



RESIDENTIAL PROPERTY INSPECTION

456 Main St
Amherst , NY 14051

FEBRUARY 23, 2022



Inspector

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The goal of the inspection is to disclose the general property condition and potentially put a home buyer or seller in a better more educated position prior to make a buying or selling decision.

All components designated for inspection in the InterNACHI Residential Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" or "Overview" sections within this report. The NYS Home Inspector Code Of Ethics and Standards of Practice (Article 12B) can also be referred to as well within the scope of the home inspection. A home inspection is a limited **visual** inspection and should not be technically exhaustive. Not all improvements will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. Any comments made in the report outside the SCOPE or SOP should be considered informative only. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.**

For the checklist / narrative report there are 4 expandable tabs that can be clicked on labeled (Overview, Information, Limitations, and Standards)

There are also 5 different checkmark and highlighted color designations noted on this report when evaluating a component or system :

Inspected - appeared overall adequate with little or no discrepancies (MONITOR AND MAINTAIN)

Marginal - requires maintenance, repair, or modifications to avoid future concerns or eventual component failure (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR)

Poor - requires repairs, modifications, or replacement immediately or soon (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Safety Hazard - poses a potential safety or health hazard to personell (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Not Inspected / Not Present - Limitations and Disclaimers - generalized informative comments for components / systems

SUMMARY

23

DEFERRED MAINTENANCE /
MODIFICATIONS

14

RECOMMENDATION /
CONCERN

4

SAFETY HAZARD

-  2.1.1 Roof - Coverings: Average Wear
-  2.1.2 Roof - Coverings: Exposed Nails
-  2.2.1 Roof - Flashings, Chimneys, & Other Roof Penetrations: Crown Damage
-  2.2.2 Roof - Flashings, Chimneys, & Other Roof Penetrations: Chimney Repair
-  2.2.3 Roof - Flashings, Chimneys, & Other Roof Penetrations: Damaged Vent
-  2.2.4 Roof - Flashings, Chimneys, & Other Roof Penetrations: Improper Flashing
-  2.2.5 Roof - Flashings, Chimneys, & Other Roof Penetrations: Damaged Flashing
-  2.3.1 Roof - Roof Drainage Systems: Gutter Damaged
-  2.3.2 Roof - Roof Drainage Systems: Gutter Leakage
-  2.3.3 Roof - Roof Drainage Systems: Gutter Loose
-  3.2.1 Site & Exterior - Walkways, Patios & Driveways: Caulk recommended
-  3.3.1 Site & Exterior - Decks, Balconies, Porches & Steps: Front porch maintenance
-  3.5.1 Site & Exterior - Wall Covering : Stained Walls
-  3.5.2 Site & Exterior - Wall Covering : Minor settlement cracks
-  3.6.1 Site & Exterior - Exterior Doors and Windows: Screen Door Repair
-  3.7.1 Site & Exterior - Eaves, Soffits & Fascia: Soffits Loose
-  3.7.2 Site & Exterior - Eaves, Soffits & Fascia: Fascia - Loose
-  3.7.3 Site & Exterior - Eaves, Soffits & Fascia: Damaged Fascia
-  3.7.4 Site & Exterior - Eaves, Soffits & Fascia: Nonprofessional Installation
-  3.10.1 Site & Exterior - Exterior Vents: Suggest caulk
-  5.1.1 Attic, Insulation & Ventilation - Attic Insulation: Marginal Insulation
-  5.1.2 Attic, Insulation & Ventilation - Attic Insulation: Can Light Heat Loss
-  6.1.1 General Interior & Rooms - Doors & Windows: Door Sticks
-  6.1.2 General Interior & Rooms - Doors & Windows: Window Maintenance
-  6.1.3 General Interior & Rooms - Doors & Windows: Crank Style
-  6.1.4 General Interior & Rooms - Doors & Windows: Door from garage to house
-  6.1.5 General Interior & Rooms - Doors & Windows: Door from garage to house
-  6.2.1 General Interior & Rooms - Floors: Carpet Wear

- 🔧 6.3.1 General Interior & Rooms - Walls and Ceilings: Minor Cracks/Damage
- 🚫 6.3.2 General Interior & Rooms - Walls and Ceilings: Leak Damage
- 🔧 6.3.3 General Interior & Rooms - Walls and Ceilings: Damaged Trim
- 🔧 6.4.1 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Tamper Proof Receptacles
- 🔧 7.1.1 Kitchens and Baths - Doors & Windows: Missing Hardware
- 🔧 7.3.1 Kitchens and Baths - Countertops & Cabinets: Hardware Modifications
- 🚫 7.4.1 Kitchens and Baths - Lighting, Fans, Switches, & Receptacles: Bathroom exhaust fan needs cleaning
- 🔧 9.2.1 Foundation & Floor Structure - Foundation Walls: Moisture Stains
- ⚠️ 9.2.2 Foundation & Floor Structure - Foundation Walls: Microbial Activity
- ⚠️ 10.3.1 Plumbing - Water Heater(s): TPR Pipe
- 🚫 11.1.1 HVAC - Heating Equipment: Aged Unit
- ⚠️ 12.2.1 Electrical - Branch Wiring Circuits: Improper Wiring
- ⚠️ 12.3.1 Electrical - Smoke & CO Detectors: Missing Detectors

1: INSPECTION DETAILS

Information

Type of Building(s)

Single Family

Main Entrance Faces

East

In Attendance

Client, Client's Agent



Occupancy

Furnished

Weather Conditions

Cloudy

Ancillary Services Requested

None

Limitations

General

COVID 19

The inspector shall wear a mask and attempt to maintain a 6 foot distance IAW CDC guidelines while indoors or in close proximity of personnel.

2: ROOF

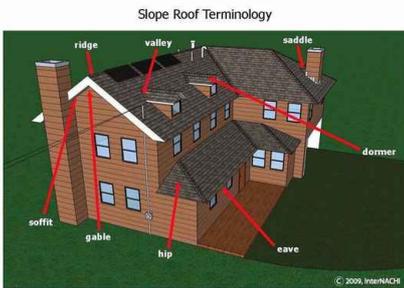
		Inspected	Marginal	Poor	Safety	NI	NP
2.1	Coverings		X				
2.2	Flashings, Chimneys, & Other Roof Penetrations		X				
2.3	Roof Drainage Systems		X				

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Roof Style(s)

Hip



Roof Slope

Medium

Medium and steep sloped roofs will not be walked upon.

Flashings, Chimneys, & Other Roof Penetrations: Flashing

Material(s)
Aluminum

Roof Drainage Systems: Drainage Material(s)

Aluminum



Roof Drainage Systems: Drainage Type(s)

Mounted Gutters



Roof Visibility

All

If "some" or "none" is checked it may benefit the Client to have a roof inspection performed in the near future.



Inspection Method

Walked

Any roof structures with a medium or steep slope or higher than 22 feet shall not be walked upon. Any wet or snow covered surfaces will normally not be walked upon. A roof not walked upon shall be considered a limited inspection. Roofing materials will not be peeled back to inspect for proper underlayment.

Approximate Lifecycle Stage

Middle

The checked box above notes the approximate visible lifecycle stage. The inspector is not required to guess upon the age of the roof coverings. Considerations for a higher level of maintenance soon or replacement should be considered if "nearing end" or "end" of the lifecycle is checked.

Coverings: Roof Covering Material(s)

Asphalt



Flashings, Chimneys, & Other Roof Penetrations: Chimney Material(s)

Brick



Observations

2.1.1 Coverings

AVERAGE WEAR

Portions of the roof coverings were observed to have average wear for the age of the coverings. Monitor these areas closely. Annual inspections are recommended.

Recommendation

Contact a qualified roofing professional.



Deferred Maintenance / Modifications

2.1.2 Coverings

EXPOSED NAILS

One or more under-driven or unsealed nails/fasteners were observed. Recommend a qualified roofing contractor evaluate and seal or repair soon.

Recommendation

Contact a qualified roofing professional.



Deferred Maintenance / Modifications



2.2.1 Flashings, Chimneys, & Other Roof Penetrations

 Deferred Maintenance / Modifications

CROWN DAMAGE

The chimney crown was damaged. Recommend repair soon to avoid moisture intrusion or further damage.

Recommendation

Contact a qualified chimney contractor.



