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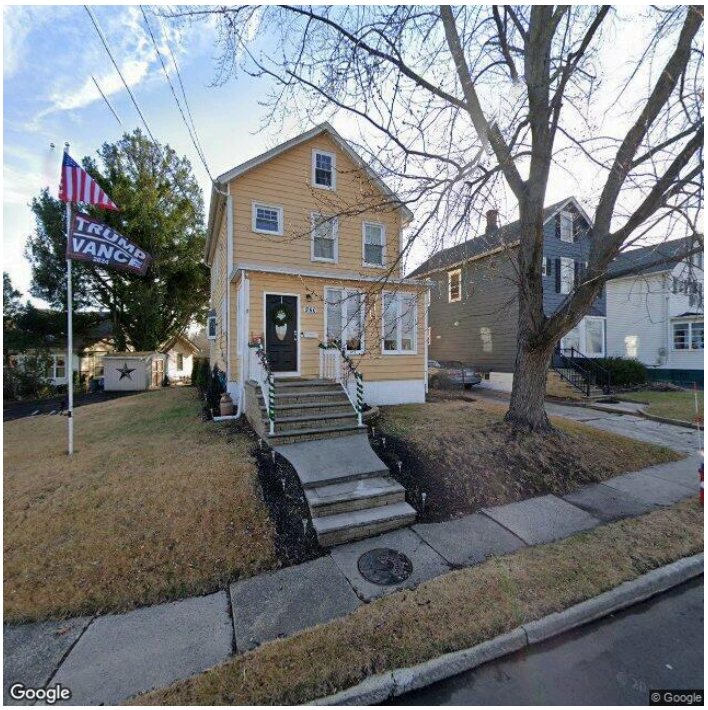

MCGOWAN HOME INSPECTIONS

260 Washington Ave
Milltown, NJ 08850

John mcgowan
03/24/2026

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TABLE OF CONTENTS

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 personnel (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR IMMEDIATELY)

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

87 ITEMS INSPECTED

16 DEFERRED MAINTENANCE / MODIFICATIONS

8 RECOMMENDATION / CONCERN

1 SAFETY HAZARD

SUMMARY

Note: This is only a summary of some of the defects noted in the report. Items highlighted in red and orange are most crucial in the opinion of the inspector. Items highlighted in yellow should NOT be disregarded. The full inspection report should be referred to for a full list and description of accessible defects.

1: INSPECTION DETAILS

Information

Type of Building(s)
Single Family, 2 Story

Main Entrance Faces
North

In Attendance
Client, Client's Agent

Occupancy
Furnished

Weather Conditions
Clear, 40° to 65°

Ancillary Services Requested
Radon Testing

Occupancy: Occupancy: regularly occupied

Occupancy: State of Occupancy
Owner occupied

Limitations

General

ENVIRONMENTAL AND SAFETY CONSIDERATIONS

Monitor: For any properties built prior to 1988, there be some materials that contain some asbestos . This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be materials such as siding, ceiling textures, insulation, floor tiles, or pipe wrap within or outside the home that contain asbestos but are not identified by this inspection report.

Monitor: There may be the potential for lead content in the drinking water within the property. Lead in water may originate from; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. Lead based paint as in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to install smoke and carbon monoxide detectors within and throughout the property at proper locations IAW local rules. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should visit http://www.nfpa.org for more information and consult with a qualified technician regarding fire safety.

MONITOR: Clients are highly encouraged to visit www.cpsc.gov to check recalls for the appliances within the structure and property for defect or safety recalls.

2: ROOF

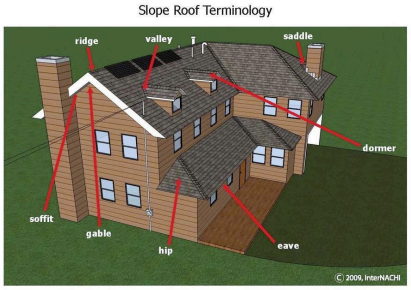
		Inspected	Marginal	Poor	Safety	NI	NP
2.1	ROOF REFERENCE		X				
2.2	Inspection Method	X					
2.3	Flashing	X					
2.4	Coverings	X					
2.5	Chimneys & Other Roof Penetrations	X					
2.6	Roof Drainage Systems	X					

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

Information

ROOF REFERENCE: Asphalt Shingle Reference

Roof Style(s)
Gable



Roof Slope
Medium

Medium and steep sloped roofs will not be walked upon.

Coverings: Roof Covering Material(s)
Asphalt

Inspection Method: Roof Inspection Method
ground/binoculars, Ground

Flashing: Flashing Material(s)

Aluminum

Flashing: General description

Roof flashing is metal material installed at roof penetrations and transitions to direct water away from vulnerable areas. Common locations include around chimneys, vents, skylights, and where the roof meets walls or other structures. Properly installed and maintained flashing is essential for preventing water infiltration into the home.

Roof Visibility

Most

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

Inspection Method

Ground, Binoculars

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.

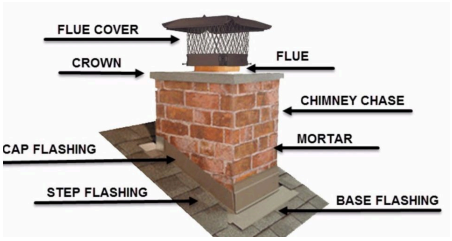
Approximate Lifecycle Stage

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.

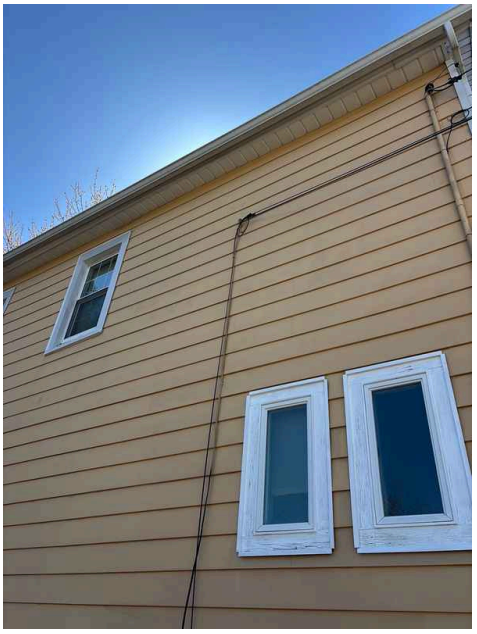
Chimneys & Other Roof Penetrations: Chimney Material(s)

Brick, Concrete



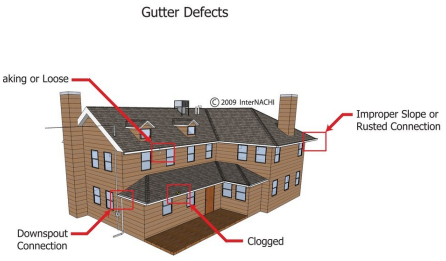
Roof Drainage Systems: Drainage Material(s)

Aluminum



Roof Drainage Systems: Drainage Type(s)

Mounted Gutters, No Gutters



Roof Drainage Systems: Satisfactory Condition

The roof drainage components were observed to be in overall satisfactory condition with little or no deficiencies. Recommend cleaning at least twice a year and sealing connections as needed.

Limitations

General

HEIGHT RESTRICTIONS

The height of the roof was over 19 feet which limited the inspection..

Roof Drainage Systems

INSIDE NOT INSPECTED

The inside of the gutters was not inspected.

Roof Drainage Systems

UNDERGROUND DRAINAGE

The downspouts drain into underground piping. Monitor these areas closely for signs of backup.

Observations

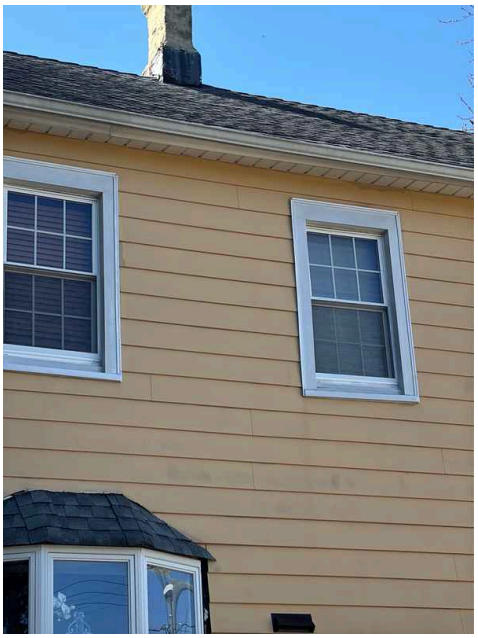
2.2.1 Inspection Method

SHOWING SIGNS OF AGING

Recommendation / Concern

Recommendation

Contact a qualified professional.



2.3.1 Flashing

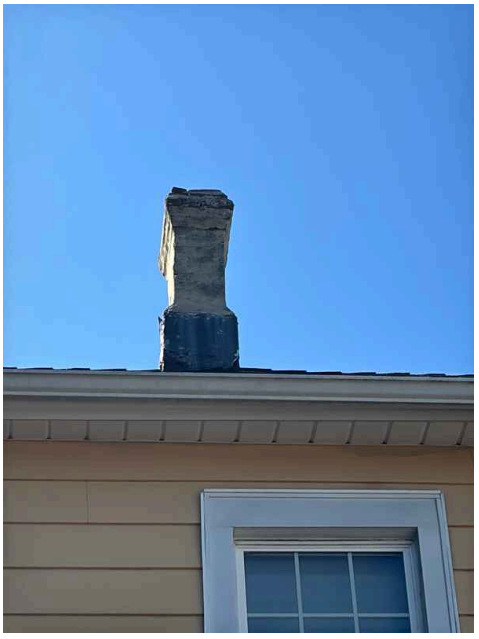
CHIMNEY CAP MISSING

Deferred Maintenance / Modifications

A proper screened weather cap was not installed. This is important to protect from moisture intrusion, minimize pest intrusion, and protect the chimney. Recommend a qualified roofer or chimney professional install a new cap (or repair existing cap if applicable).

Recommendation

Contact a qualified chimney contractor.



2.4.1 Coverings

AVERAGE WEAR

Deferred Maintenance / Modifications

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.

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						
3.4	Foundation Walls	X					
3.5	Wall Covering	X					
3.6	Exterior Doors and Windows		X				
3.7	Eaves, Soffits & Fascia	X					
3.8	Service Entrance Conductors	X					
3.9	Lighting Fixtures, Fans, Switches, & Receptacles	X					
3.10	Exterior Vents	X					
3.11	Sheds/outbuildings		X				

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

Information

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

Service Entrance Conductors: Electrical Service Conductors
Overhead

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

Inspection Method

A visual exterior structure and grounds inspection shall be performed.

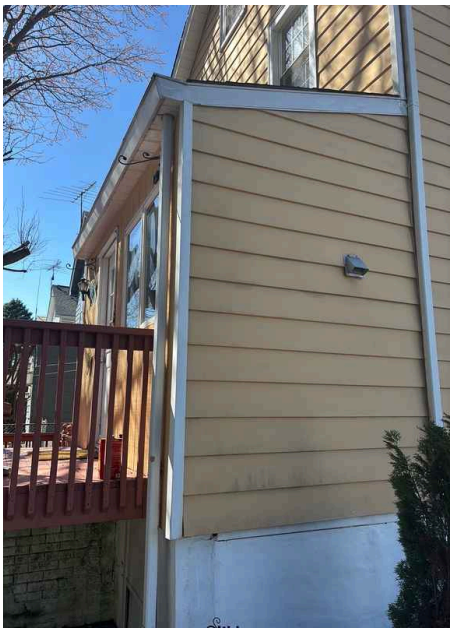
Exterior Structure

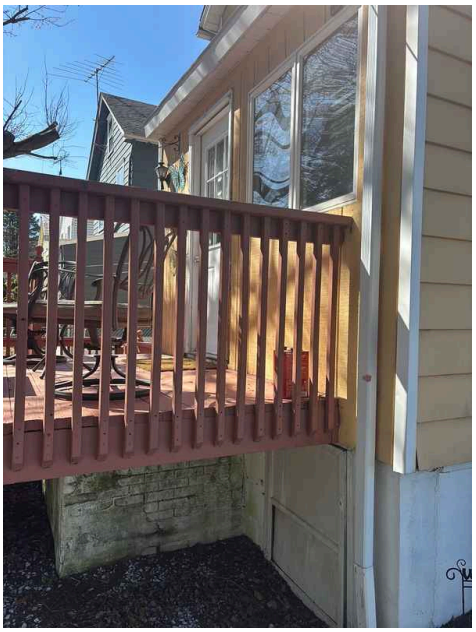
Plumb & Level

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

Structure Additions

If additional structures have been attached to the original structure, anticipate different settlement between the two. It is also recommended previous building permits be reviewed for construction compliance.



