SIGNS OF PAST PLUMBING LEAK

CRAWL SPACE

Evidence of a previous plumbing leak was observed during inspection of the crawlspace. There area was dry at this time but should be monitored to make sure the problem was fixed.

Recommendation

Recommend monitoring.



Maintenance Item



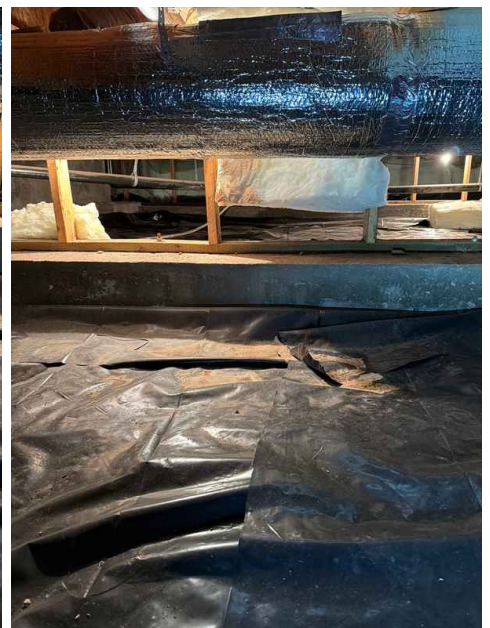
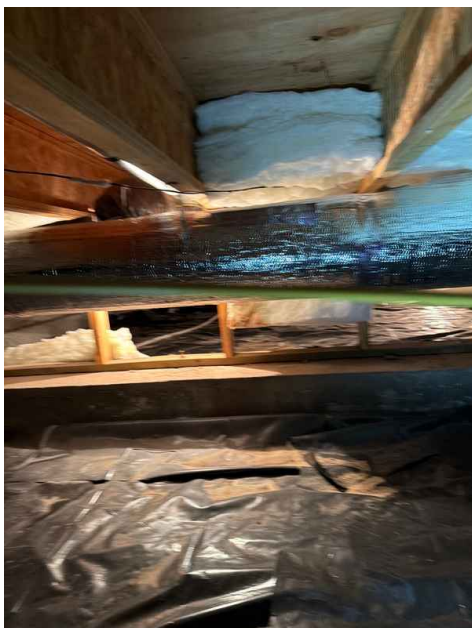
4.3.1 Floor Structure

FALLEN FLOOR INSULATION

Floor insulation has fallen from its original position between floor joists. This reduces the insulation's effectiveness and allows heat loss or gain through the floor cavity . Reinstall or replace the insulation to restore proper thermal performance.



Maintenance Item



5: HEATING

Information

AFUE Rating 80

Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

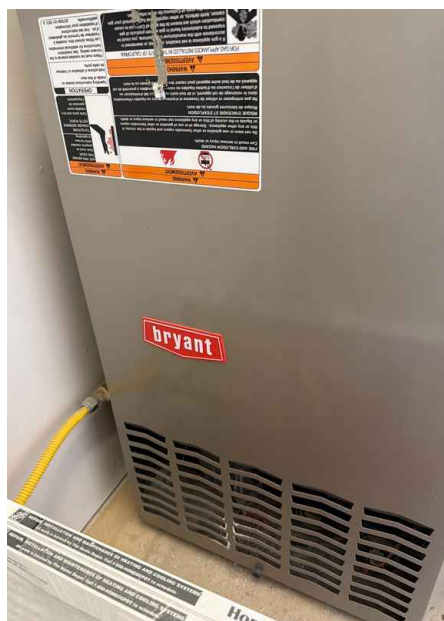
Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: Brand

Bryant



Equipment: Energy Source

Gas



Equipment: Heat Type

Forced Air



Distribution Systems: Ductwork

Insulated



Deficiencies

5.1.1 Equipment

FILTER DIRTY



Maintenance Item

The furnace filter is dirty and needs to be replaced every 6 months.