2.2.2 Flashings, Chimneys, & Other Roof Penetrations

 Recommendation / Concern

CHIMNEY REPAIR

The chimney was observed to have some damage and should be repointed or repaired. (Repointing is the restoration of the mortar joints in the masonry). Any loose, cracked, or damaged components should be repaired or replaced as needed. Chimney repair can be costly.

Recommendation

Contact a qualified chimney contractor.



2.2.3 Flashings, Chimneys, & Other Roof Penetrations

 Deferred Maintenance / Modifications

DAMAGED VENT

The vent on the roof requires repair or modifications. Recommend a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



2.2.4 Flashings, Chimneys, & Other Roof Penetrations

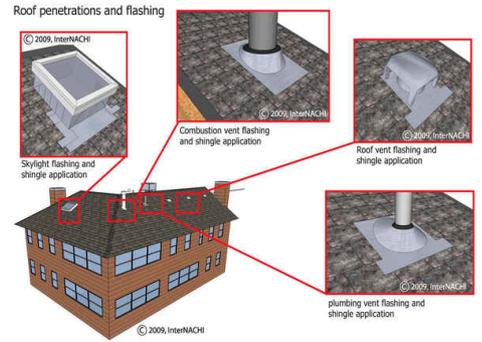
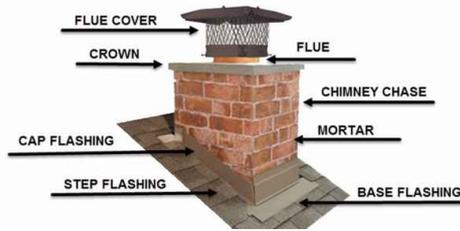
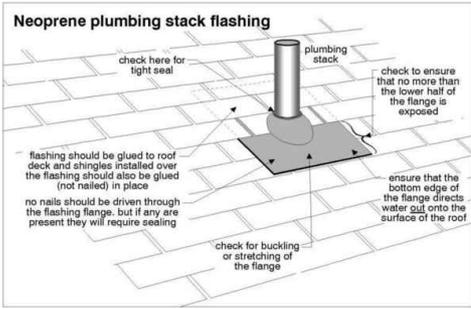
IMPROPER FLASHING

 Recommendation / Concern

Flashings were observed as "improperly installed" at time of inspection. Tar and caulk are only a temporary means of sealing. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy soon to avoid potential for moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.2.5 Flashings, Chimneys, & Other Roof Penetrations

Recommendation / Concern

DAMAGED FLASHING

Roof flashing showed signs of damage, which can lead to moisture intrusion and/or water damage. Recommend a qualified roofing contractor evaluate and repair or replace properly soon.

Recommendation

Contact a qualified professional.



2.3.1 Roof Drainage Systems

GUTTER DAMAGED

Deferred Maintenance / Modifications

Gutters were damaged in some areas. This can result in excessive moisture by the structure or foundation. Recommend a qualified contractor evaluate and repair.

Recommendation

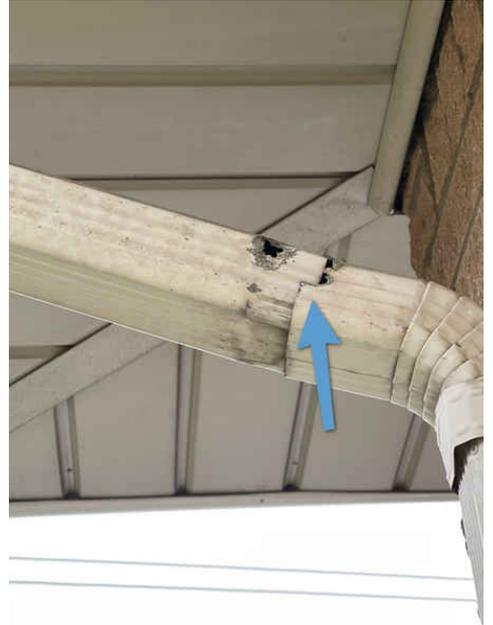
Contact a qualified gutter contractor



Southwest



Southwest



Southwest

2.3.2 Roof Drainage Systems

 Deferred Maintenance / Modifications

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil near the foundation. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified gutter contractor



Southeast

2.3.3 Roof Drainage Systems

 Deferred Maintenance / Modifications

GUTTER LOOSE

The gutter(s) was loose or not fully secured in some areas and needs to be re-fastened to the fascia. Recommend a professional evaluate and secure soon.

Recommendation

Contact a qualified gutter contractor



North

3: SITE & EXTERIOR

		Inspected	Marginal	Poor	Safety	NI	NP
3.1	Vegetation, Grading, Drainage & Retaining Walls	X					
3.2	Walkways, Patios & Driveways	X					
3.3	Decks, Balconies, Porches & Steps		X				
3.4	Foundation Walls						X
3.5	Wall Covering						
3.6	Exterior Doors and Windows		X				
3.7	Eaves, Soffits & Fascia		X				
3.8	Service Entrance Conductors						
3.9	Lighting Fixtures, Fans, Switches, & Receptacles	X					
3.10	Exterior Vents		X				

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Appurtenance Type(s)

Steps, Exposed Porch, Covered Patio, patio

Decks, Balconies, Porches & Steps: Appurtenance Material(s)

Concrete, Vinyl

Foundation Walls: Foundation Material(s)

Not Visible

Mobile homes and structures built on piers will not apply to this section.



**Service Entrance Conductors:
Electrical Service Conductors
Overhead**

**Lighting Fixtures, Fans, Switches,
& Receptacles: Locations Of
Deficiencies**
N/A



Inspection Method

A visual exterior structure and grounds inspection shall be performed.



Exterior Structure

Plumb & Level

If anything other than "Plumb and Level" is checked, a qualified professional should be consulted for further guidance.

Vegetation, Grading, Drainage & Retaining Walls: Satisfactory Condition

The exterior grounds were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

Walkways, Patios & Driveways: Driveway / Walkway / Patio Material(s)

Concrete



Walkways, Patios & Driveways: Satisfactory Condition

The driveway / walkways were observed to be in overall satisfactory condition with little or no deficiencies.

Wall Covering : Wall Covering Material(s)

Metal, Brick Veneer

If EIFS is checked, it is recommended an EIFS qualified inspector check these components.



Wall Covering : Good Condition

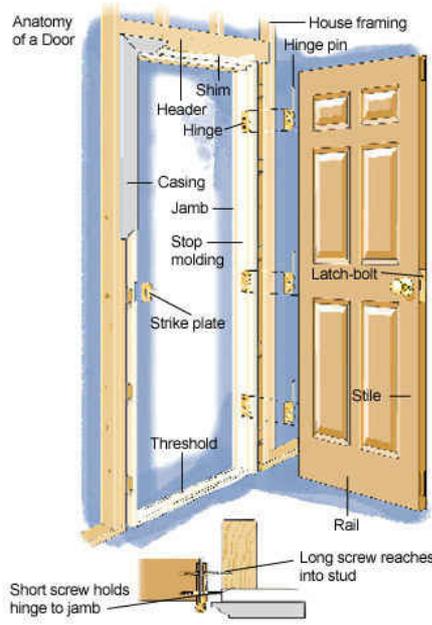
The exterior wall coverings were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing caulking, cleaning, and sealing.

Exterior Doors and Windows: Exterior Entry Door Type(s)

Metal, Wood

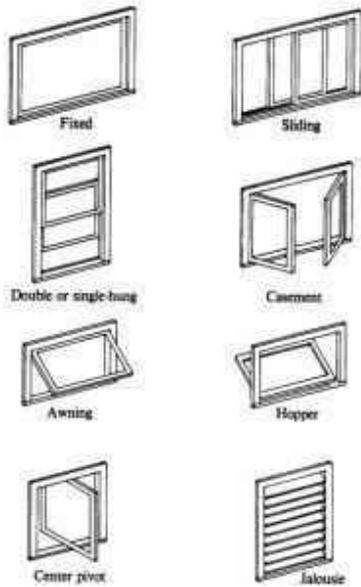
It is recommended that the locks be changed upon settlement of the property.