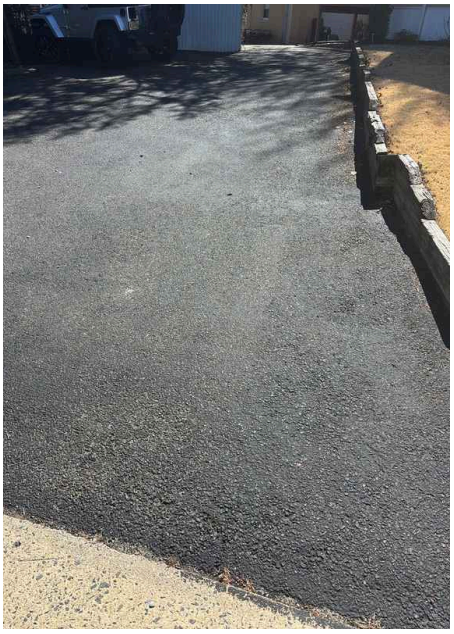
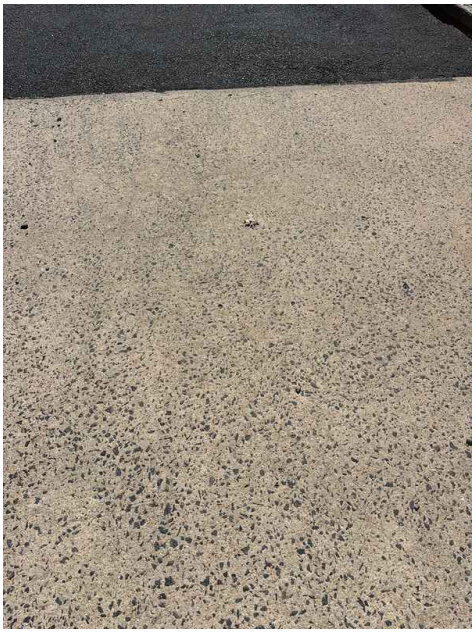


Vegetation, Grading, Drainage & Retaining Walls: Satisfactory Condition

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

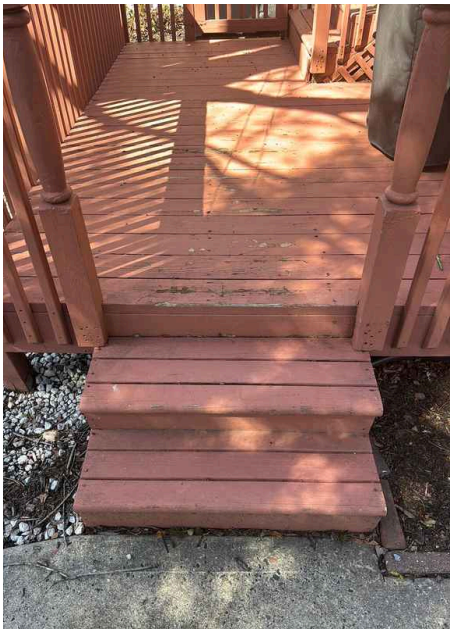
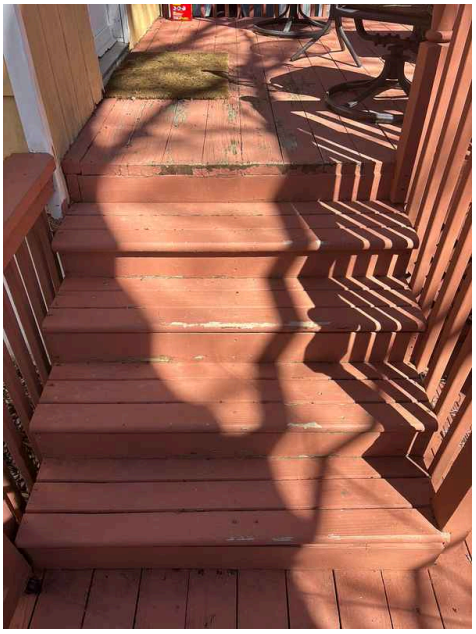
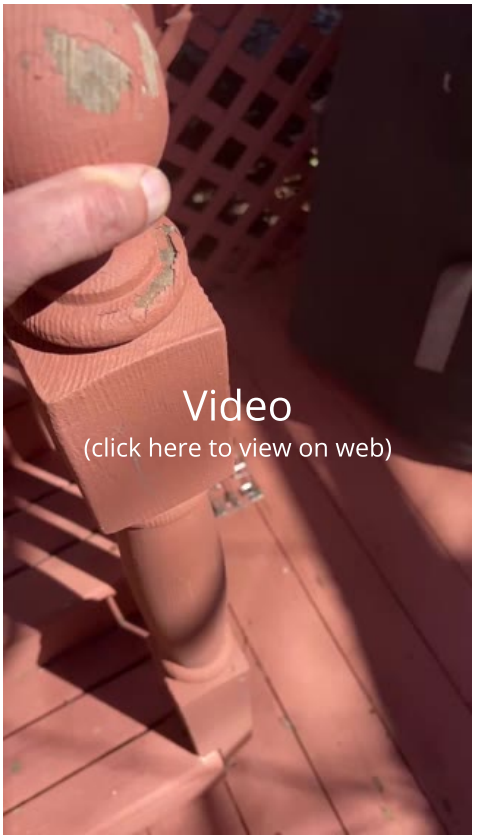
Walkways, Patios & Driveways: **Driveway / Walkway / Patio Material(s)**

Concrete, Asphalt, Brick


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

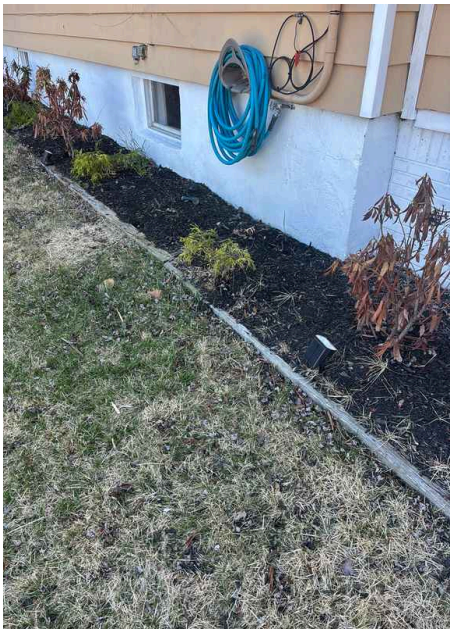
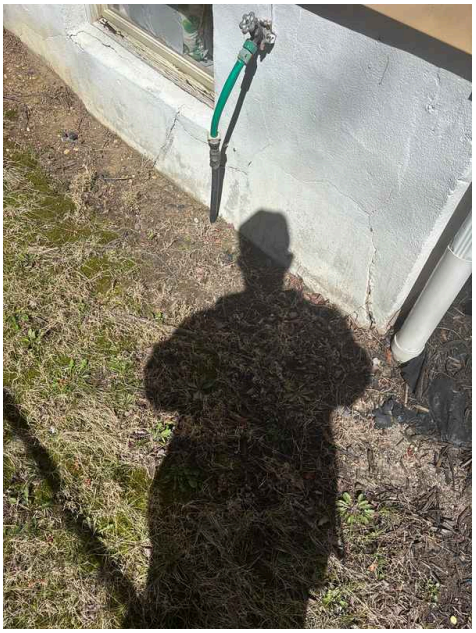
Deck

Foundation Walls: Foundation Material(s)

Parged, Masonry Block

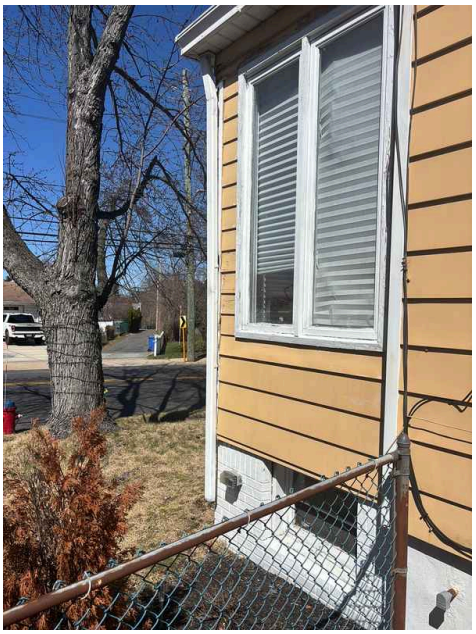
Mobile homes and structures built on piers will not apply to this section.

Wall Covering : Wall Covering Material(s)

Metal, Wood

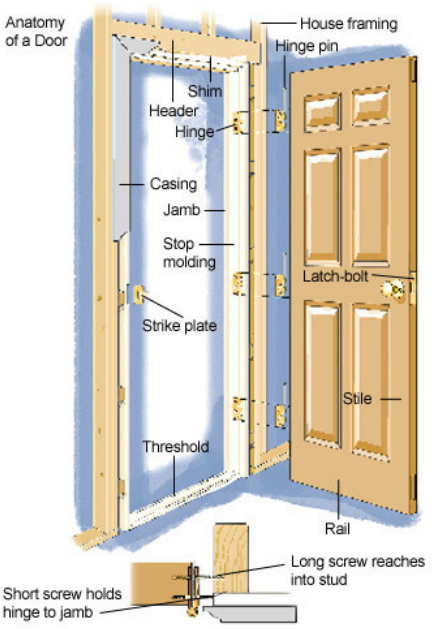
If EIFS is checked, it is recommended an EIFS qualified inspector check these components.

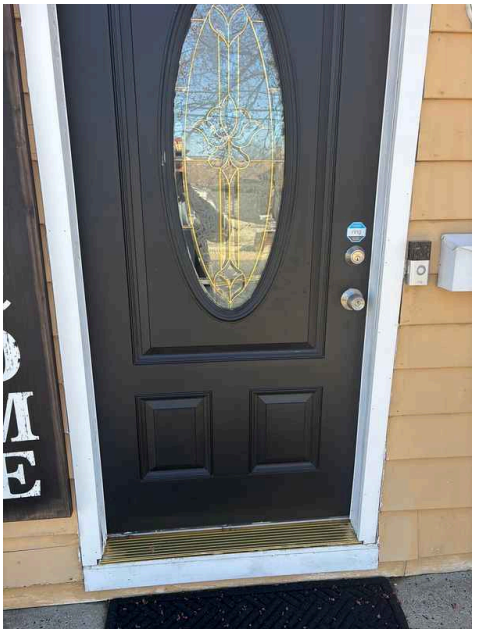



Exterior Doors and Windows: Exterior Entry Door Type(s)

Metal

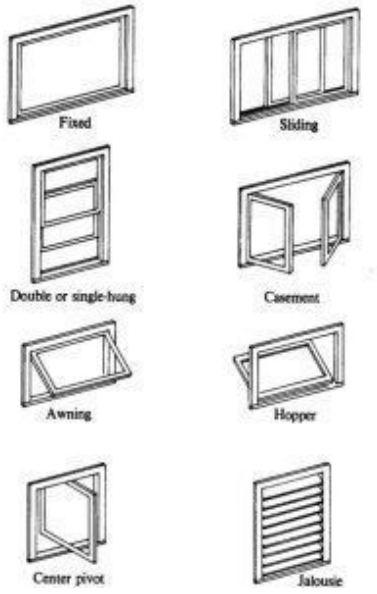
It is recommended that the locks be changed upon settlement of the property.

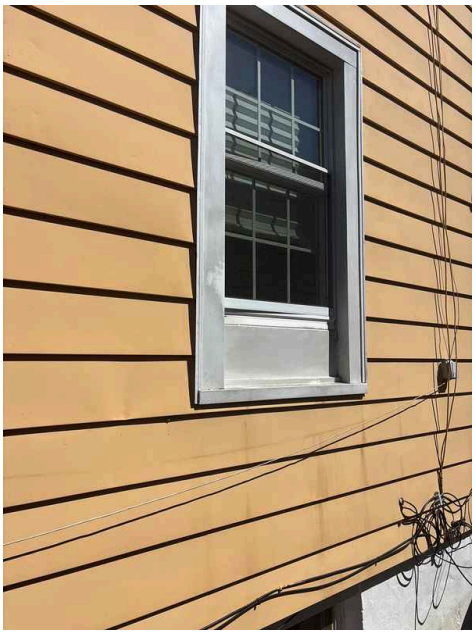




Exterior Doors and Windows: Exterior Windows Type(s)

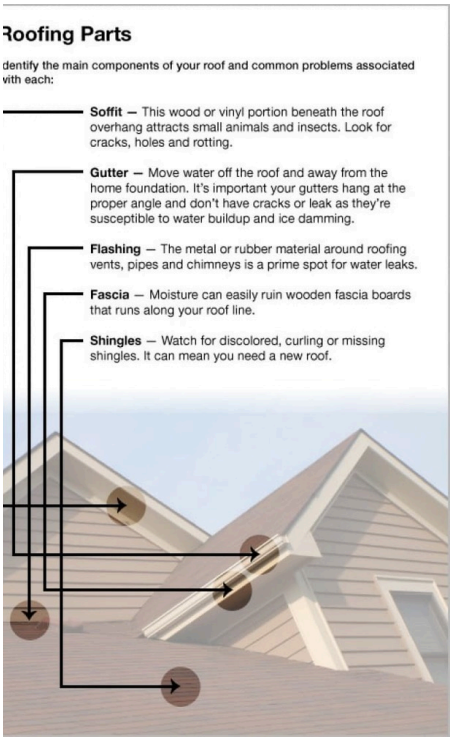
Vinyl, Wood

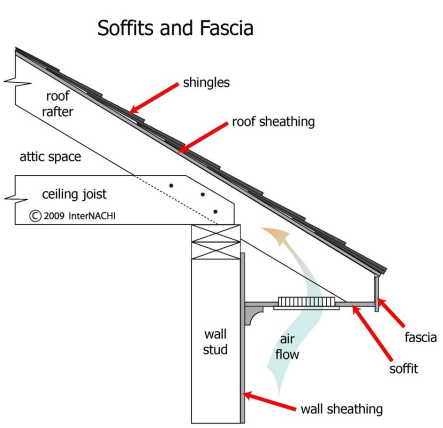


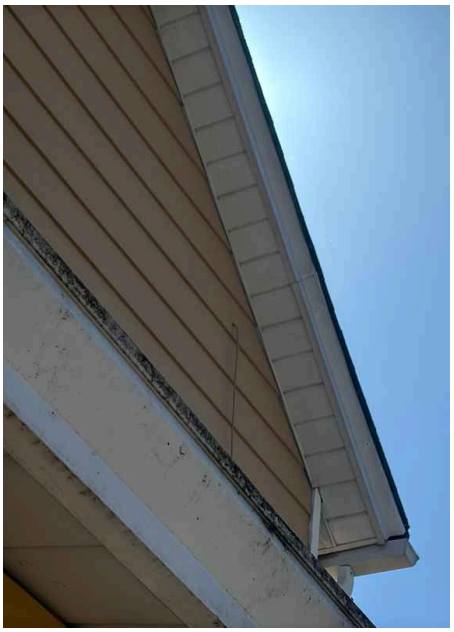


Eaves, Soffits & Fascia: Material(s)