5.1.2 Equipment

NEEDS SERVICING/CLEANING



Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.



5.3.1 Distribution Systems

DISCONNECTED DUCTWORK



Recommendation

Ductwork was observed to be disconnected during the heating system inspection. Disconnected ducts prevent conditioned air from reaching intended areas of the home, reducing system efficiency and comfort. Have an HVAC professional inspect the ductwork connections and reconnect or seal all ducts to ensure proper airflow throughout the distribution system.

Recommendation

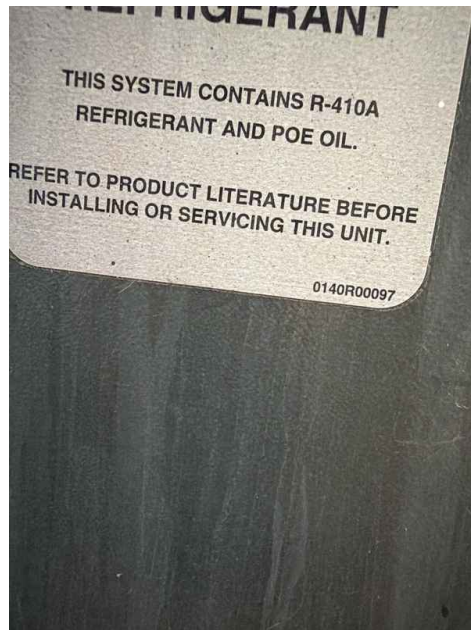
Contact a qualified professional.



6: COOLING

Information

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy Source/Type
Electric



Cooling Equipment: Location
Exterior North



Cooling Equipment: SEER Rating

unknown SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Normal Operating Controls: Controls



Distribution System: Configuration Central

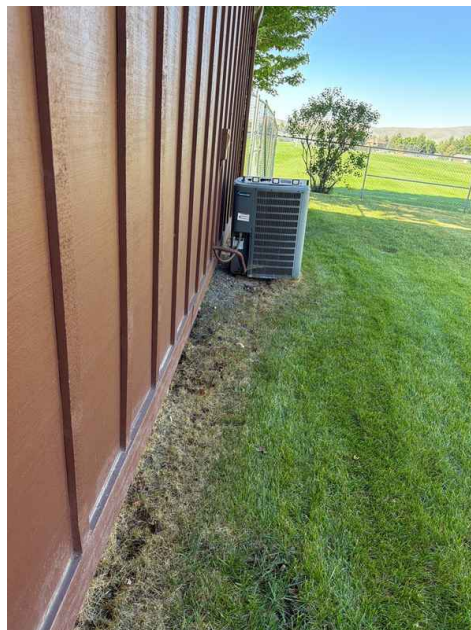


Deficiencies

6.1.1 Cooling Equipment

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.



7: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device: Location

Garage



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

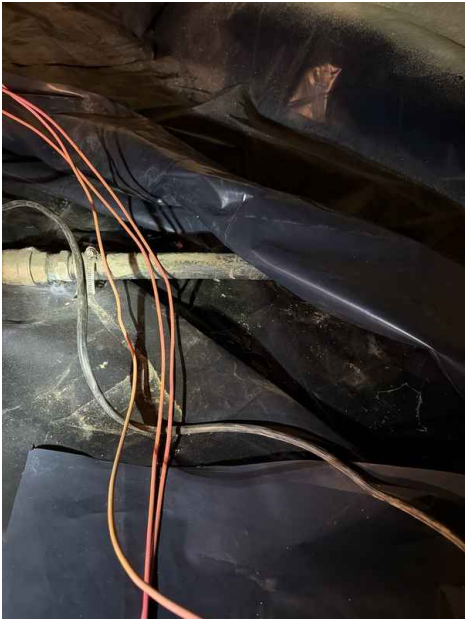
ABS

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Poly



Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Pex



Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons



Hot Water Systems, Controls, Flues & Vents: Location

Garage



Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

MISSING CAULKING AROUND TUB BACKSPLASH

BATHROOM

Caulking is missing around the tub backsplash area. Without proper caulking, water can seep behind the backsplash and fixtures, potentially causing water damage, mold growth, and deterioration of underlying materials. Apply silicone or acrylic caulk rated for wet areas around the tub backsplash to create a water-resistant seal.