EXTERIOR DOORS



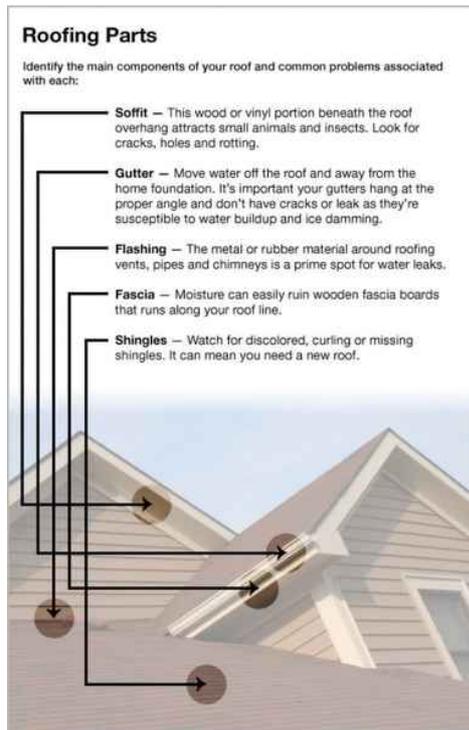
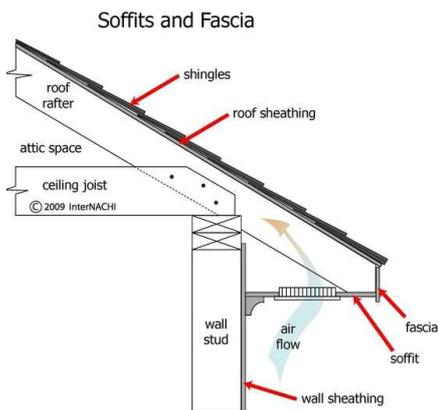
Exterior Doors and Windows: Exterior Windows Type(s)

Vinyl, Glass Block



Eaves, Soffits & Fascia: Material(s)

Metal



Service Entrance Conductors: Satisfactory Condition

The exterior electrical main service components were observed to be in overall satisfactory condition with little or no deficiencies.

Lighting Fixtures, Fans, Switches, & Receptacles: Satisfactory Condition

The exterior electrical components were observed to be in overall satisfactory condition with little or no deficiencies.

Exterior Vents: Vent Type(s)

Laundry, Bath

Vent should be kept clean of debris and the connections properly sealed to the structure. Some vent should have screens installed to minimize pest activity.

Limitations

Vegetation, Grading, Drainage & Retaining Walls

FENCES & OUTBUILDINGS

Fences, outbuildings and sheds are not part of a home inspection. Any comments related to these components or structures should be considered purely informative.

Vegetation, Grading, Drainage & Retaining Walls

TREES

Rating the condition of a tree is not part of a home inspection. Recommend consulting an arborist if more information is needed for the condition of trees.

Foundation Walls

CONCEALED AREAS

Portions of the exterior foundation wall were concealed by either vegetation, wall coverings, or the landscape. No true inspection could be made in these areas.

Wall Covering

BEHIND WALL COVERINGS

The inspector could not see behind the wall covering materials to inspect for insulation or vapor barrier installation.

Observations

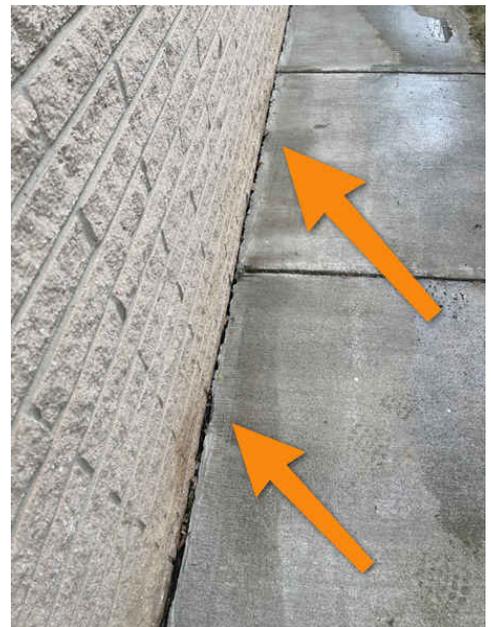
3.2.1 Walkways, Patios & Driveways

CAULK RECOMENDED

Recommendation

Contact a qualified professional.

 Recommendation / Concern



South

3.3.1 Decks, Balconies, Porches & Steps

FRONT PORCH MATAINANCE

repoint brick and caulk maintenance

Recommendation

Contact a qualified professional.

 Recommendation / Concern



3.5.1 Wall Covering
STAINED WALLS

 Deferred Maintenance / Modifications

There were signs of stains, algae, or mildew on the wall covering. This is normally a cosmetic issue and is not uncommon especially on shaded portions or areas in close contact with the structure. Recommend that said areas be washed or cleaned on a regular basis.

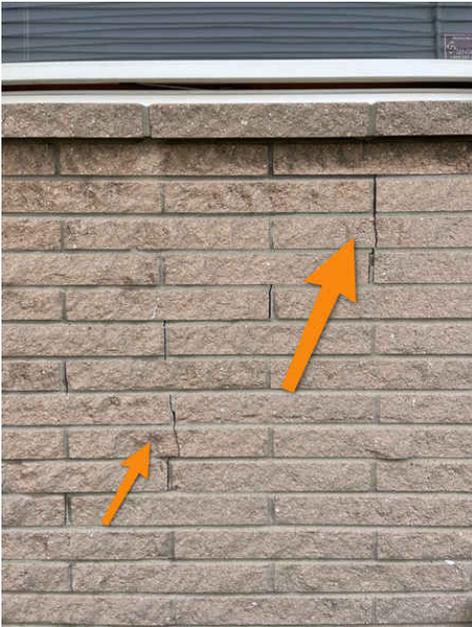
Recommendation
Recommended DIY Project



3.5.2 Wall Covering
MINOR SETTLEMENT CRACKS

 Recommendation / Concern

Recommendation
Contact a qualified professional.



North



North



South

3.6.1 Exterior Doors and Windows

 Deferred Maintenance / Modifications

SCREEN DOOR REPAIR

The screen door was damaged. Recommend repair or replacement as needed.

Recommendation

Contact a qualified door repair/installation contractor.



3.7.1 Eaves, Soffits & Fascia

 Deferred Maintenance / Modifications

SOFFITS LOOSE

Some portions of the soffits were loose. Recommend securing and repair.

Recommendation

Contact a qualified siding specialist.



North

3.7.2 Eaves, Soffits & Fascia

FASCIA - LOOSE

One or more sections of the fascia were loose. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation / Concern



West

3.7.3 Eaves, Soffits & Fascia

DAMAGED FASCIA

 Deferred Maintenance / Modifications

One or more sections of the fascia were deteriorated or damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Southeast

3.7.4 Eaves, Soffits & Fascia

NONPROFESSIONAL INSTALLATION

 Deferred Maintenance / Modifications

Some non-professional like installation was observed. Recommend proper repairs or modifications as necessary to meet general construction standards.

Recommendation

Contact a qualified professional.



Northwest



West

3.10.1 Exterior Vents

SUGGEST CAULK

 Recommendation / Concern

Bead of caulk to waterproof

Recommendation

Contact a qualified professional.



West

4: GARAGE

		Inspected	Marginal	Poor	Safety	NI	NP
4.1	Interior Structure	X					
4.2	Garage Door	X					
4.3	Lighting Fixtures, Switches & Receptacles	X					

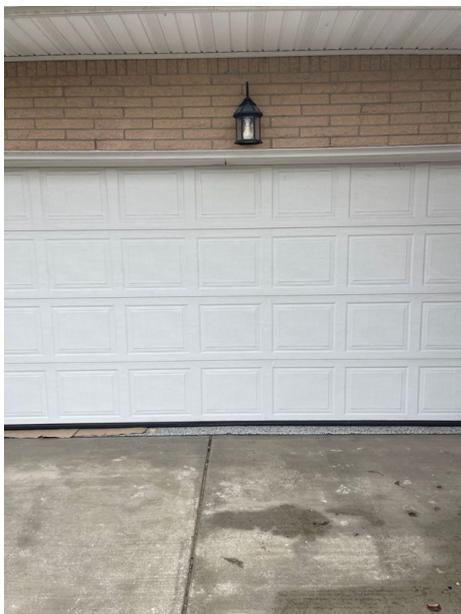
Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Garage Type(s)
Attached

Garage Door: Garage Door Material(s)
Fiberglass

Garage Door: Garage Door Type(s)
Automatic



Inspection Method

A visual exterior and interior inspection shall be performed. Any readily accessible windows, doors, and outlets shall be tested. Weather conditions may limit the exterior inspection. Any cluttered or finished areas may limit the interior inspection. The garage door and automatic opener (if applicable) shall be tested.