Metal



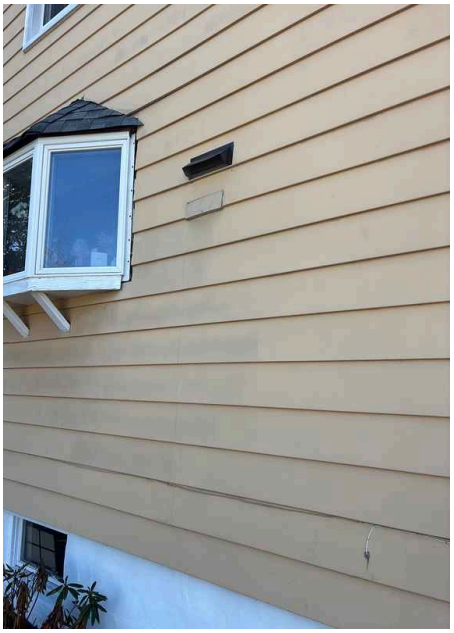




Exterior Vents: Vent Type(s)

Kitchen, Laundry

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.



Exterior Vents: Satisfactory Condition

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

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

FOUNDATION PAINTED

The foundation walls were painted and may be concealing defects. Monitor these areas for future concerns. ongoing paint maintenance will be required in the future.

Foundation Walls

PARGED

The foundation was parged or skim coated over. Flaws may be concealed. Parging requires ongoing maintenance.

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

Deferred Maintenance / Modifications

ASPHALT SEALER

It is recommended that a qualified professional apply a sealer to the driveway to further preserve the life of the material. This is an ongoing maintenance task.

Recommendation

Contact a qualified driveway contractor.

3.2.2 Walkways, Patios & Driveways

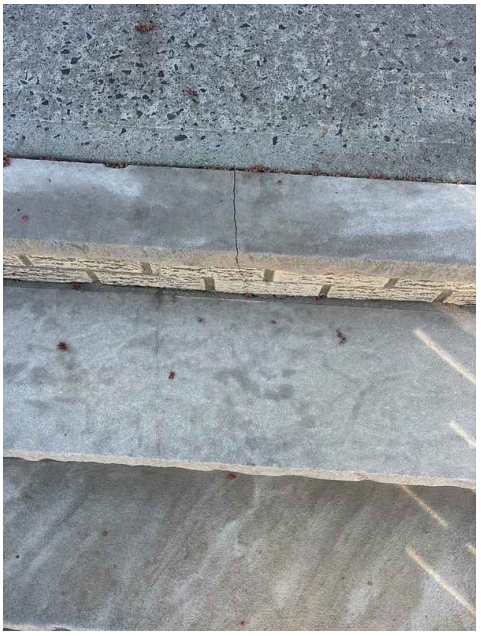
Deferred Maintenance / Modifications

PATIO CRACKS

Some settling & cracking was observed on the patio. Recommend repair and/or patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Decks, Balconies, Porches & Steps

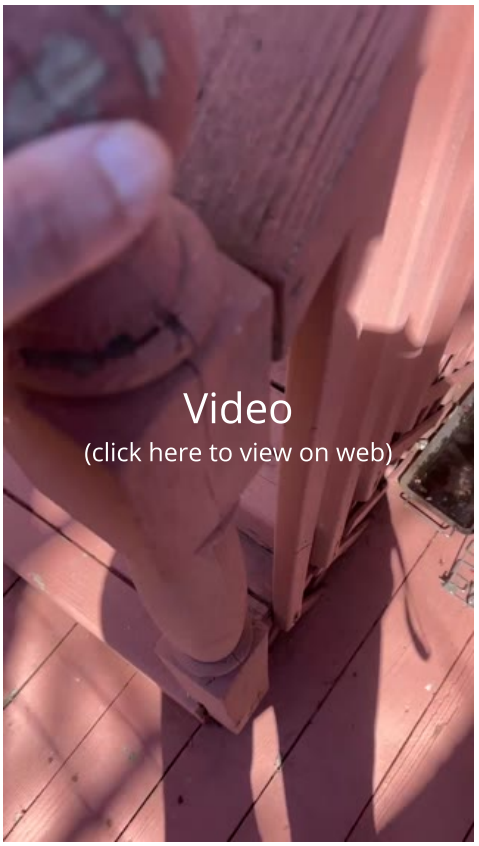
Safety Hazard

RAILING UNSAFE

There was an unsafe or loose railing. Railings should be secure and be 42" minimum in height.

Recommendation

Contact a qualified handyman.



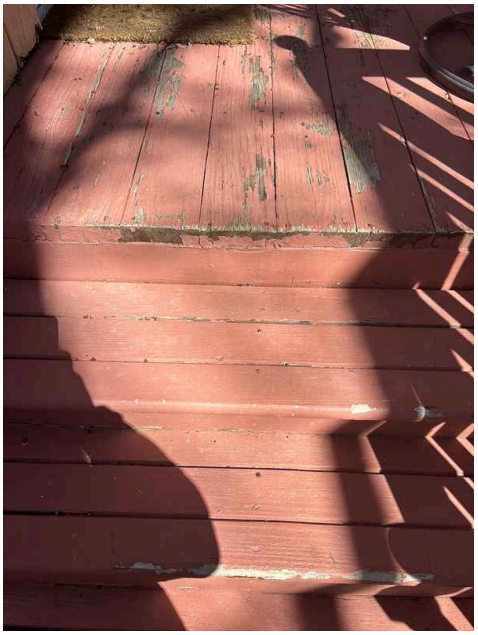
3.3.2 Decks, Balconies, Porches & Steps

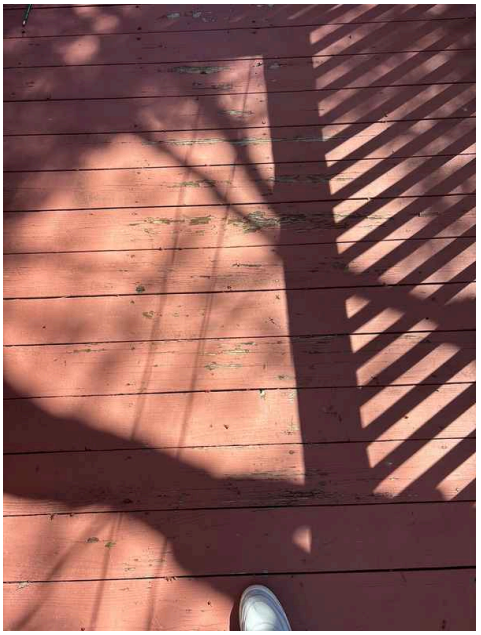
Recommendation / Concern

PAINTING NEEDED

Recommendation

Contact a qualified professional.





3.4.1 Foundation Walls

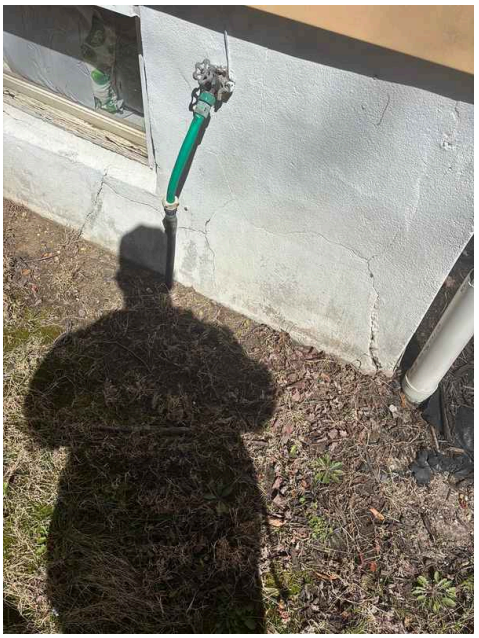
Recommendation / Concern

SPALLING / DETERIORATED

Some spalling and deterioration with cracks was noted on the foundation wall. Recommend a qualified foundation specialist evaluate and repair properly soon to avoid moisture intrusion or further damage. This can be costly.

Recommendation

Contact a foundation contractor.



3.4.2 Foundation Walls

FOUNDATION CRACKS

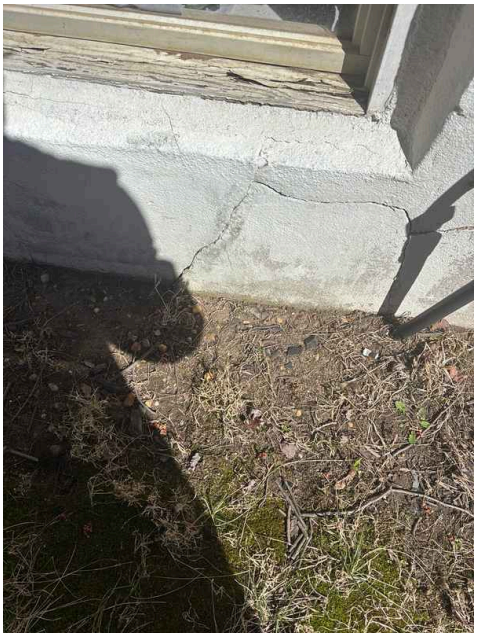
Deferred Maintenance / Modifications

Some cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Larger cracks may indicate previous movement or settlement. Recommend sealing cracks and monitoring for more serious shifting or displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a foundation contractor.



3.5.1 Wall Covering

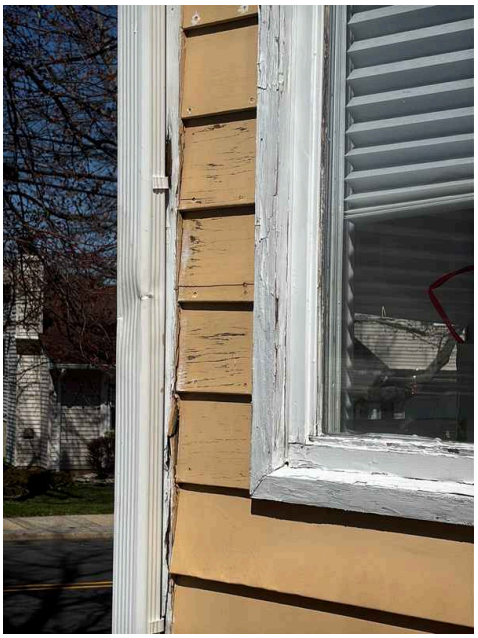
PAINTING / SEALING

Deferred Maintenance / Modifications

Recommend a qualified contractor evaluate and paint or seal the wall covering or trim pieces to preserve the life of the material and minimize the potential for moisture intrusion.

Recommendation

Contact a qualified painting contractor.



3.5.2 Wall Covering

MINOR DAMAGE

Deferred Maintenance / Modifications

The wall coverings showed damage in one or more places. Any missing or heavily damaged components should be addressed soon. Recommend a qualified professional evaluate for repair and sealing as needed.

Recommendation

Contact a qualified siding specialist.

3.5.3 Wall Covering

ROTTED COMPONENTS

Recommendation / Concern

Some components were rotted and require replacement. Moisture related damage may have occurred behind the components. Recommend repair soon and further investigation of the area. This could be a costly repair.

Recommendation

Contact a qualified carpenter.

3.6.1 Exterior Doors and Windows

PAINTING / SEALING

Deferred Maintenance / Modifications

Recommend a qualified contractor evaluate and paint or seal to preserve the life of the material and minimize the potential for moisture intrusion.

Recommendation

Contact a qualified painting contractor.

3.6.2 Exterior Doors and Windows

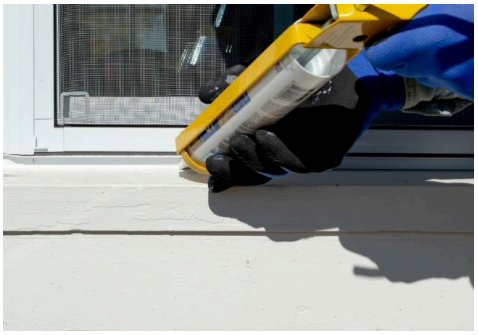
Deferred Maintenance / Modifications

CAULK MAINTENANCE

Caulk maintenance is recommended around all window and door flashings or trim where the potential for moisture intrusion may occur. This is an ongoing maintenance repair.