7.3.2 Water Supply, Distribution Systems & Fixtures

SIGNS OF PAST WATER DAMAGE UNDER SINK

LAUNDRY

Water staining and evidence of previous moisture exposure were observed beneath the sink cabinet during inspection. This indicates a past leak or water intrusion from the sink supply lines, drain, or fixture connections. Water damage can lead to mold growth, wood rot, and structural deterioration if not properly addressed.



Maintenance Item



7.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs, may not of been required at the time the house was built.



8: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground



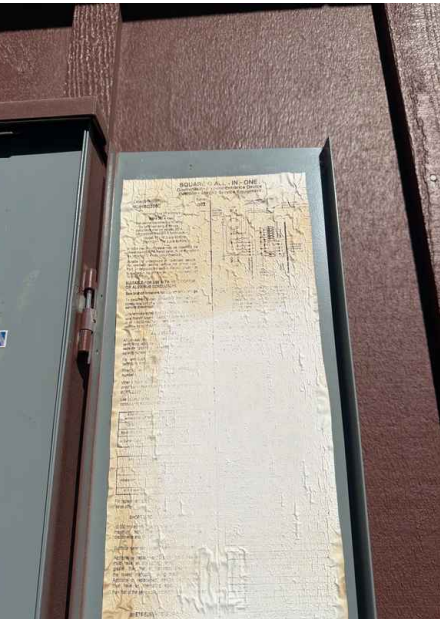
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Left



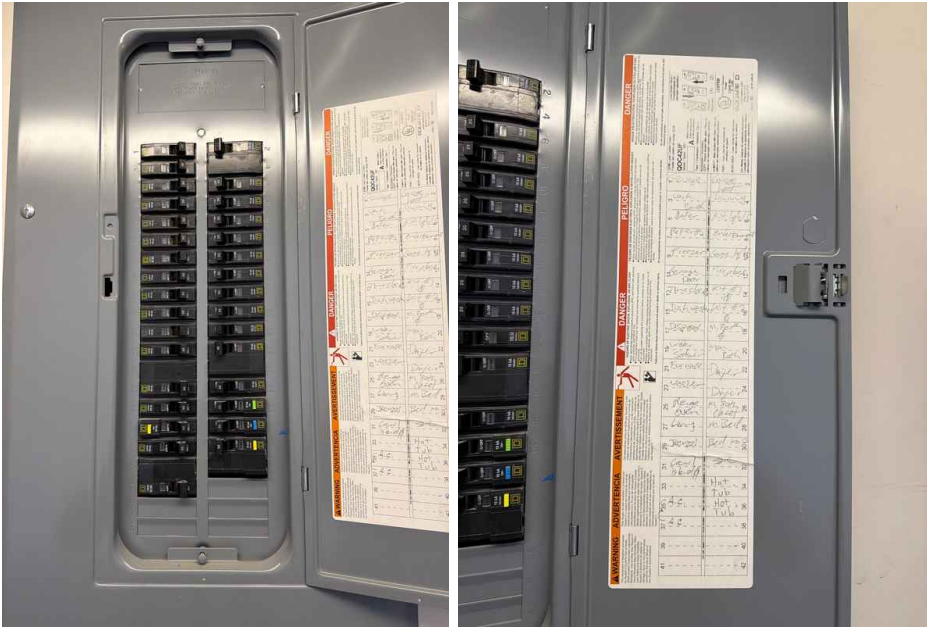
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**
200 AMP