Exterior Structure

Plumb & Level

If "Noticeable Movement" is checked, a qualified professional should be consulted.

Interior Structure : Satisfactory Condition

The interior structure was observed to be in overall satisfactory condition with little or no deficiencies.

Garage Door: Satisfactory Condition

The garage door and related components were observed to be in overall satisfactory condition with little or no deficiencies. Monitor and maintain.

Lighting Fixtures, Switches & Receptacles: Satisfactory Condition

The electrical components were observed to be in overall good condition with little or no deficiencies.

5: ATTIC, INSULATION & VENTILATION

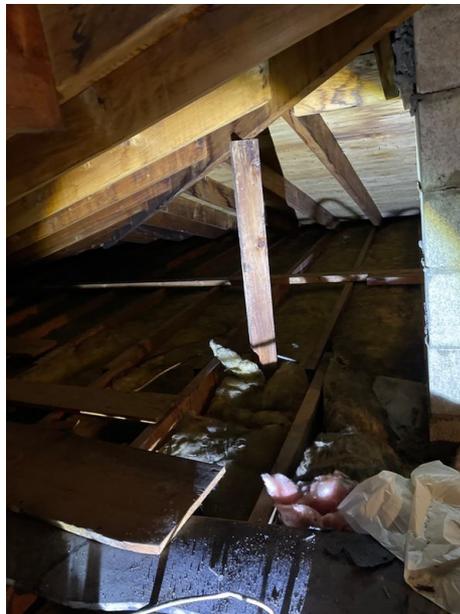
		Inspected	Marginal	Poor	Safety	NI	NP
5.1	Attic Insulation			X			
5.2	Ventilation	X					
5.3	Roof & Attic Structure	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Ventilation: Ventilation Type(s)
Ridge Vents, Soffit Vents, Roof Vents

Roof & Attic Structure: Structural Material(s)
Wood



Inspection Method

The attic or roof structure shall be visibly inspected. Insulation shall not be moved and any areas without flooring shall not be walked or crawled upon.

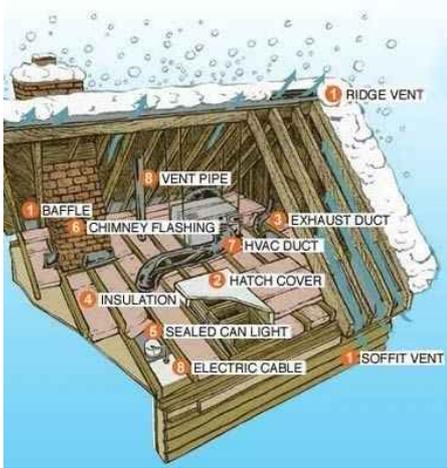
Access Type(s)

Door

If no access is present, it would be beneficial to construct an access to view the structure and insulation values. For limited access, more access points are recommended. Sealed accesses should be made readily available for easy removal.

Ice Damming Prevention

Proper insulation and ventilation of the attic space is key to prevent heat loss and avoid potential for ice damming.



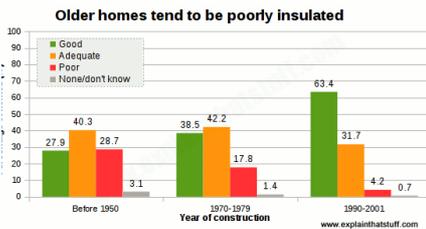
Attic Insulation: Insulation Type(s)

Fiberglass Batt

If vermiculite is checked, this material is known to contain asbestos. Do not disturb.

Attic Insulation: Insulation Depth

3-5"



Attic Insulation: Adequate Condition

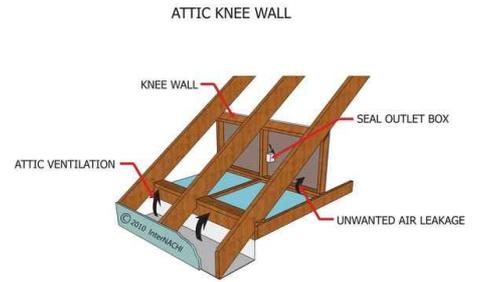
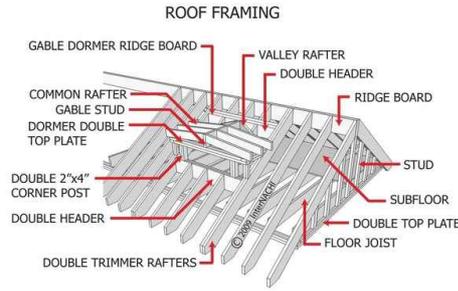
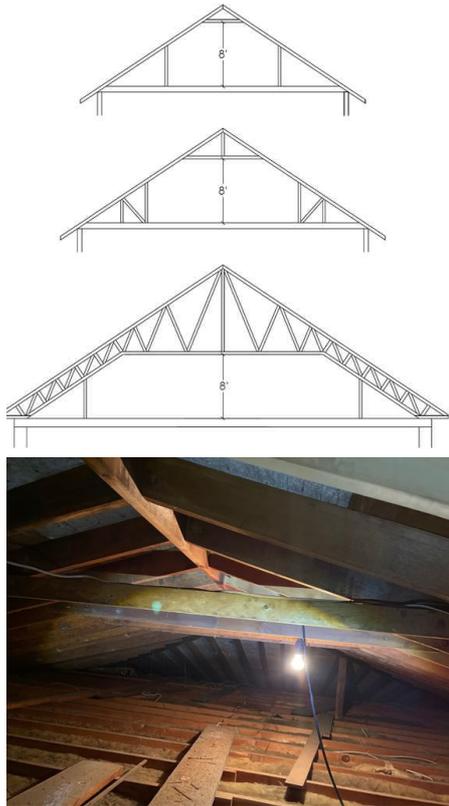
The insulation was observed to be in overall adequate condition with little or no deficiencies for the age of the property.

Ventilation: Satisfactory Condition

The ventilation was observed to be in overall satisfactory condition with little or no deficiencies.

Roof & Attic Structure: Structure Type(s)

Rafter, Collar Ties



Roof & Attic Structure: Satisfactory Condition

The attic structure was observed to be in overall satisfactory condition with little or no deficiencies. Recommend annual Inspections.

Limitations

General

ATTIC FLOORING

Attics with no flooring or proper running boards will not be walked or crawled on. In these cases, a limited inspection will be performed.

Attic Insulation

INSULATION NOT MOVED

During the process of the inspection, the inspector will not attempt to move or disturb insulation to view components hidden behind the material. Any defects HIDDEN underneath the insulation are disclaimed.

Observations

5.1.1 Attic Insulation

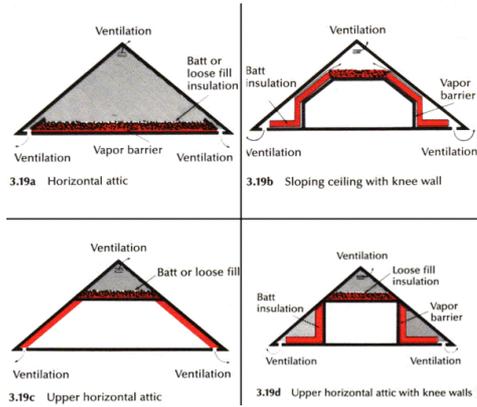
MARGINAL INSULATION

Insulation depth was minimal or missing in some areas. Recommend a qualified attic insulation contractor install additional insulation to minimize heat loss and improve interior comfort. This can be costly.

 Deferred Maintenance / Modifications

Recommendation

Contact a qualified insulation contractor.



Attic

5.1.2 Attic Insulation

CAN LIGHT HEAT LOSS

 Recommendation / Concern

The can style lights will likely promote heat loss. Recommend consulting an insulation contractor to verify if the lights can be safely insulated.

Recommendation

Contact a qualified professional.