Recommendation

Contact a handyman or DIY project



3.6.3 Exterior Doors and Windows

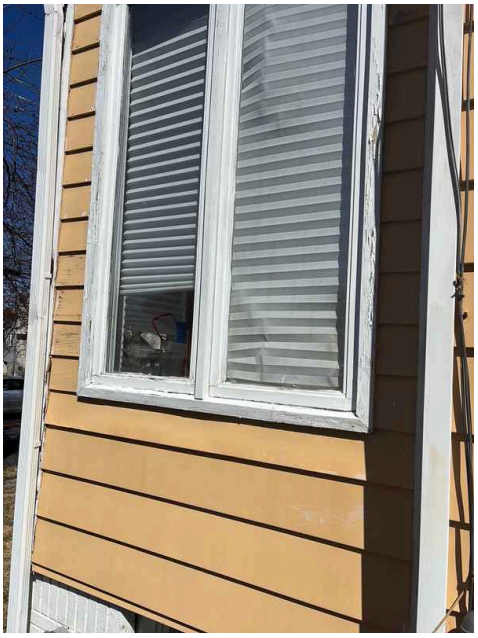
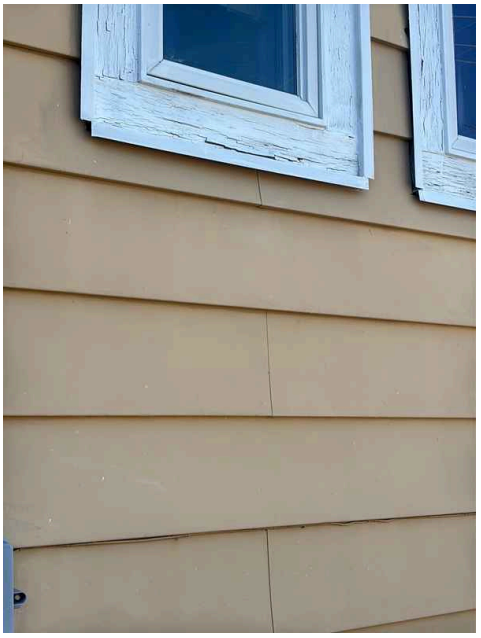
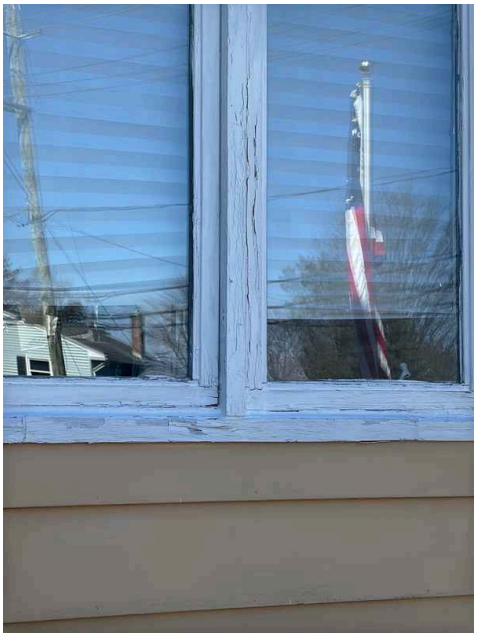
Deferred Maintenance / Modifications

AGED COMPONENTS

Some components appeared aged and will likely require a higher level of maintenance. Finding replacement parts could prove challenging.

Recommendation

Contact a qualified professional.


3.6.4 Exterior Doors and Windows

Deferred Maintenance / Modifications

WINDOW MAINTENANCE

The window and related components were worn. Recommend refinish, repairs, and/or paint to maximize service life.

Recommendation

Contact a handyman or DIY project


3.6.5 Exterior Doors and Windows

ROTTED COMPONENTS

Recommendation / Concern

Some components were rotted and require replacement. Moisture related damage may have occurred behind the components. Recommend repair soon and further investigation of the area by a professional. This could be a costly repair.

Recommendation

Contact a qualified carpenter.

3.6.6 Exterior Doors and Windows

SCREENS

Deferred Maintenance / Modifications

Window screens were either damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project

4: GENERAL INTERIOR & ROOMS

		Inspected	Marginal	Poor	Safety	NI	NP
4.1	Floors	X					
4.2	Ceilings	X					
4.3	Walls	X					
4.4	Lighting, Fans, Switches, & Receptacles	X					
4.5	Exterior Doors	X					
4.6	Interior Doors	X					
4.7	Windows	X					
4.8	Bedrooms	X					

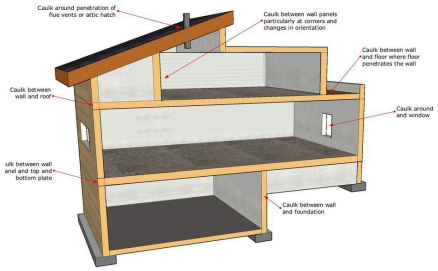
Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

Room Types
Bedrooms, Hallways, Finished Basement, Common Areas, Laundry Room, Finished Attic

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

Lighting, Fans, Switches, & Receptacles: Operational
Yes



Exterior Doors: Operational
Yes

Interior Doors: Interior Door Types
Hallow core

Interior Doors: Operational
Yes

Windows: Window Frame Material
Vinyl, Wood

Windows: Window Glazing Type
Double-Pane

Windows: Window Style(s)
Double-hung, Casement

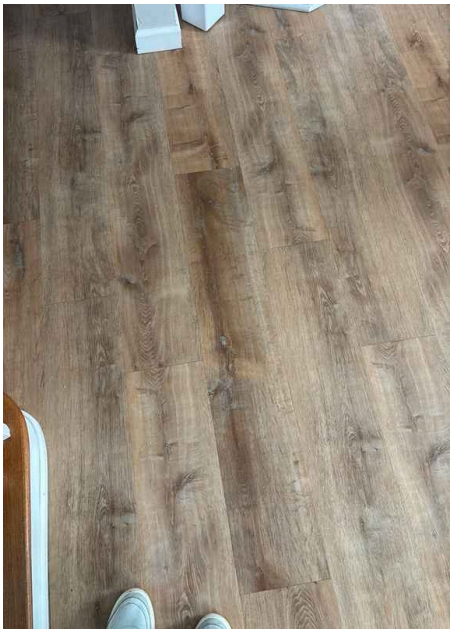
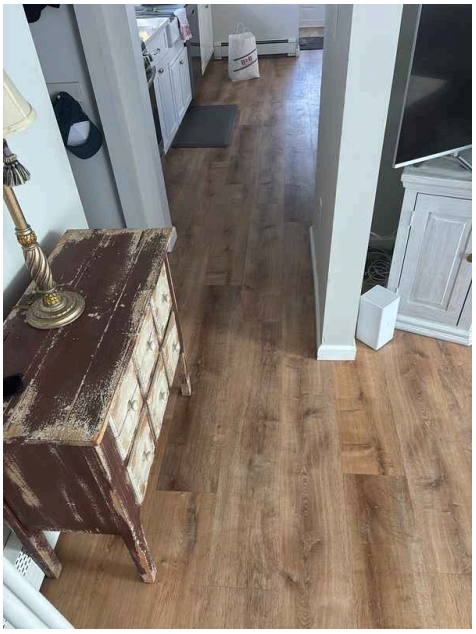
Windows: Operational
Most Operational

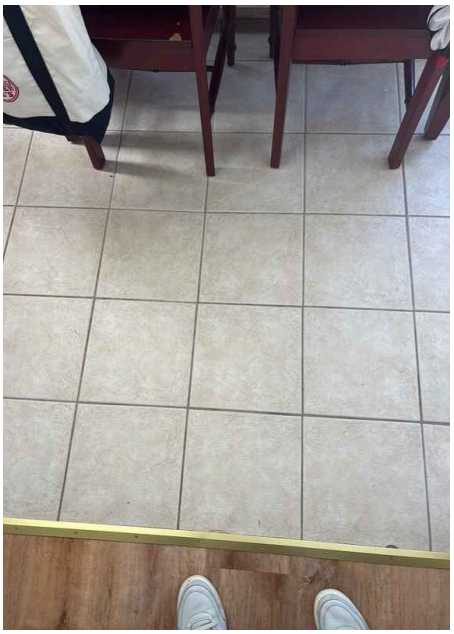
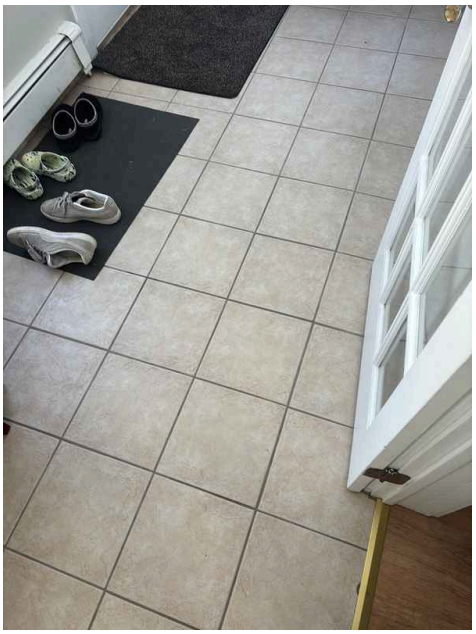
Inspection Method

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.

Floors: Bedroom Floor Coverings

Vinyl/Linoleum, Ceramic tile

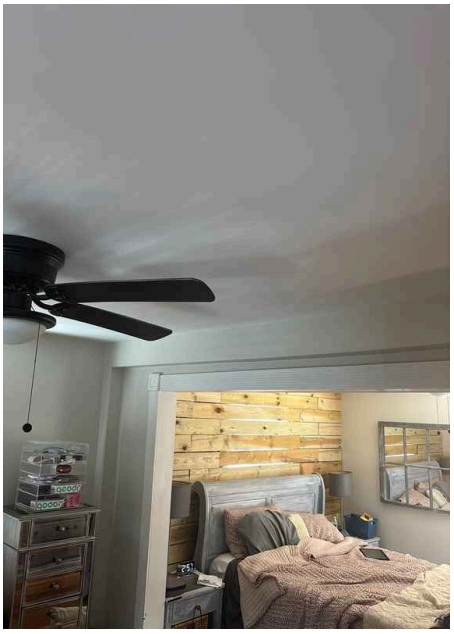
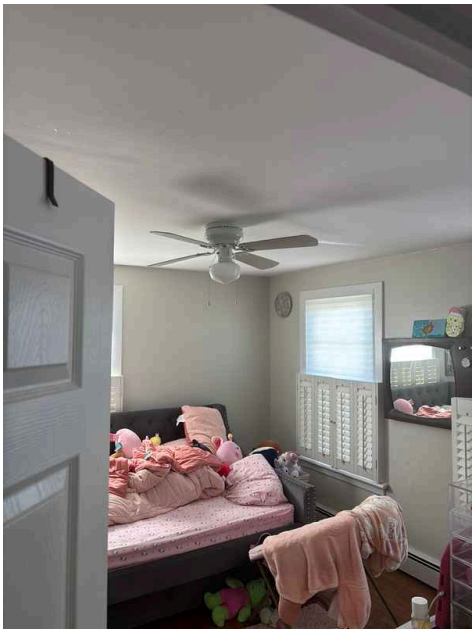



Floors: Satisfactory Condition

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

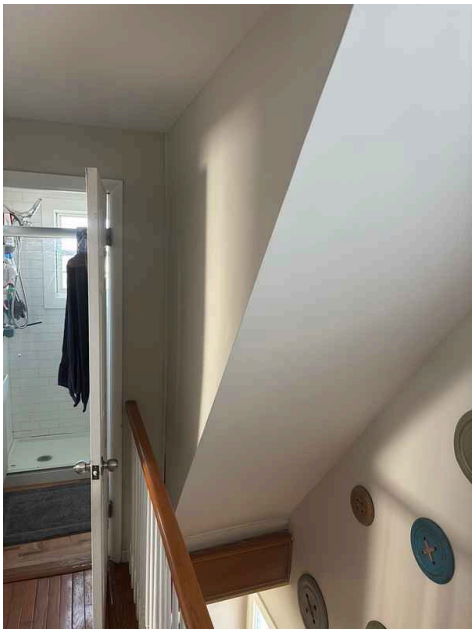
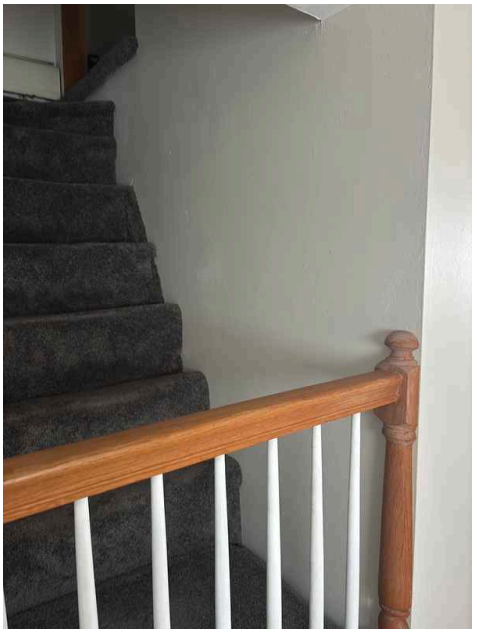
Ceilings: Ceiling / Material(s)

Gypsum Board

Walls : Wall Material(s)

Gypsum Board

Walls : Satisfactory Condition

The walls and ceilings appeared to be in overall satisfactory condition with little or no deficiencies.