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Square D



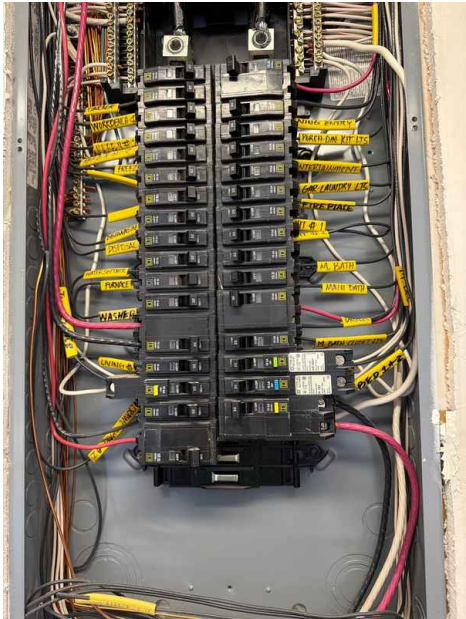
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent
Device: Sub Panel Location
Garage



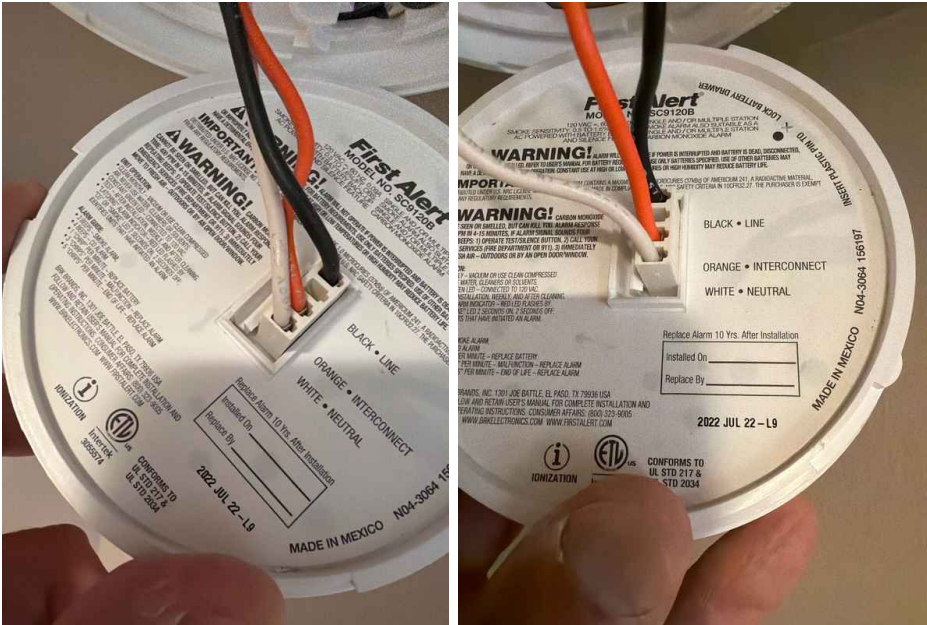
Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP
Copper



Branch Wiring Circuits, Breakers
& Fuses: Wiring Method
Romex



Smoke Detectors: Smoke detectors



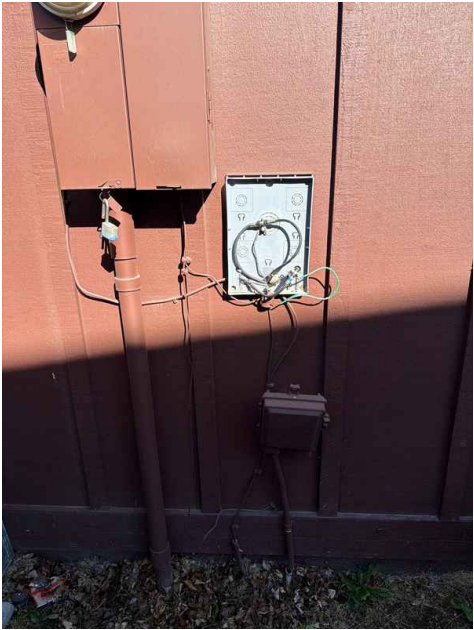
Deficiencies

8.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

Maintenance Item

MISSING CABLE BOX COVER

The cover for the cable box has fallen off, exposing internal electrical connections. This creates a safety hazard by leaving live electrical components accessible and unprotected. The cover should be reinstalled or replaced to restore proper safety protection.