Attic

6: GENERAL INTERIOR & ROOMS

		Inspected	Marginal	Poor	Safety	NI	NP
6.1	Doors & Windows		X				
6.2	Floors		X				
6.3	Walls and Ceilings		X				
6.4	Lighting, Fans, Switches, & Receptacles	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Room Types

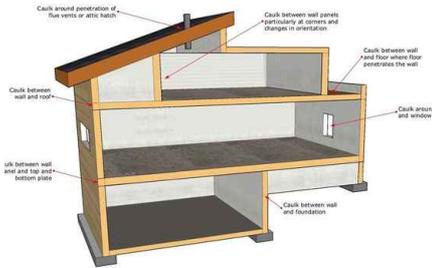
Bedrooms, Common Areas, Hallways, Finished Basement, Foyers, Utility Room, Laundry Room

Floors: Floor Coverings

Carpet, Tile, Hardwood, Vinyl/Linoleum

Walls and Ceilings: Ceiling / Wall Material(s)

Gypsum Board, Paneling, Suspended Ceiling Panels



Lighting, Fans, Switches, & Receptacles: Locations Of Deficiencies

N/A

Inspection Method

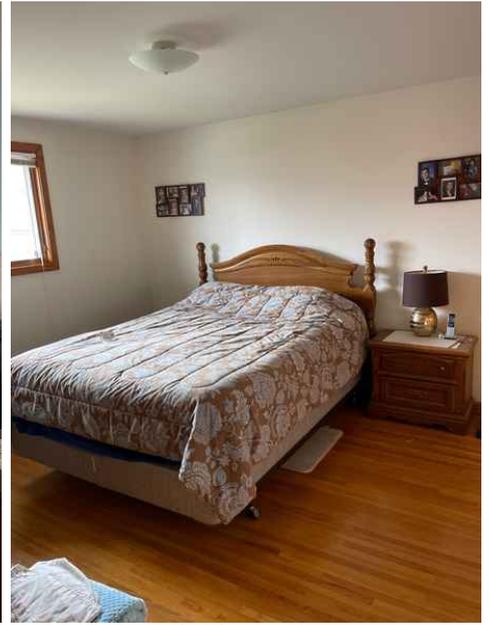
Readily accessible windows, doors, switches, and outlets will be tested. A visual inspection of the room(s) shall be conducted for visible defects. Outlet covers and switch covers will not be removed.



I Living Room



bedroom 1



bedroom 2



bedroom 3



Dining Room

Limitations

General

FURNISHED OR CUTTERED AREAS

Furnished

Inspection was limited due to the area noted above. Furnishings or clutter may be hiding defects. Recommend close observation upon final walkthrough when items are removed.

Walls and Ceilings

INSULATION NOT VERIFIED

The insulation behind walls was not verified if present or properly installed.

Observations

6.1.1 Doors & Windows

 Deferred Maintenance / Modifications

DOOR STICKS

Door sticks and was difficult to open or close. Recommend sanding down offending sides or adjustments as needed.

Here is a helpful [DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



garage to house door



Bedroom

6.1.2 Doors & Windows

 Deferred Maintenance / Modifications

WINDOW MAINTENANCE

Window components were worn or cracked. Recommend refinish, repairs, and/or paint to maximize service life.

Recommendation

Contact a handyman or DIY project



Living Room

6.1.3 Doors & Windows

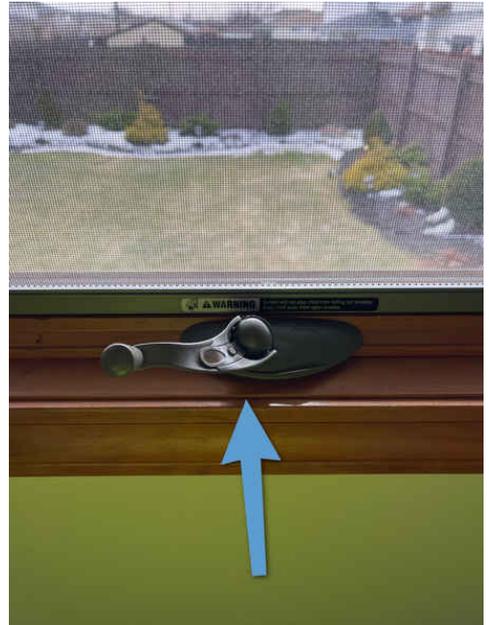
 Deferred Maintenance / Modifications

CRANK STYLE

Crank style windows normally require a higher level of hardware maintenance. Anticipate repairs.

Recommendation

Contact a qualified handyman.



Bedroom

6.1.4 Doors & Windows

 Recommendation / Concern

DOOR FROM GARAGE TO HOUSE

Door is not fire rated

Recommendation

Contact a qualified professional.



garage door

6.1.5 Doors & Windows

 Recommendation / Concern

DOOR FROM GARAGE TO HOUSE

Self closing hinges missing

Recommendation

Contact a qualified professional.



garage door

6.2.1 Floors

 Deferred Maintenance / Modifications

CARPET WEAR

Carpet had areas of wear, damage, or discoloration. Recommend cleaning, re-stretching, or carpet replacement as needed.

Recommendation

Contact a carpet cleaner.



Living Room

6.3.1 Walls and Ceilings

 Deferred Maintenance / Modifications

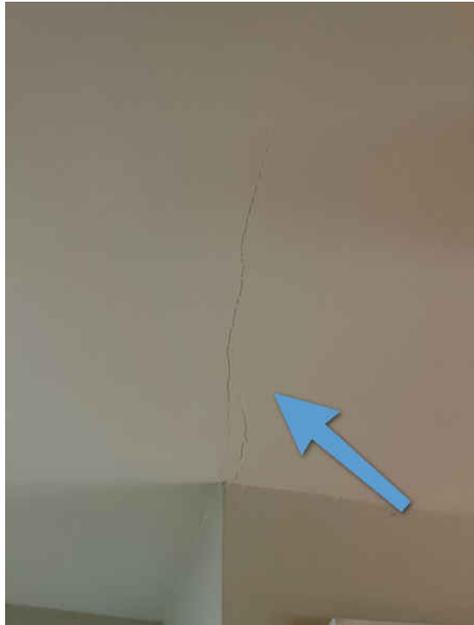
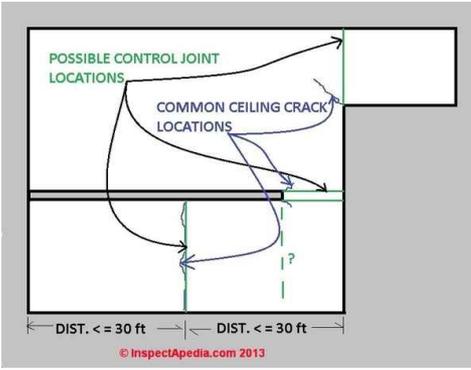
MINOR CRACKS/DAMAGE

KITCHEN

Minor cracks or localized damage in the walls or ceiling was noted. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Any localized damage or imperfections should be patched and monitored.

Recommendation

Contact a handyman or DIY project



hallway



hallway

6.3.2 Walls and Ceilings

LEAK DAMAGE

Recommendation / Concern

Stains on the ceiling appeared to be the result of moisture intrusion. The source of leakage should be identified and corrected, and the ceiling repaired. Hidden defects may be present behind the material.

Recommendation

Contact a qualified general contractor.



Dining Room



Dining Room

6.3.3 Walls and Ceilings

DAMAGED TRIM

Deferred Maintenance / Modifications

Some of the trim pieces or mouldings were damaged. Recommend repair.

Recommendation

Contact a qualified handyman.



Dining Room

6.4.1 Lighting, Fans, Switches, & Receptacles

TAMPER PROOF RECEPTACLES

 Deferred Maintenance / Modifications

It is recommended that the outlets be updated to a tamper proof style.

Recommendation

Contact a qualified electrical contractor.



7: KITCHENS AND BATHS

		Inspected	Marginal	Poor	Safety	NI	NP
7.1	Doors & Windows		X				
7.2	Floors, Walls, and Ceilings	X					
7.3	Countertops & Cabinets	X					
7.4	Lighting, Fans, Switches, & Receptacles	X					
7.5	Plumbing Related	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Kitchen Type(s) and Location(s)

Kitchen, In Basement

Floors, Walls, and Ceilings: Floors, Ceiling, & Wall Material(s)

Gypsum Board, Tile,
Vinyl/Linoleum, Suspended
Ceiling Panels

Lighting, Fans, Switches, & Receptacles: Locations Of Deficiencies

Bathroom

Inspection Method

Readily accessible windows, doors, switches, and outlets will be tested. A visual inspection of the room(s) shall be conducted for visible defects. Cabinetry will only be slightly opened due to the risk of items falling out. Cold and hot water fixtures will be tested and ran for a minimum of 15 minutes to test flow and drainage. Toilets shall be flushed twice. Outlet covers and switch covers will not be removed.