Lighting, Fans, Switches, & Receptacles: Satisfactory Condition

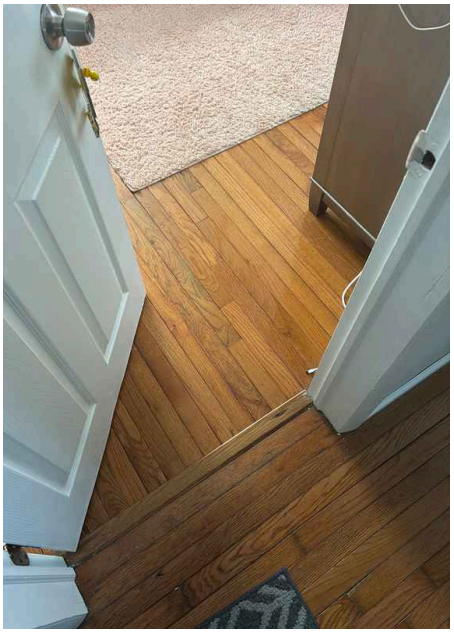
The electrical components appeared to be in overall good condition with little or no deficiencies.

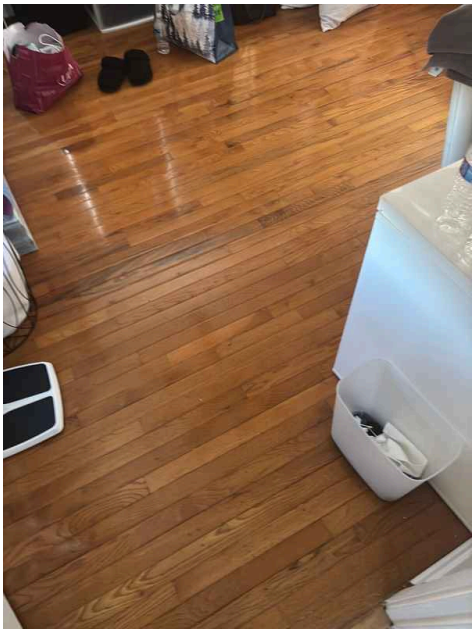
Interior Doors: Functional And Adequate

The interior doors and windows were observed to be in overall functional and adequate condition with little or no deficiencies.

Bedrooms: Floor Coverings

Hardwood





Limitations

General

FURNISHED OR CUTTERED AREAS

Furnished, Cluttered

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.

General

RECENT REMODEL

The structure appeared to be recently remodeled or partially "flipped". The work was not verified for local code compliance. It is recommended building permits be reviewed to ensure proper compliance has been followed.

Ceilings

INSULATION NOT VERIFIED

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

Walls

INSULATION NOT VERIFIED

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

Observations

4.4.1 Lighting, Fans, Switches, & Receptacles

Deferred Maintenance / Modifications

TAMPER PROOF RECEPTACLES

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

Recommendation

Contact a qualified electrical contractor.

5: ELECTRICAL

		Inspected	Marginal	Poor	Safety	NI	NP
5.1	Electrical Entrance Conductors	X					
5.2	Main & Subpanels	X					
5.3	Branch Wiring Circuits	X					
5.4	Smoke & CO Detectors	X					
5.5	Fixtures, outlets, switches	X					
5.6	GFCI & AFCI	X					

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

Information

Electrical Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels: Panel Capacity
100 AMP

Main & Subpanels: Sub Panel Location(s)
N/A

Smoke & CO Detectors: Present
Yes

GFCI & AFCI: Tested
Yes

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

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.

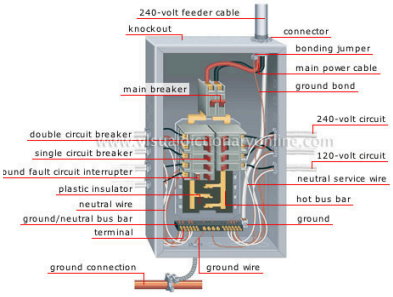
Voltage Reading

N/A

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.

Main & Subpanels: Main Panel Location

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: Reminder

As a reminder, please be sure to use the circuit labeling as a guide until verified.

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, BX

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

Smoke & CO Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit Smoke Detector Information.

Smoke & CO Detectors: Functional And Adequate

The detectors was observed to be in overall functional and adequate condition with little or no deficiencies. Recommend testing monthly.

Fixtures, outlets, switches: Working as expected

A representative number of outlets were tested. All fixtures, switches, and receptacles working as expected at this time.

GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GCPI) in outlets near water supplies.

GFCI & AFCI: Exterior Outlets Inspected

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCI using a GFCI tester, where possible.

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GfI outlet(s) operated as intended at this location. As a result, test montlhy to ensure proper operation.

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.

6: KITCHEN

		Inspected	Marginal	Poor	Safety	NI	NP
6.1	General	X					
6.2	Dishwasher	X					
6.3	Refrigerator	X					
6.4	Sink	X					
6.5	Built-in Microwave	X					
6.6	Stove hookup	X					
6.7	Range/Oven/Cooktop	X					
6.8	Doors & Windows	X					
6.9	Floors, Walls, and Ceilings	X					
6.10	Countertops & Cabinets	X					
6.11	Lighting, Fans, Switches, & Receptacles	X					
6.12	Ventilation	X					

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

Information

General : Kitchen Type(s) and Location(s)
Kitchen

.

Range/Oven/Cooktop: Exhaust Hood Type
Vented

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

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

General : 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.

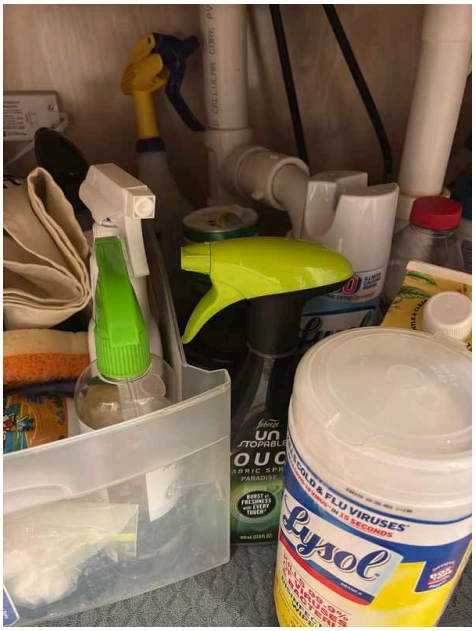
Dishwasher: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

Refrigerator: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

Sink: Operational at time of inspection



Built-in Microwave: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

Range/Oven/Cooktop: Range/Oven Energy Source

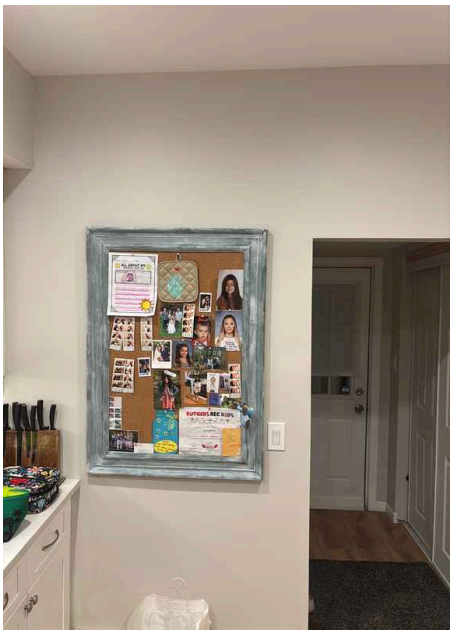
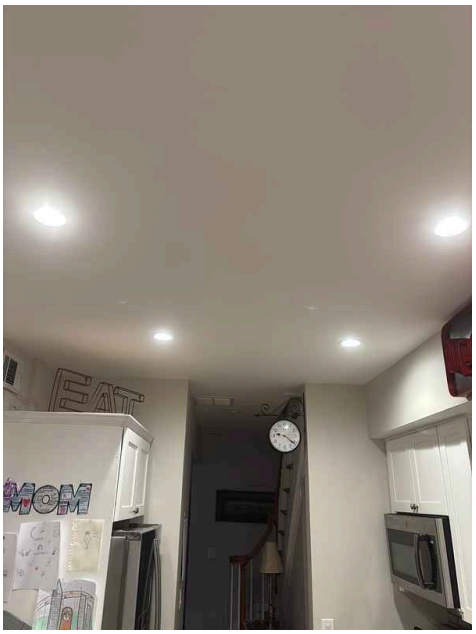
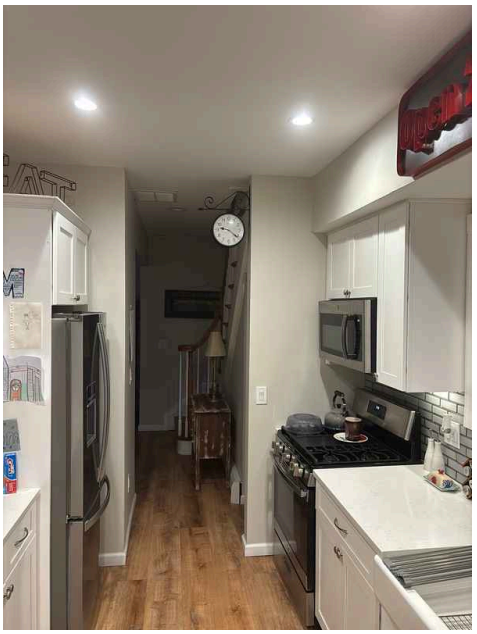
Gas


Range/Oven/Cooktop: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

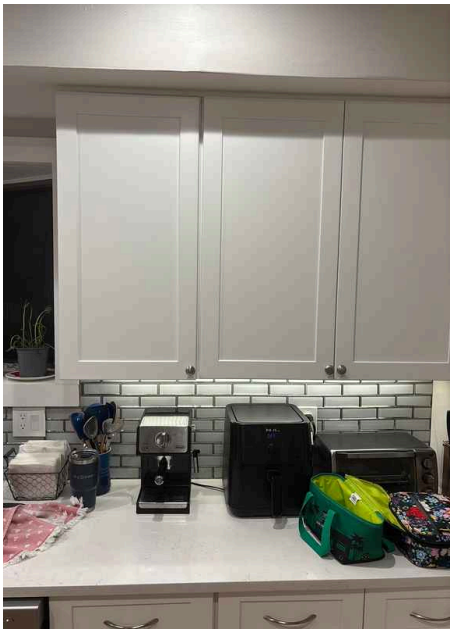
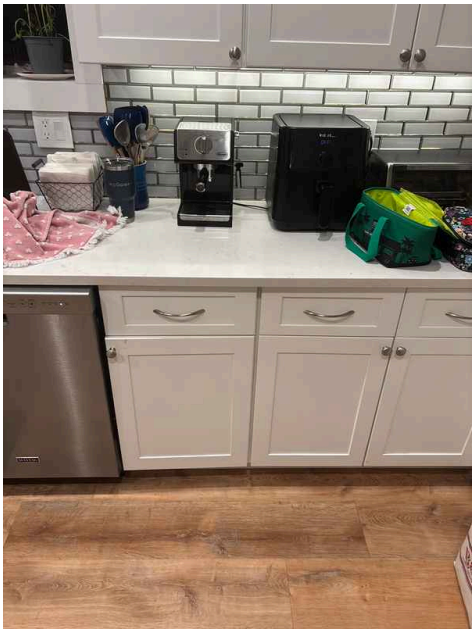
Floors, Walls, and Ceilings: Satisfactory Condition

The floors, walls, and ceilings appeared to be in overall satisfactory condition with little or no deficiencies.

Countertops & Cabinets: Cabinetry Material(s)

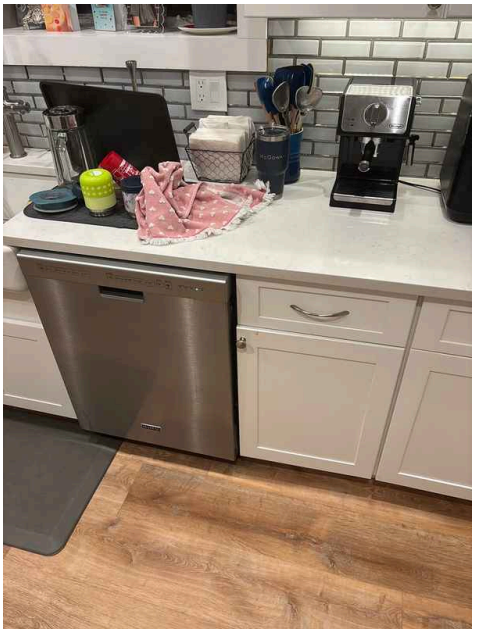
Wood


Countertops & Cabinets: Countertop Material(s)

Stone (Misc)



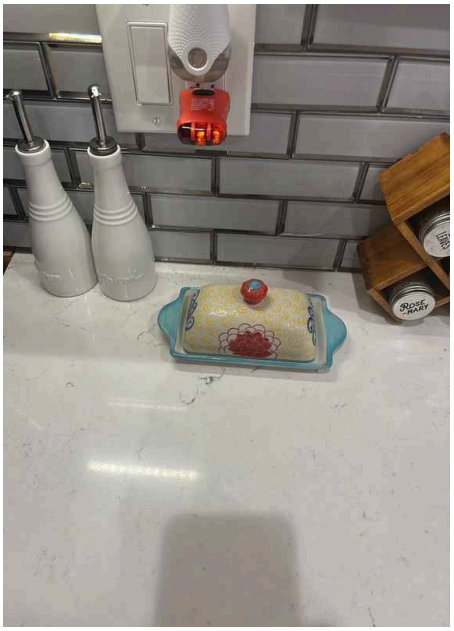


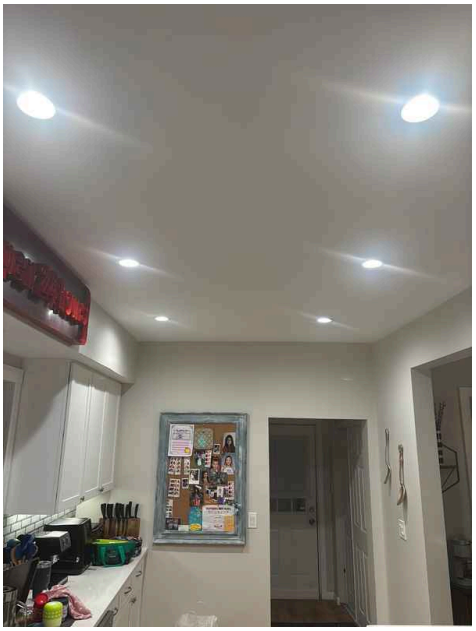
Countertops & Cabinets: Functional And Satisfactory

The cabinetry and countertops appeared to be in overall functional and satisfactory condition with little or no deficiencies.