8.2.2 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

Maintenance Item

UNSECURED TELEPHONE BOX

The telephone box is not properly secured to the wall or mounting surface. The box should be securely fastened with appropriate hardware to ensure stability and safety.



8.3.1 Branch Wiring Circuits, Breakers & Fuses

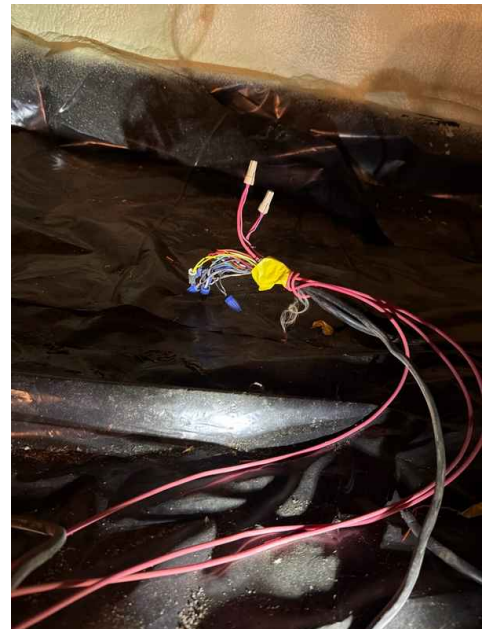
SPRINKLER WIRE CONNECTION NOT IN JUNCTION BOX

CRAWLSPACE

The sprinkler wire connection was observed outside of a proper junction box during inspection. Electrical connections must be contained within approved junction boxes to protect against damage, moisture intrusion, and accidental contact.



Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.



Maintenance Item



8.4.2 Lighting Fixtures, Switches & Receptacles

MISSING SCREWS ON PLATE COVER



Screws are missing from the electrical outlet plate cover. This leaves the cover loose or partially detached, which can create a shock hazard and allow dust or debris to enter the outlet cavity. Reinstall missing screws to secure the plate cover firmly in place.

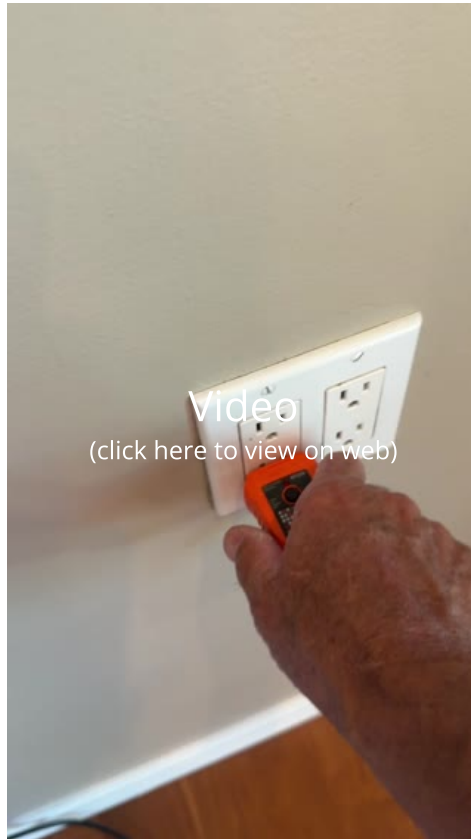


8.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLET BOX



The outlet box is not securely fastened to the wall framing. A loose box can shift or pull away from the wall, creating gaps around the outlet and potentially exposing live electrical contacts. The outlet box should be firmly secured to ensure safe operation and proper electrical connections.