1st Floor



Basement



Basement

Bathroom Type(s) and Location(s)

Full Bath, 1st Floor, In Basement



Countertops & Cabinets: Cabinetry Material(s)

Wood



Countertops & Cabinets: Countertop Material(s)

Formica, Stone (Misc)



Lighting, Fans, Switches, & Receptacles: Satisfactory Condition

The electrical components appeared to be in overall good condition with little or no deficiencies.



Kitchen



Bathroom



Bedroom



Bathroom



Bathroom Basement

Plumbing Related : Functional And Satisfactory

The plumbing components were observed to be in overall functional and satisfactory condition with little or no deficiencies.



Limitations

Floors, Walls, and Ceilings

INSULATION NOT VERIFIED

The insulation behind walls was not verified if present or properly installed.

Plumbing Related

OVERFLOW DEVICES

The overflow device for the sink and tub will not be tested for working operation due to a potential to cause a leak that cannot be captured until it causes potential ceiling or wall damage (which the inspector cannot compensate for). These are commonly neglected components and may not function properly or be improperly installed. It is recommended the unit never be filled more than 2 inches below the overflow drain.

Observations

7.1.1 Doors & Windows

MISSING HARDWARE

DINING ROOM

Some hardware was missing. Recommend installing.

Recommendation

Contact a handyman or DIY project

 Deferred Maintenance / Modifications



Dining Room

7.3.1 Countertops & Cabinets

HARDWARE MODIFICATIONS

One or more cabinet hinges or hardware components require adjustments or replacement. Recommend a qualified handyman or cabinet contractor repair.

Here is a helpful DIY article on cabinet repairs.

Recommendation

Contact a handyman or DIY project

 Deferred Maintenance / Modifications



7.4.1 Lighting, Fans, Switches, & Receptacles

Recommendation / Concern

BATHROOM EXHAUST FAN NEEDS CLEANING



1st Floor Bathroom

8: LAUNDRY AND APPLIANCES

		Inspected	Marginal	Poor	Safety	NI	NP
8.1	Laundry Area	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Appliances Tested

Refrigerator, Microwave, Stove
Burners, Dishwasher, Garbage
Disposal

Laundry Area: Laundry

Location(s)
Basement



Inspection Method

Appliances (if present) were only tested for working condition. No true representation can be made to the efficiency or future operability of the components. Any aged appliances should be budgeted for replacement in the near future.



1st Floor Kitchen



1st Floor Kitchen



1st Floor Kitchen



Basement Kitchen



Basement Kitchen

Appliance Recalls

Clients are highly encouraged to visit CPSC.GOV for information regarding appliances to include water heaters, boilers, and furnaces for a list of recalls.

Laundry Area: Satisfactory Condition

The laundry area appeared to be in overall satisfactory condition with little or no deficiencies.

Limitations

Laundry Area

WASHER AND DRYER NOT TESTED

The washer and dryer if present, were not tested.

9: FOUNDATION & FLOOR STRUCTURE

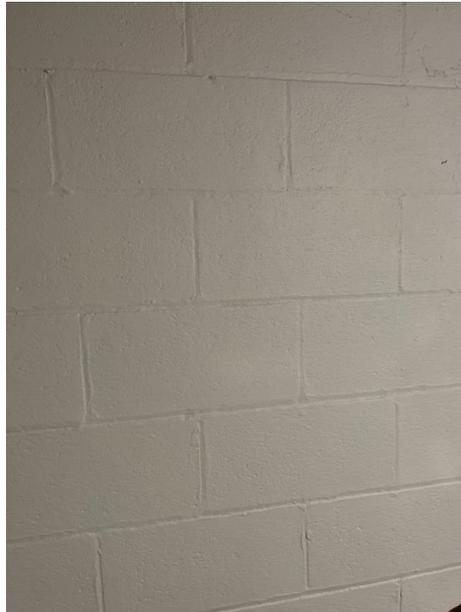
		Inspected	Marginal	Poor	Safety	NI	NP
9.1	Floor & Slab	X					
9.2	Foundation Walls		X				
9.3	Beams, Columns, & Joists					X	
9.4	Drainage or Sump Pump	X					
9.5	Lighting Fixtures, Switches & Receptacles	X					
9.6	Insulation / Ventilation					X	

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Structure Type
Basement

Foundation Walls: Material(s)
Masonry Block

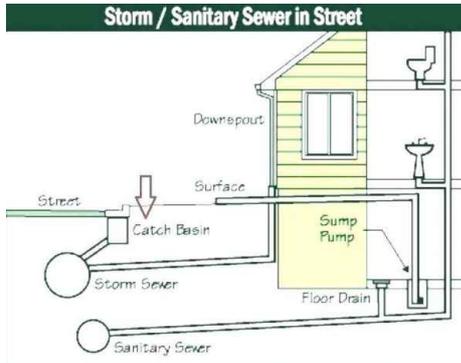


Beams, Columns, & Joists: Structural Material(s)
Steel Columns, Wood Joists

Beams, Columns, & Joists: Sub-floor Material(s)
Not Visible



Drainage or Sump Pump: Drainage Type(s)
None



Lighting Fixtures, Switches & Receptacles: Locations Of Deficiencies
N/A

Insulation / Ventilation:

Insulation Type

Not Visible

Inspection Method and Access

Visual, Stairs

The foundation structure will be visually inspected. Any finished, insulated, cluttered, or inaccessible areas shall not be fully evaluated or reported upon. Any previous repairs should be monitored closely.

Drainage or Sump Pump: Drain or Sump Location

Basement



Limitations

General

FINISHED / INSULATED AREAS

Some areas were finished or insulated limiting inspection of the structural components.



Basement

Floor & Slab

FLOOR COVERINGS

The floor coverings limited the inspection of the slab floor.



Foundation Walls

FINISHED / INSULATED AREAS

Some areas were finished or insulated limiting inspection of the structural components. Monitor these areas closely.



Basement



Basement

Beams, Columns, & Joists

FINISHED AREAS

One or more areas of the beams or columns were finished or covered limiting a full inspection.



Beams, Columns, & Joists

PORTIONS INACCESSIBLE

Some of the structural components were not visible. Recommend better access for viewing be made and a future inspection be done.

Drainage or Sump Pump

DRAIN NOT INSPECTED

The full inspection of drain tile was not performed. Any signs of debris or backup should warrant cleaning and professional scoping of the drain.

Drainage or Sump Pump

SUMP COVER SEALED

The sump cover was sealed preventing full inspection of the sump pump.



Drainage or Sump Pump

UNDERGROUND PIPING

The underground drain tile or the piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a third party water and sewer line protection plan if a floor drain exists.

Observations

9.2.1 Foundation Walls

 Deferred Maintenance / Modifications

MOISTURE STAINS

Moisture stains were noted in some areas. Any cracks should be sealed and staining professionally cleaned. Recommend asking the seller about past moisture concerns or flooding.

Recommendation

Contact a foundation contractor.



Basement West



Basement West

9.2.2 Foundation Walls

 Safety Hazard

MICROBIAL ACTIVITY

Observed signs of microbial like stains in one or more areas in the foundation structure. Recommend identifying the source of moisture and repair to stop moisture intrusion, and hiring a Mold Assessor for lab testing. This could be a costly repair.

Recommendation

Contact a qualified mold inspection professional.