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

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





Limitations

General

RECENT REMODEL

The area appeared to be recently remodeled or partially "flipped". The work was not verified for local code compliance. It is recommended building permits be reviewed to ensure proper compliance has been followed.

Refrigerator

ICEMAKER NOT TESTED

The icemaker and/or water fill components were not tested. Recommend servicing.

Range/Oven/Cooktop

OVEN NOT TESTED

The oven, if present was not tested.

Doors & Windows

WINDOWS LIMITED ACCESS

One or more of the windows was inaccessible and untested.

Floors, Walls, and Ceilings

INSULATION NOT VERIFIED

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

7: BATHROOM

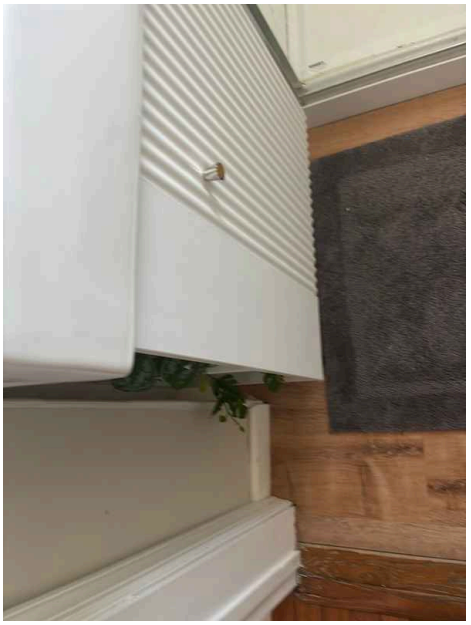
		Inspected	Marginal	Poor	Safety	NI	NP
7.1	Doors & Windows	X					
7.2	Floors, Walls, and Ceilings	X					
7.3	Countertops & Cabinets	X					
7.4	Lighting, Fans, Switches, & Receptacles	X					
7.5	Plumbing Related	X					
7.6	Ventilation	X					

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

Information

Bathroom Type(s) and Location(s)
Half Bath, 1st Floor, Full Bath, 2nd Floor

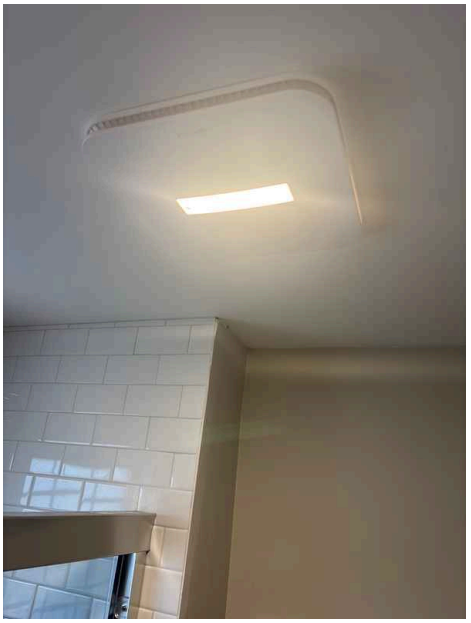
Countertops & Cabinets: Cabinetry Material(s)
None



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

Ventilation: Window

Ventilation: Exhaust fan



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.

Doors & Windows: Functional And Adequate

The interior doors and windows appeared to be in overall functional and adequate condition with little or no deficiencies.

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

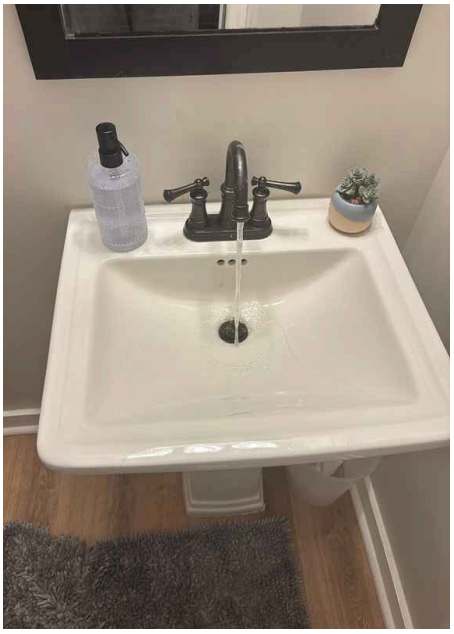
Vinyl/Linoleum, Gypsum Board

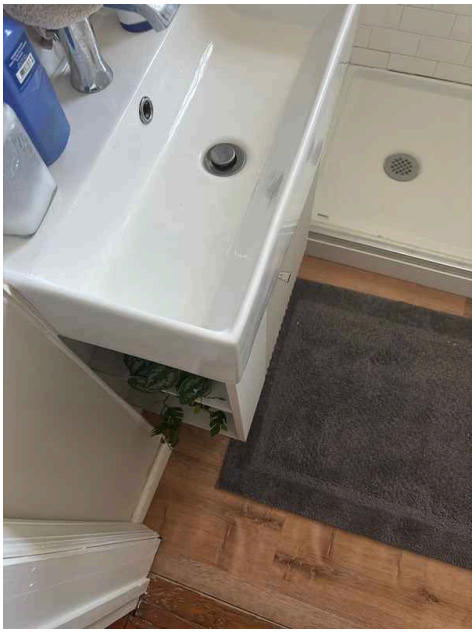
Floors, Walls, and Ceilings: Satisfactory Condition

The floors, walls, and ceilings appeared to be in overall satisfactory condition with little or no deficiencies.

Countertops & Cabinets: Countertop Material(s)

Porcelain



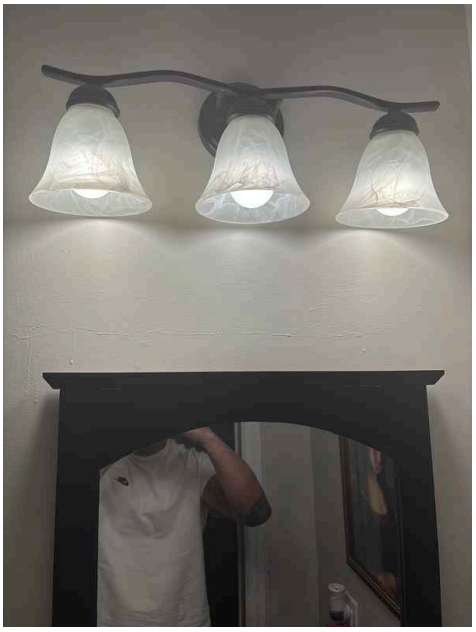


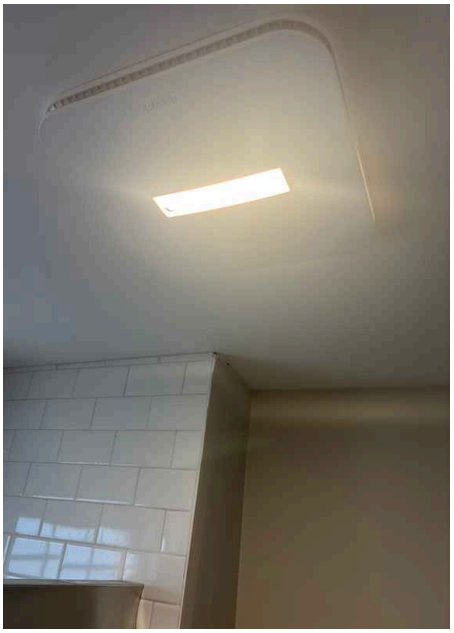
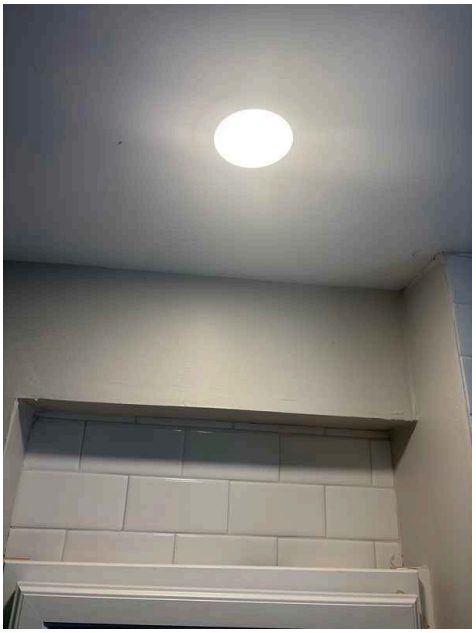
Countertops & Cabinets: Functional And Satisfactory

The cabinetry and countertops appeared to be in overall functional and satisfactory condition with little or no deficiencies.

Lighting, Fans, Switches, & Receptacles: Satisfactory Condition

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

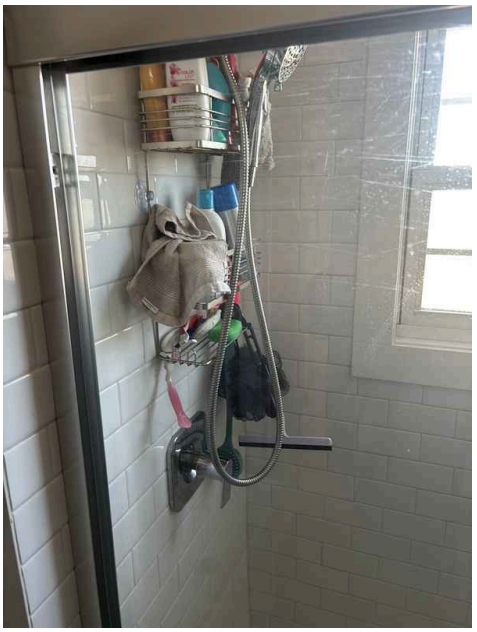
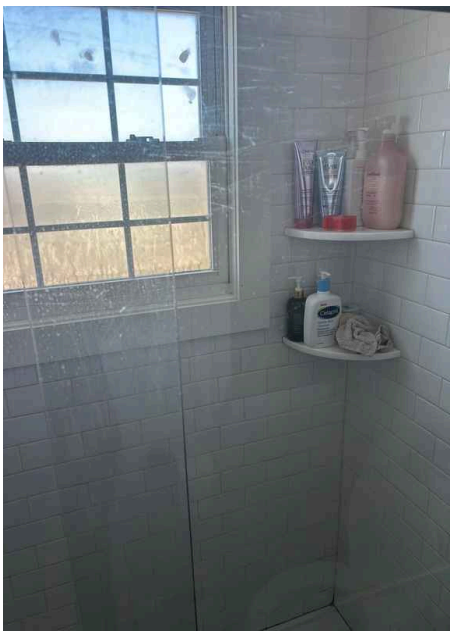



Plumbing Related : Functional And Satisfactory

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.

8: HVAC

		Inspected	Marginal	Poor	Safety	NI	NP
8.1	Heating Equipment	X					
8.2	Interior Vents, Flues & Chimneys	X					
8.3	Distribution Systems	X					
8.4	Cooling Equipment					X	

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

Information

Heating Equipment: Energy Source
Natural Gas

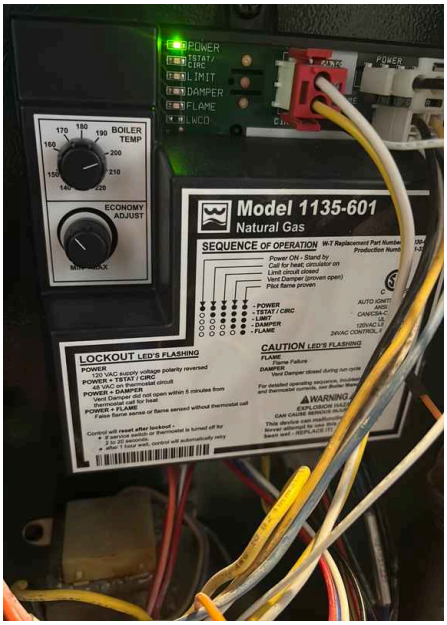
Heating Equipment: Brand
Weil Mclain

Heating Equipment: Approximate Age
11-15

Heating Equipment: Model / Serial #
See Photo

Interior Vents, Flues & Chimneys: Chimney / Flue Material(s)
Brick, Metal

Cooling Equipment: Cooling Type(s)
Central A.C.