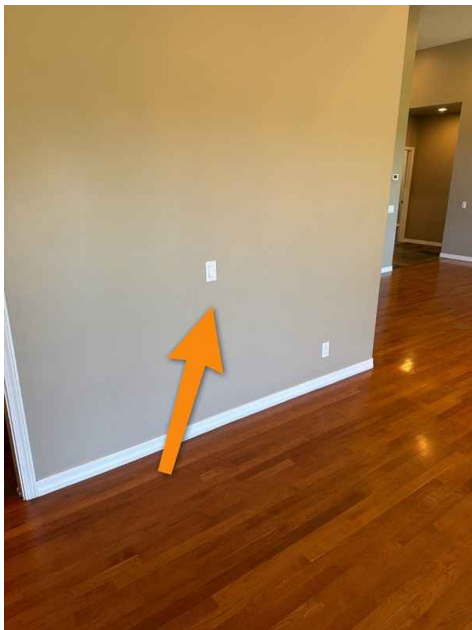


8.4.4 Lighting Fixtures, Switches & Receptacles

BROKEN LIGHT SWITCH

 Recommendation

A light switch was found to not be operating correctly during inspection of the electrical system. A broken switch may fail to control the connected lighting fixture properly, creating an inconvenience for occupants. The switch should be replaced to restore proper function and ensure safe operation.