Basement West



Basement West

10: PLUMBING

		Inspected	Marginal	Poor	Safety	NI	NP
10.1	Water Supply & Distribution Systems	X					
10.2	Drain, Waste, & Vent Systems	X					
10.3	Water Heater(s)	X					
10.4	Fuel Storage & Distribution Systems	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Water Source

Public

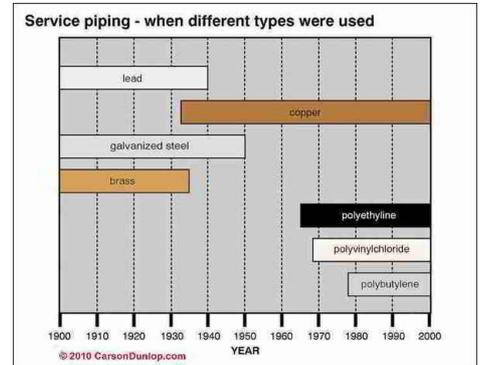
Drainage Method

Municipal

Water Supply & Distribution

Systems: Distribution Material(s)

Copper, Galvanized, Pex



Drain, Waste, & Vent Systems:

Drain / Waste / Vent Material(s)

PVC, Copper

Drain, Waste, & Vent Systems:

Adequate Venting Present

Yes

Water Heater(s): Location

Basement

Water Heater(s): Power Source/Type

Gas



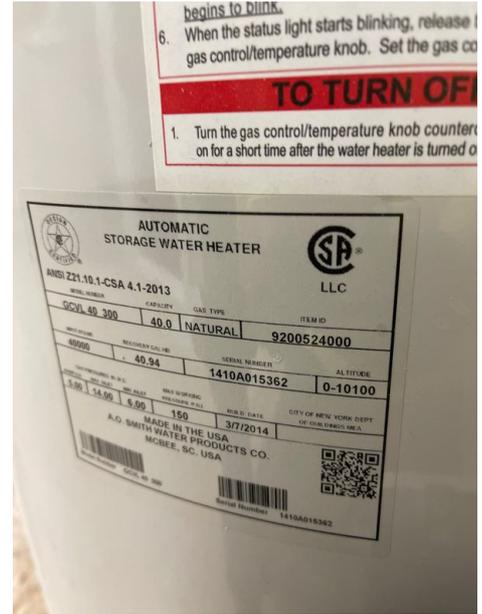
Water Heater(s): Capacity

40 gallons



Water Heater(s): Model / Serial #

See Photo



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

Interior



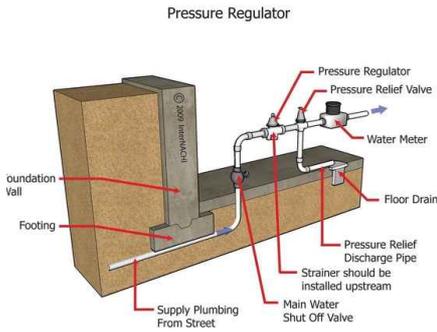
Fuel Storage & Distribution Systems: Fuel Type(s)

Natural Gas

Inspection Method

Under normal conditions, the plumbing system will be ran with multiple fixtures operating at the same time for an average of 15 -20 minutes to observe flow and drainage. Valves will not be tested. The water heater will be visually inspected. Controls will not be tested.

Main Water Shut Off Location Basement



Water Pressure N/A

Water pressure will be checked at a hose bib connection port ONLY if the pressure appears low. Some laundry sinks also have this style connection. If the property does not have this connection or it is too cold to test the hose bib, this comment is not applicable. Any pressure below 40 or above 70 should be addressed by a licensed plumber for further review.

Drain, Waste, & Vent Systems: Functional And Adequate

The plumbing drainage system observed to be in overall functional and adequate condition with little or no deficiencies. Clean drain stops and p-traps often.

Water Heater(s): Manufacturer AO Smith

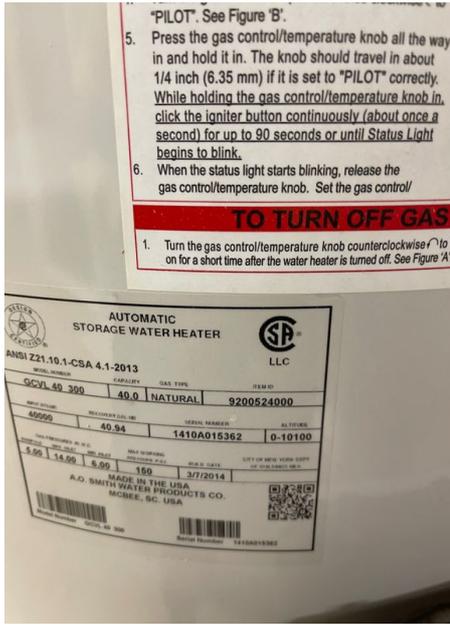
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.



Water Heater(s): Approximate Age

6-10

Water heaters over 10 years old should be considered aged and budgeting for a new unit should be considered.



Water Heater(s): Hot Water Temperature

See Photo

Hot water temperature will be checked at the water heater discharge or a nearby faucet. Any temperature below 120° could cause unwanted pathogens in the water. Any temperature over 140° could be a child safety hazard. If the water is turned off or if the water heater is turned off, this comment is not applicable.



Water Heater(s): Functional And Satisfactory

The unit was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing annually.

Fuel Storage & Distribution Systems: Satisfactory Condition

The fuel components appeared to be in overall satisfactory condition with little or no deficiencies.

Limitations

General

UNDERGROUND PIPING

The underground piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a third party water and sewer line protection plan.

Water Supply & Distribution Systems

HIDDEN DISTRIBUTION

Some of the plumbing distribution systems were concealed behind finished areas. No true representation can be made for these components.

Water Supply & Distribution Systems

SHUT-OFF VALVES NOT TESTED

Shut-Off Valves to toilets, sinks, tubs, and hose bibs shall not be tested by the inspector. These Valves require occasional operation to avoid seal leaks and valve seizing when they are actually needed.

Water Heater(s)

PROPER VENTING

Some local jurisdictions require and independent smaller metal type b vent for atmospheric vented water heaters that vent independently within a chimney. The inspector is not required to determine the type of vent within the chimney.

Fuel Storage & Distribution Systems

LEAK TEST NOT PERFORMED

Testing for gas leaks is not part of a standard property inspection. If ANY SCENT of gas is noted at any time the utility company should be called immediately and the fuel system be checked.

Observations

10.3.1 Water Heater(s)



TPR PIPE

It is recommended a temperature pressure relief valve extension pipe be installed within 4 inches of the ground surface.

Recommendation

Contact a qualified HVAC professional.



11: HVAC

		Inspected	Marginal	Poor	Safety	NI	NP
11.1	Heating Equipment	X					
11.2	Distribution Systems	X					

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Heating Equipment: Heat Type(s)

Forced Air Furnace

Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Brand

Lennox



Heating Equipment: Approximate Age

26+

Heating Equipment: Model / Serial #

See Photo



Inspection Method

The HVAC system will be tested using normal operating controls (typically a thermostat). Off season heating tests cannot normally give a true depiction of the proper operation of the heating system. Cooling systems cannot be tested in temperatures below 60°. Distribution systems such as baseboards, radiators, or heat registers will be checked to observe operational heating or cooling. These systems require ongoing servicing and maintenance. The inspector is NOT required to determine BTU and sizing for HVAC units related to the heating or cooling area. This is done by a qualified HVAC technician.



Distribution Systems: Distribution Type(s) Metal Duct, Steel Pipe



Distribution Systems: Satisfactory And Adequate

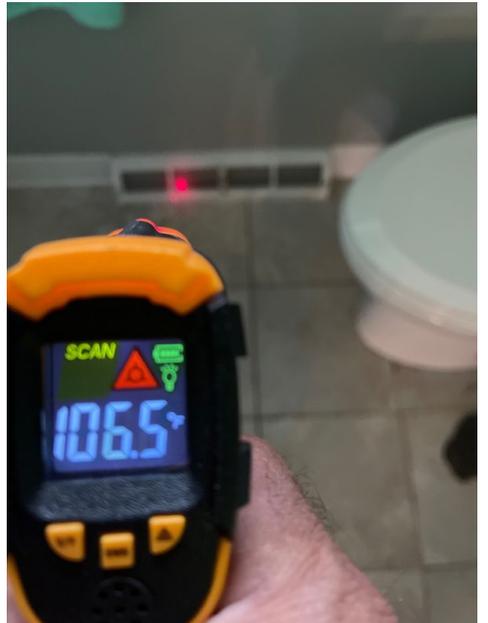
The HVAC distribution components appeared to be in overall satisfactory and adequate condition with little or no deficiencies.



Distribution Systems: Temperature At Outlet

See Photo

The temperature will be checked at the outlet of the furnace or boiler supply vent or pipe. If supplemental heat is employed, temperature will be checked there. If utilities are off or if the heating unit is inoperable, this comment is not applicable. Off season heating tests may produce abnormal results.



Limitations

General

BTU'S AND TONNAGE

The HVAC unit(s) were not checked or verified for proper sizing of the structure. BTU's and/or Tonnage values were not evaluated or compared to the square feet or area of the structure. Consult a HVAC professional for more information regarding these values.