Cooling Equipment: Brand
Comfortmaker

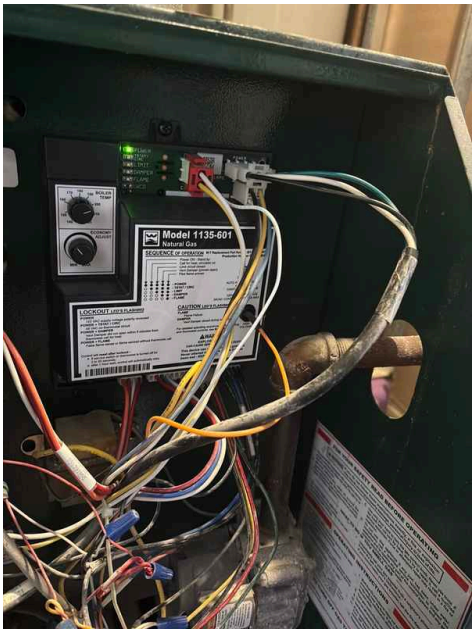
Cooling Equipment: Approximate Age
Unknown

Cooling Equipment: Model / Serial #
Not Visible

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.

Heating Equipment: Heat Type(s)
Hot Water Boiler

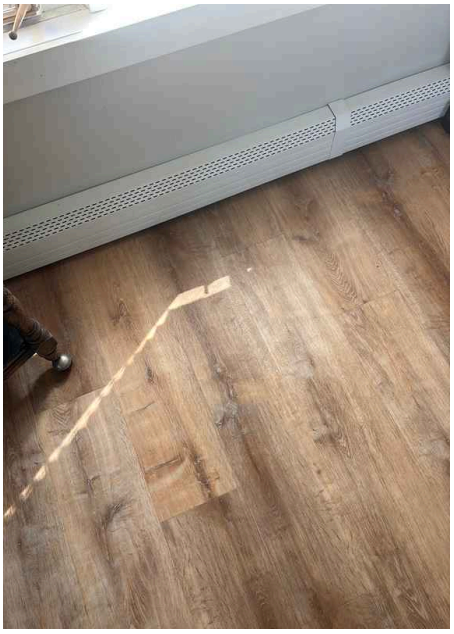


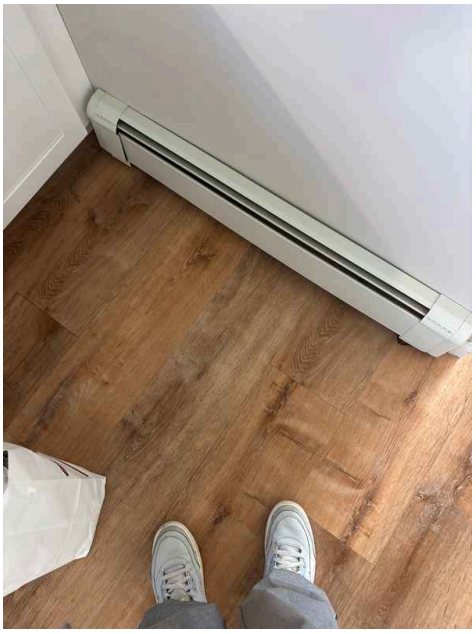
Heating Equipment: Functional And Satisfactory

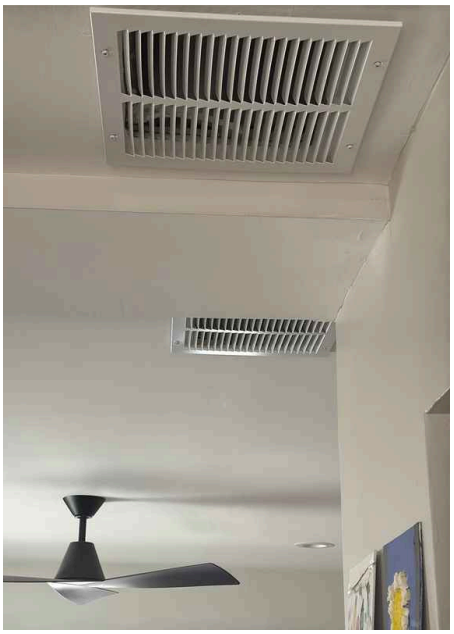
The unit was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing semiannually.

Distribution Systems: **Distribution Type(s)**

Flex Duct, Metal Duct, Baseboard







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.

General

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Interior Vents, Flues & Chimneys

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.

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.

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Observations

8.1.1 Heating Equipment

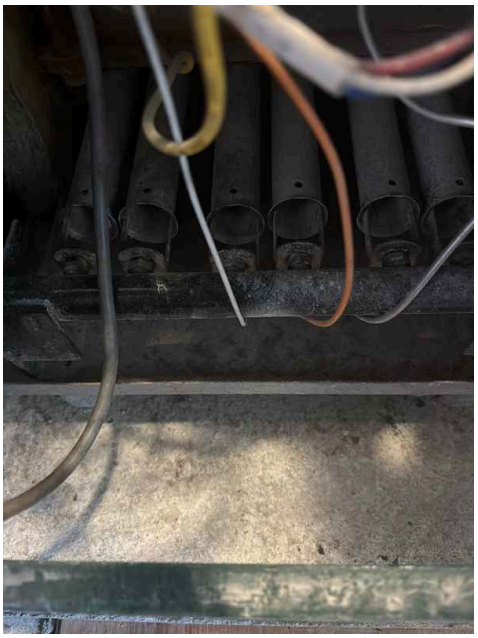
Deferred Maintenance / Modifications

BOILER SERVICING

The unit should be cleaned and serviced annually. Recommend a qualified boiler tech contractor clean, service and certify the heating unit.

Recommendation

Contact a qualified heating and cooling contractor



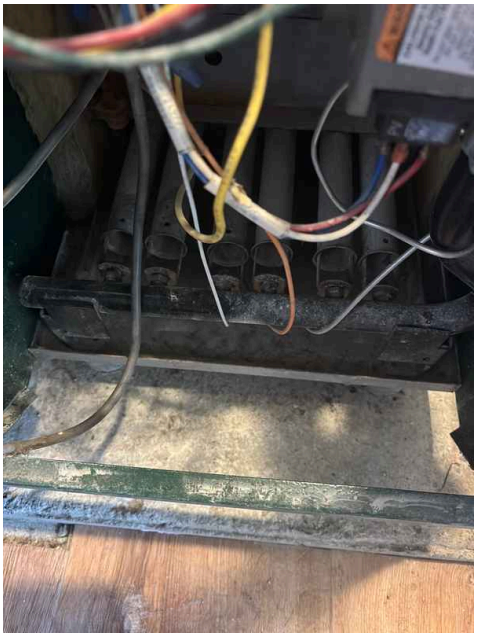
8.1.2 Heating Equipment

CLEANING AND SERVICE RECOMMENDATIONS

Recommendation / Concern

Recommendation

Contact a qualified professional.



8.4.1 Cooling Equipment

AGED UNIT

Recommendation / Concern

The unit was aged. Anticipate a higher level of maintenance now and budget to replace within a few years. HVAC repairs and replacement can be costly.

Recommendation

Contact a qualified HVAC professional.

9: PLUMBING

		Inspected	Marginal	Poor	Safety	NI	NP
9.1	Water Supply & Distribution Systems	X					
9.2	Drain, Waste, & Vent Systems	X					
9.3	Water Heater(s)	X					
9.4	Fuel Storage & Distribution Systems	X					

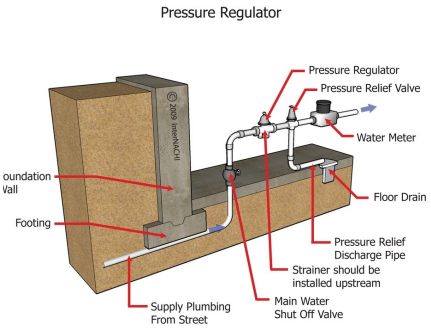
Inspected = Inspected Marginal = Marginal Poor = Poor Safety = Safety Hazard NI = Not Inspected NP = Not Present

Information

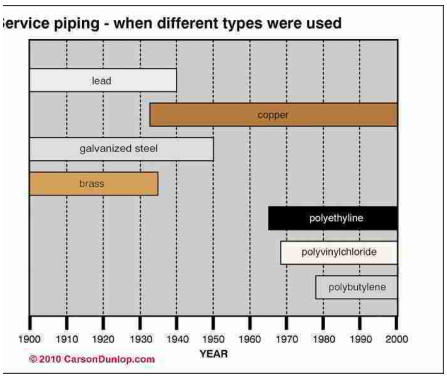
Main Water Shut Off Location
Basement

Water Source
Public

Drainage Method
Municipal



Water Supply & Distribution Systems: Distribution Material(s)
Copper, Unknown

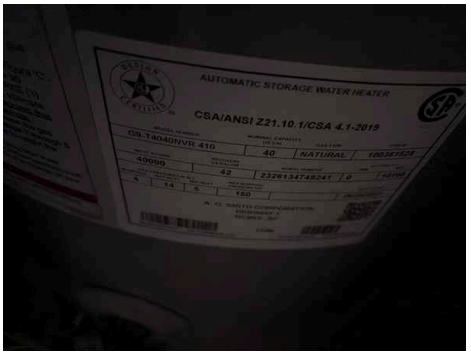


Drain, Waste, & Vent Systems: Adequate Venting Present
Unknown

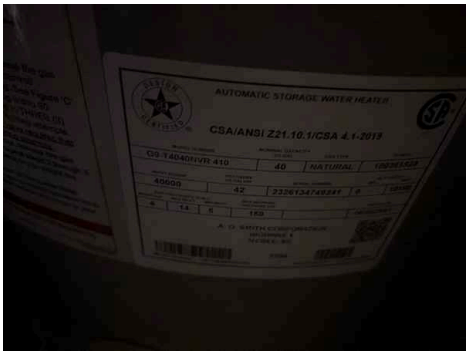
Water Heater(s): Location
Basement

Water Heater(s): Power Source/Type
Gas

Water Heater(s): Capacity
40 gallons



Water Heater(s): Model / Serial #
See Photo



Fuel Storage & Distribution

Systems: 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.

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: Drain / Waste / Vent Material(s)

PVC, Galvanized

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

1-5

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

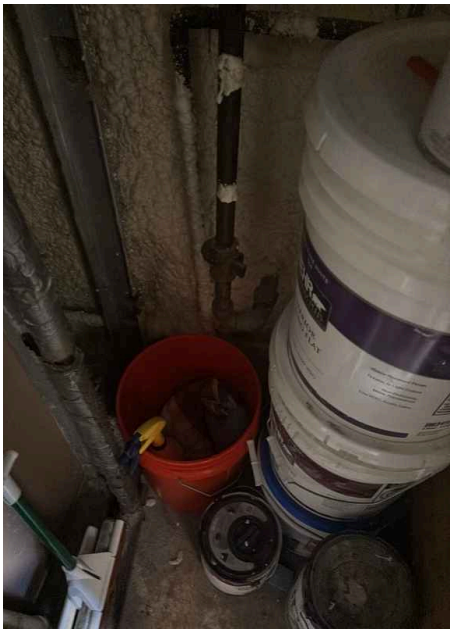
Hot water temperature will be checked at the water heater discharge or a nearby faucet. Any temperature below 120° could cause unwanted pathogens in the water. Any temperature over 140° could be a child safety hazard. If the water is turned off or if the water heater is turned off, this comment is not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

Basement



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.

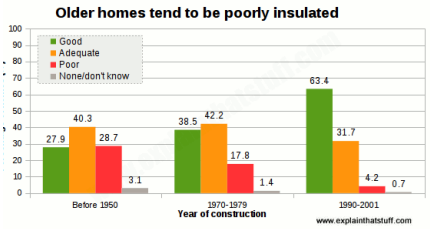
10: ATTIC, INSULATION & VENTILATION

		Inspected	Marginal	Poor	Safety	NI	NP
10.1	Attic Insulation					X	
10.2	Ventilation	X					
10.3	Insulation under floor system					X	
10.4	Vapor Retarders (Crawlspace or Basement)					X	
10.5	Roof & Attic Structure					X	

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

Information

Attic Insulation: Insulation Depth
Not Visible



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

Insulation under floor system: Type
N/A

Vapor Retarders (Crawlspace or Basement): Present
Unknown

Vapor Retarders (Crawlspace or Basement): Vapor Barrier Installed
Unknown

Vapor Retarders (Crawlspace or Basement): Vapor Barrier Present
in some areas

Roof & Attic Structure: Structural Material(s)
Unknown

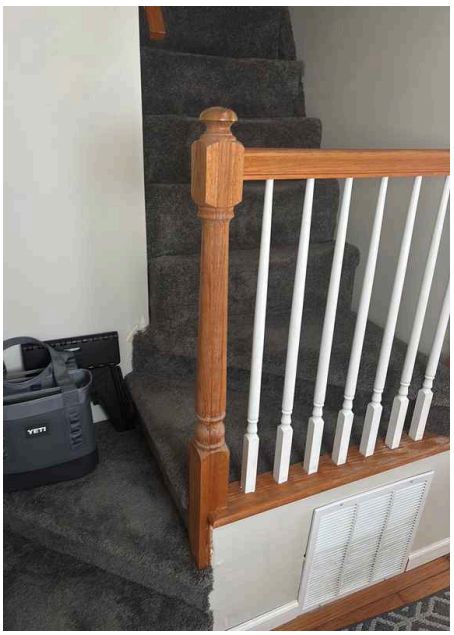
Inspection Method

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)

Stairway

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.