9: FIREPLACE

Information

Type

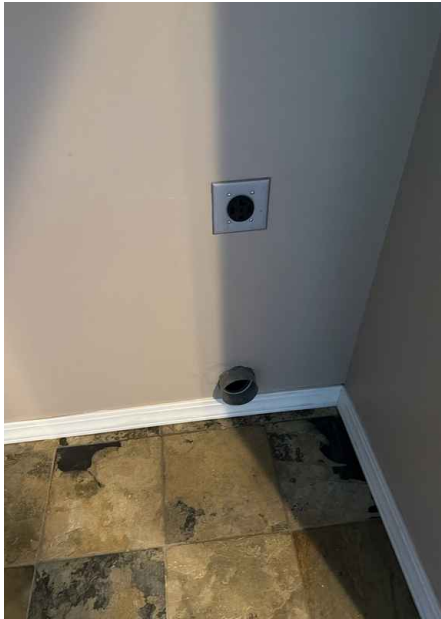
Gas



10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric



Dryer Vent
Metal



Flooring Insulation
Fiberglass



Attic Insulation: Insulation Type

Blown



Attic Insulation: R-value

unknown

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents



Exhaust Systems: Exhaust Fans
Fan Only



11: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors



Windows: Window Manufacturer Amsco

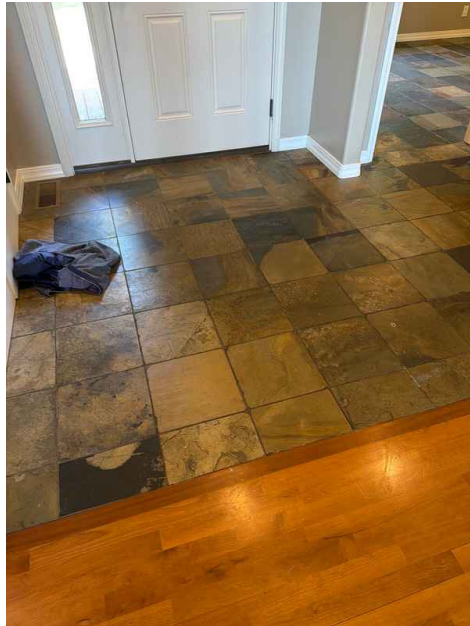


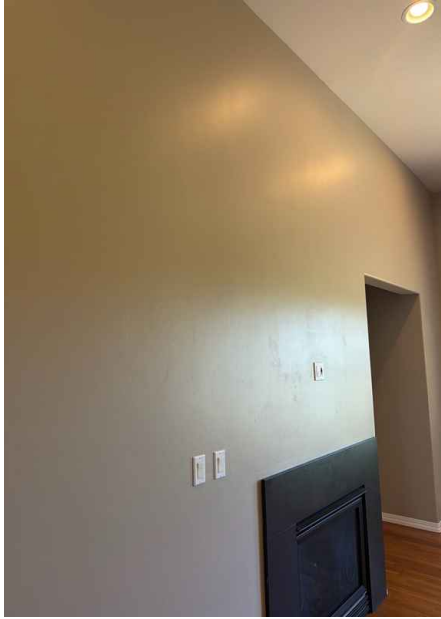
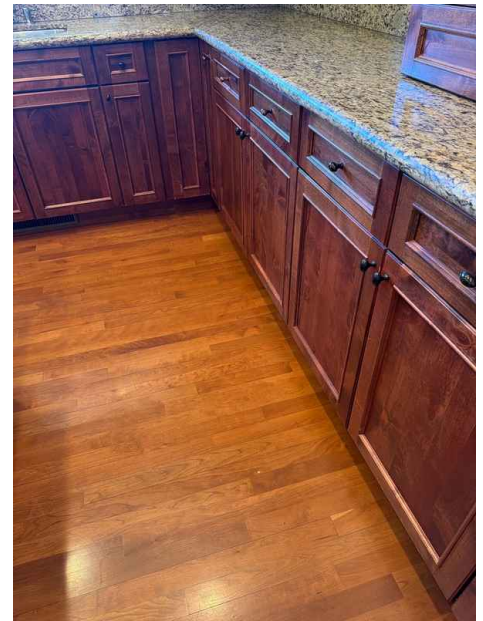
Windows: Window Type

Single-hung, Sliders

**Floors: Floor Coverings**

Carpet, Laminate, Tile



Walls: Wall Material
Drywall**Ceilings: Ceiling Material**
Gypsum Board**Countertops & Cabinets:**
Cabinetry
Wood**Countertops & Cabinets:**
Countertop Material
Granite

Deficiencies

11.2.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a seal failure. The inspector cannot warrant that all(if any) failed window seals in the home were identified. The windows were very dirty . The symptoms of some failed seals may be visible under certain weather conditions and not visible in other conditions. Further evaluation by a qualified window professional is recommended.

**Recommendation**



11.2.2 Windows

BROKEN WINDOW HANDLE

3RD BEDROOM

The window handle is broken and non-functional. This was observed during interior inspection of the windows. A broken handle compromises the ability to operate the window for ventilation and may affect the window's security. The handle should be replaced or repaired to restore full window operation.



Recommendation



11.3.1 Floors

CRACKED FLOOR TILES

BEDROOM BATH

Cracked tiles were observed in the flooring during inspection. Cracked tiles may indicate underlying movement or settling. The tiles should evaluate the extent of damage and recommend repair or replacement as needed.



Recommendation



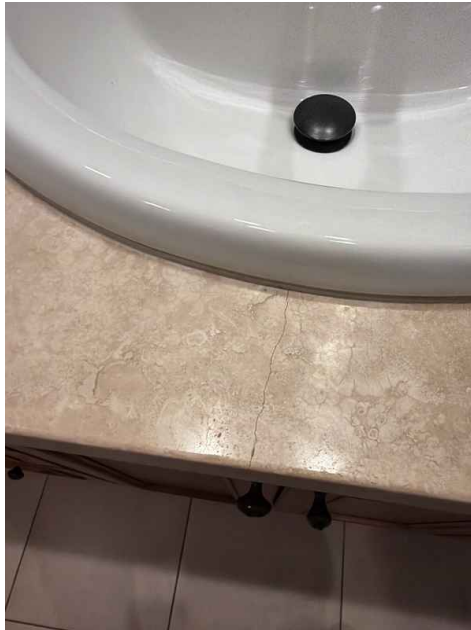
11.7.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

BEDROOM BATH

Countertop had one or more cracks. Recommend countertop be evaluated and repair as needed.

[Here is a helpful article](#) on repairing cracks, chips & fissures.