Distribution Systems

HIDDEN DISTRIBUTION

Some of the HVAC distribution systems were concealed behind finished or furnished areas. No true representation can be made for these components.

Observations

11.1.1 Heating Equipment

AGED UNIT

Recommendation / Concern

The unit was aged. Anticipate a higher level of maintenance now and budget to replace soon. It is recommended that the heat exchanger be evaluated by a qualified HVAC technician prior to settlement to verify serviceability. HVAC repairs and replacement can be costly.

Recommendation

Contact a qualified HVAC professional.



12: ELECTRICAL

		Inspected	Marginal	Poor	Safety	NI	NP
12.1	Main & Subpanels	X					
12.2	Branch Wiring Circuits		X				
12.3	Smoke & CO Detectors				X		

Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Main & Subpanels: Panel Capacity

100 AMP

Main & Subpanels: Sub Panel

Location(s)

N/A



Inspection Method

Under normal conditions, the electrical panel cover will be removed for inspection. Any readily accessible outlets will be tested for power and polarity. Any readily accessible lights and fans will be tested. Testing for voltage variances and drops is not part of a normal inspection. Outlet and switch covers will not be removed.

Voltage Reading

See Photo

Voltage will be tested at a 120 volt style outlet. If the property has no grounded outlets or the power is off, this comment is not applicable. Any voltage readings over 126 volts or under 110 volts should be followed up by an evaluation from a licensed electrician. Many times the cause of excessive voltage drop is from "daisy chained" outlets.



Basement

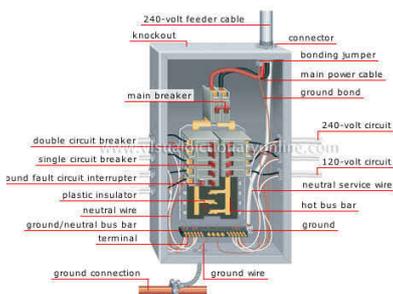
Main & Subpanels: Panel Type(s)

Circuit Breaker

If fuses exist, it may be beneficial to update to a breaker style panel for increased service capacity and updated safety.

Main & Subpanels: Main Panel Location

Basement



Main & Subpanels: Satisfactory Condition

The interior electrical service panel was observed to be in overall satisfactory condition with little or no deficiencies.

Branch Wiring Circuits: Branch Wire (120 Volt Materials)

Copper

If aluminum wiring is noted for 110/120 volt branch wiring, a licensed electrician should evaluate further soon.

Branch Wiring Circuits: Wiring Method(s)

Romex

If knob and tube is checked, a licensed electrician should be consulted further soon.

Branch Wiring Circuits: Adequate Condition

The visible branch wiring was observed to be in overall adequate condition with little or no deficiencies.

Limitations

Main & Subpanels

GROUNDING NOT VERIFIED

The proper grounding was not verified. A double ground rod deeply buried is recommended.

Branch Wiring Circuits

HIDDEN WIRING

Wiring behind finished areas was not inspected. If old wiring exists, it may not be an immediate concern, but upon any renovations, wiring should be checked and updated as needed.

Observations

12.2.1 Branch Wiring Circuits

IMPROPER WIRING

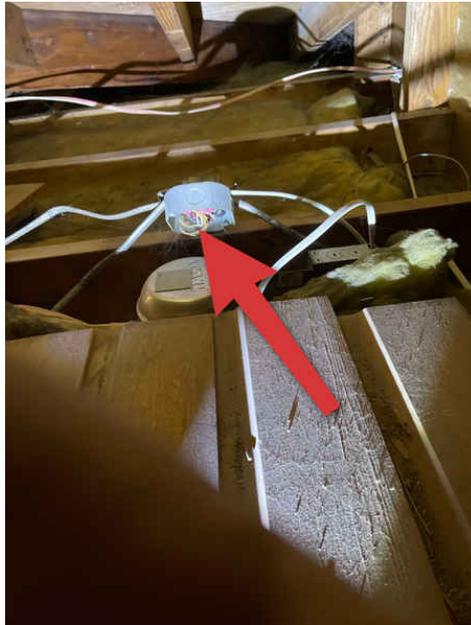
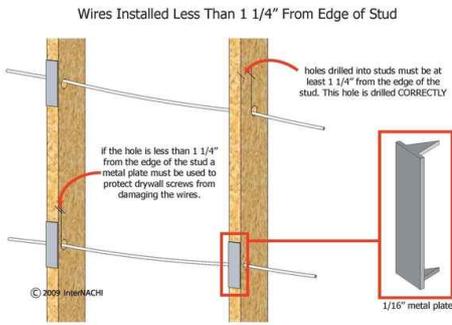


Safety Hazard

Any loose, sloppy, exposed, or extension cord wiring should be modified for improved safety. Securing wires and adding junction boxes as needed is recommended. Recommend a licensed electrician evaluate and repair properly soon.

Recommendation

Contact a qualified electrical contractor.



Attic

12.3.1 Smoke & CO Detectors

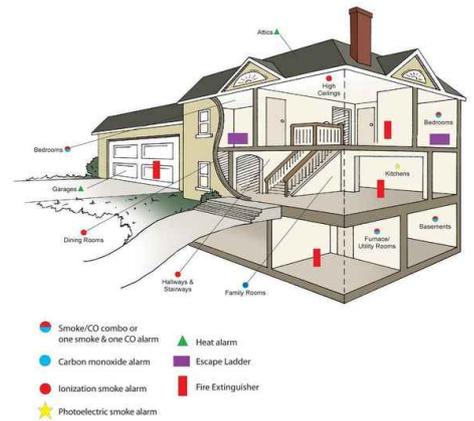
MISSING DETECTORS

Some missing detectors were noted. Smoke detectors should be installed in every living space and a minimum of one CO detector per floor should be installed.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



13: FINAL WALKTHROUGH

Information

Panels Secured

Yes



Thermostat At Original Settings

Yes



Garage Closed

Yes



Doors Locked

Yes



Appliances Off

Yes, Fridge Left On, Dishwasher on Drain Cycle

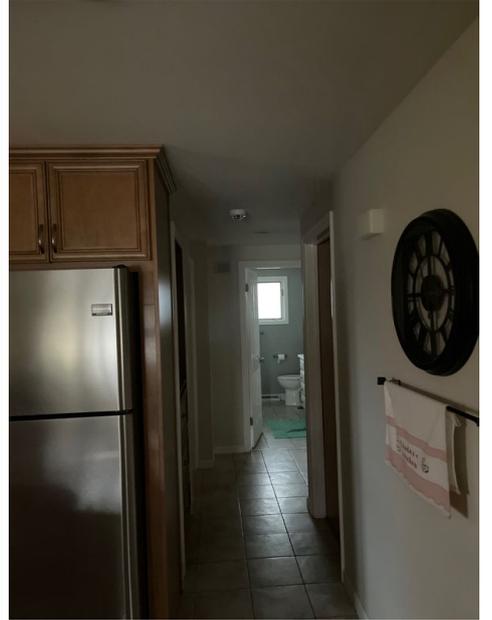


Water Fixtures Off

Yes



Lights And Fans Off
Some Left On



STANDARDS OF PRACTICE

Inspection Details

All components designated for inspection in the InterNACHI Residential Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" or "Overview" sections within this report. The NYS Home Inspector Code Of Ethics and Standards of Practice (Article 12B) can also be referred to as well within the scope of the home inspection. A home inspection is a limited visual inspection and should not be technically exhaustive. The goal of the inspection is to disclose the general property condition and potentially put a home buyer or seller in a better more educated position prior to make a buying or selling decision. Not all improvements will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.**

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.

Site & Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Garage

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment.

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.

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

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.

General Interior & Rooms

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.

Kitchens and Baths

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.

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.

Laundry and Appliances

I. The inspector shall inspect: A. Refrigerators, coolers, stove burners, mounted microwaves, and garbage disposal units for operability and visible general condition.

The inspector will not inspect: A. Condenser units, washing machines, dryers, pumps, ovens, or any equipment where the power or fuel is off or disconnected.

No guarantee or warranty is given for appliances operational or not.

Foundation & Floor 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.

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.

HVAC

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.

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.

Final Walkthrough

The inspector will perform a final walk-through to ensure all appliances are turned off, lights are off, the thermostat was turned back to original settings, water fixtures are off, panel covers are secured, and windows are secured shut prior to leaving the property.