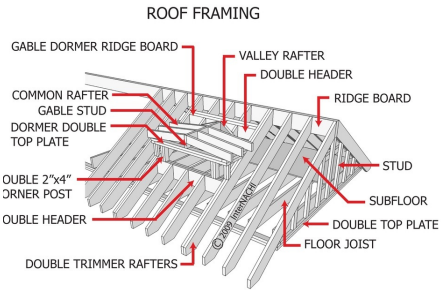
Attic Insulation: Insulation Type(s)

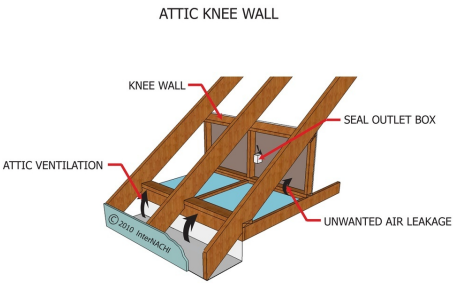
Not Visible

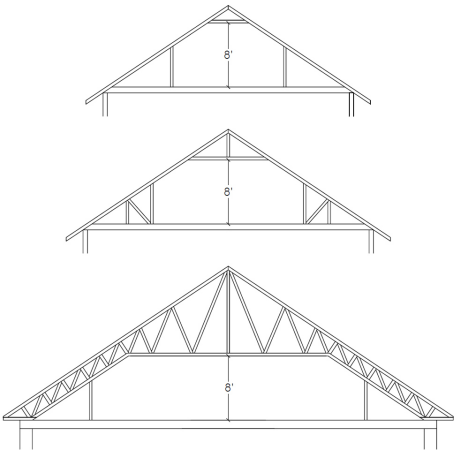
If vermiculite is checked, this material is known to contain asbestos. Do not disturb.

Roof & Attic Structure: Structure Type(s)

Not Visible







Limitations

General

ACCESS LIMITATIONS

Finished Attic

Portions of the attic were not inspected due to limitations noted above.

General

INACCESSIBLE

The attic or portions of the attic were inaccessible due to:

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.

General

FINISHED AREAS

Some areas were finished over limiting the inspection of the structural components and insulation or ventilation values.

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.

Attic Insulation

FINISHED ATTIC

Ventilation

NOT VISIBLE FROM INTERIOR

The ventilation system was not visible from the interior.

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Insulation under floor system

NO ACCESS TO UNFINISHED SPACE

Roof & Attic Structure

NOT VISIBLE FROM INTERIOR

The attic or interior roof structure was not visible from the interior.

Roof & Attic Structure

FINISHED ATTIC

11: FOUNDATION & FLOOR STRUCTURE

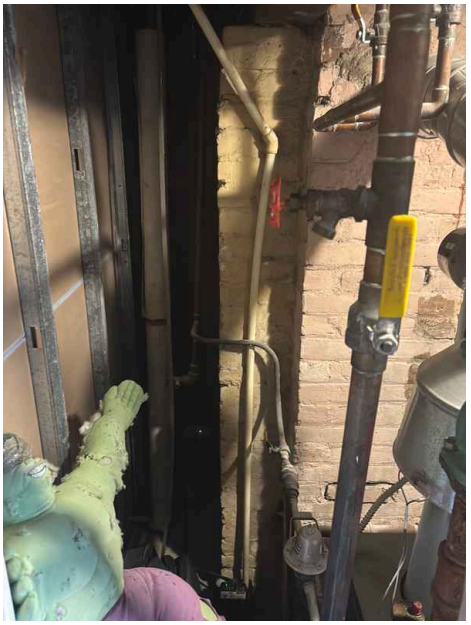
		Inspected	Marginal	Poor	Safety	NI	NP
11.1	Floor & Slab	X					
11.2	Foundation Walls	X					
11.3	Beams, Columns, & Joists						
11.4	Lighting Fixtures, Switches & Receptacles	X					
11.5	Insulation / Ventilation	X					
11.6	Roof Structure and Attic	X					

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

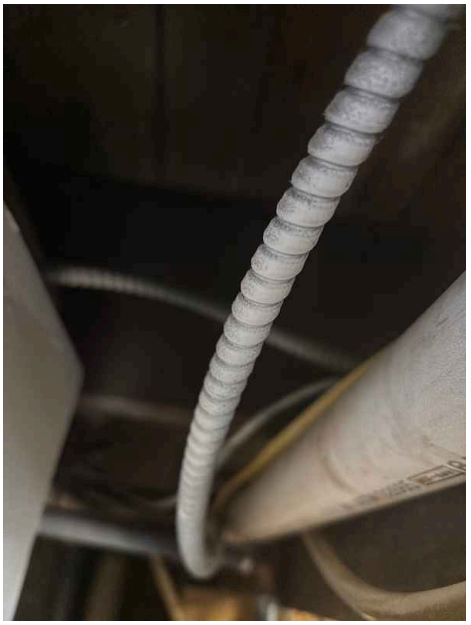
Information

Structure Type
Basement

Beams, Columns, & Joists: Structural Material(s)
Brick Columns



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



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

Insulation / Ventilation:

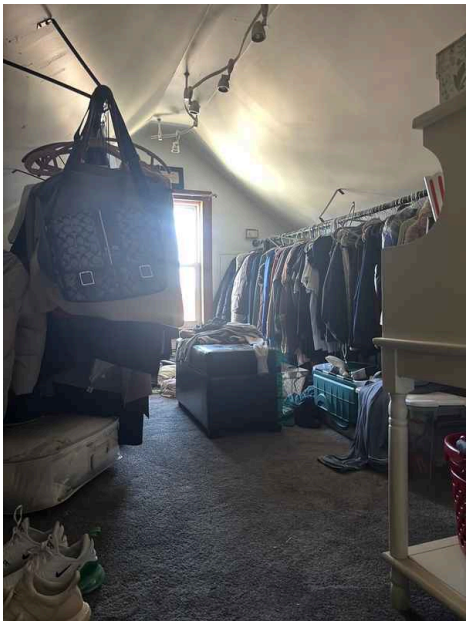
Insulation Type

Spray Foam

Roof Structure and Attic:

Material

Finished attic



Inspection Method and Access

Visual, Limited Access

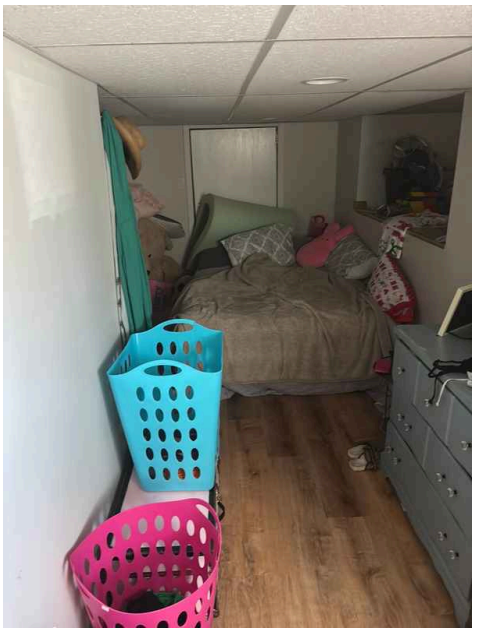
The foundation structure will be visually inspected. Any finished, insulated, cluttered, or inaccessible areas shall not be fully evaluated or reported upon. Any previous repairs should be monitored closely.

Floor & Slab: Satisfactory Condition

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

Foundation Walls: Material(s)

Masonry Block, Finished Portions



Lighting Fixtures, Switches & Receptacles: Satisfactory Condition

The electrical components appeared to be in overall good condition with little or no deficiencies. Outlet covers and switch covers will not be removed.

Insulation / Ventilation: **Adequate Condition**

The insulation appeared to be in overall satisfactory condition. Monitor and maintain.

Limitations

General

FINISHED / INSULATED AREAS

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

General

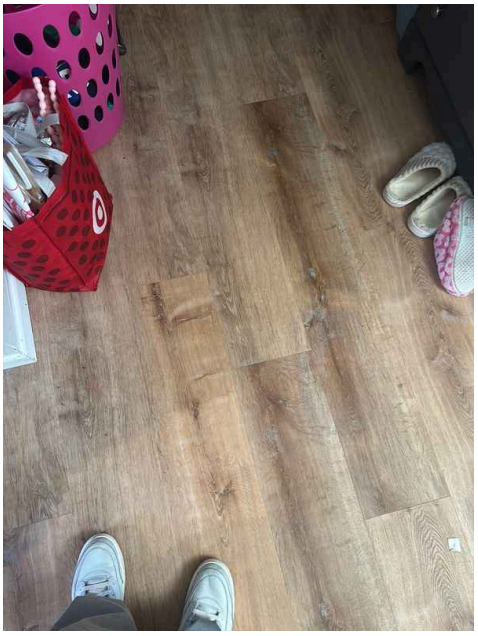
CLUTTERED AREAS

Some areas were covered with storage or clutter limiting the inspection.

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.

Beams, Columns, & Joists

FINISHED AREAS

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

Roof Structure and Attic

FINISHED ATTIC

Observations

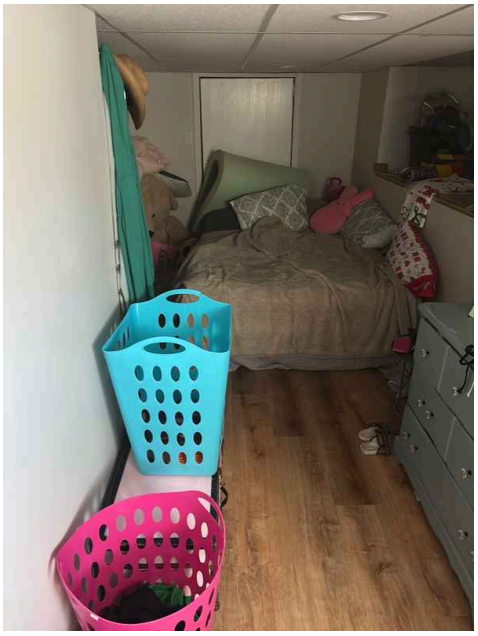
11.2.1 Foundation Walls

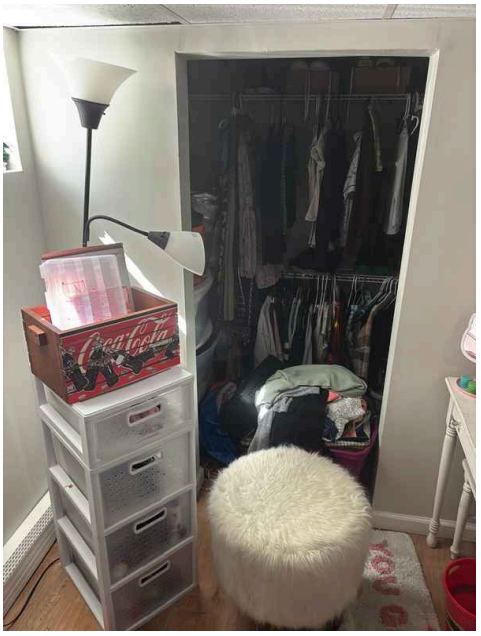
FULLY FINISHED BASEMENT

Recommendation / Concern

Recommendation

Contact a qualified professional.





11.3.1 Beams, Columns, & Joists

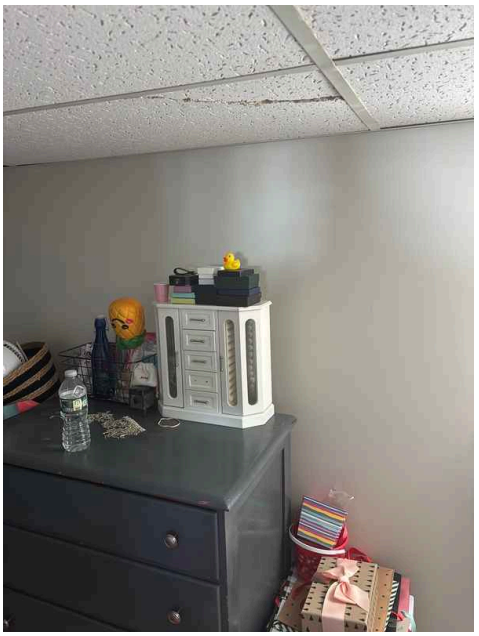
Deferred Maintenance / Modifications

CEILING TILES DAMAGED

Some ceiling tiles were damaged. Recommend repair or replacement as needed. Any water stained tiles should warrant further investigation to ensure no leaks exist.

Recommendation

Contact a qualified general contractor.



11.3.2 Beams, Columns, & Joists

Deferred Maintenance / Modifications

OLDER STRUCTURES

As is common with older structures, some construction methods may not meet today's standards. Recommend additional support and bracing as needed.

Recommendation

Contact a qualified general contractor.

12: BASEMENT AND CRAWL SPACE

		Inspected	Marginal	Poor	Safety	NI	NP
12.1	Basement and Crawlspace	X					

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

Information

Basement and Crawlspace:

Basement/Crawlspace/Slab

Basement, Finished

13: LAUNDRY AND APPLIANCES

		Inspected	Marginal	Poor	Safety	NI	NP
13.1	Laundry Area	X					
13.2	Dryer hookup	X					

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

Information

Laundry Area: Laundry Location(s)

1st Floor

Dryer hookup: Gas dryer

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.

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.

Brand

GE

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.

14: FINAL WALKTHROUGH

Information

Panels Secured
Yes

Lights And Fans Off
Some Left On

Doors Locked
Realtor Responsibility

Appliances Off
Yes, Fridge Left On

Thermostat At Original Settings
65

Water Fixtures Off
Yes

Garage Closed
N/A

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.

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.

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 serviceentrance 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.

Kitchen
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.

Bathroom

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.

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.

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.

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.

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.

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.

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.