12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
LG



Refrigerator: Brand

Samsung



Range/Oven/Cooktop: Exhaust Hood Type

Vented



Range/Oven/Cooktop: Range/Oven Brand
GE



Range/Oven/Cooktop:
Range/Oven Energy Source
Gas



Garbage Disposal: Disposal



13: GARAGE

Information

Garage Door: Material Aluminum	Garage Door: Type Sectional	Garage Door Opener: Opener
		

Deficiencies

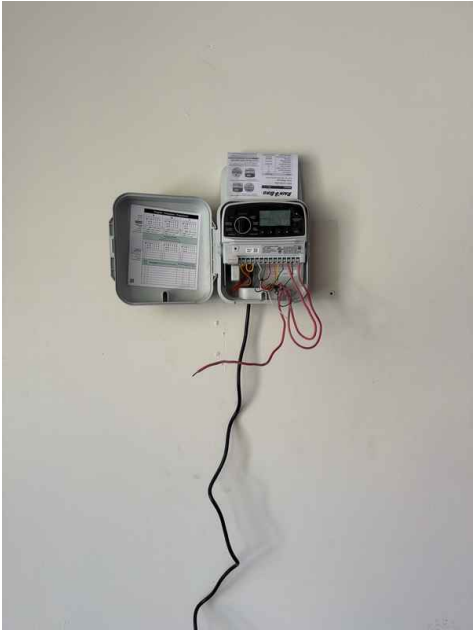
13.3.1 Walls & Firewalls

EXPOSED WIRES ON SPRINKLER CONTROL BOX

GARAGE

Exposed wires were observed on the sprinkler control box during the garage inspection. Loose or exposed electrical wiring creates a shock hazard and may indicate improper installation or maintenance. Evaluate the wiring connections, secure any loose wires, and ensure the control box is properly sealed and grounded.

 Recommendation



13.4.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

 Safety Hazard

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.



13.5.1 Garage Door Opener

SAFETY SENSORS POSITIONED TOO HIGH

GARAGE

The garage door opener safety sensors are mounted at a height that exceeds the manufacturer's recommended installation specifications. Safety sensors function by detecting obstructions in the door's path; improper positioning reduces their effectiveness. If sensors cannot properly detect objects or people in the door's travel zone, the door may close on an obstruction, creating a serious pinch or crush hazard. Have a garage door contractor verify sensor height and repositioning according to manufacturer guidelines to restore proper safety function.

Recommendation

Contact a qualified professional.



Safety Hazard



13.6.1 Occupant Door (From garage to inside of home)

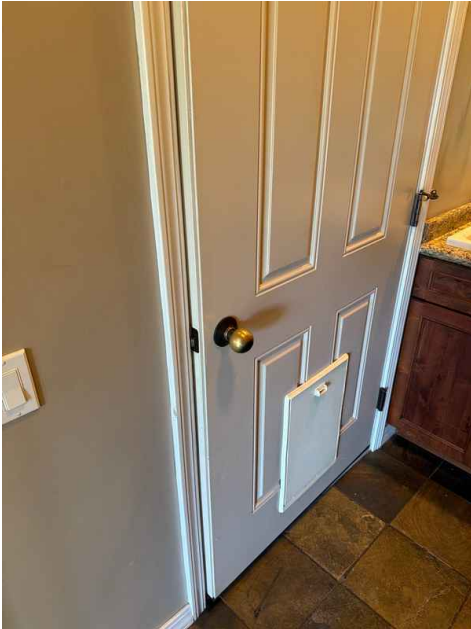
DOOR NOT SELF-CLOSING OR LATCHING

GARAGE

The occupant door from the garage to the interior of the home is not self-closing or latching properly to maintain fire protection. This door should automatically close and latch to contain potential garage fires and prevent carbon monoxide infiltration into living spaces. The door closer mechanism or latch hardware requires adjustment or replacement to restore proper function.



Safety Hazard



14: RADON

Information

Radon fan: Radon Fan



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.