

Confidential - Property Inspection Report - Confidential



301 Main St, Anytown State
Inspection prepared for: Client Name
Date of Inspection: 6/4/2021

Inspector: Adnan Siddiqui

NY# 16000068635 NJ# 24GI00189900

and

CT# HOI.0000967

INSPECTION SUMMARY

Information is gathered here as a convenient reference and usually limited to one page. It should not be used as a substitute for reading the report as it does not contain all the suggested repairs. In general, items needing repair or replacement are those that can no longer perform their intended function, those that are close to or at the end of their useful life and those items or conditions that are deemed unsafe.

Always refer to the appropriate sections in the report for details and photos (P) on the suggested repairs. Note that observations and repairs must be taken in conjunction with included description for each section of the report. All comments here are subject to the limitations described throughout the report.

<i>SIDEWALKS</i>		
Page 5	SIDEWALKS	• Minor pitting. Repair as needed.
<i>WALKWAYS</i>		
Page 7	REAR	• Minor settlement
Page 7	RIGHT-SIDE	• Minor settlement
<i>DRIVEWAY</i>		
Page 8	DRIVEWAY	• Repair minor cracks • Repair trip hazard
Page 9	APRON	• Repair pitting in some sections
<i>PAD, PORCHES AND STOOPS</i>		
Page 9	FRONT	• Refasten loose railing
Page 10	RIGHT-SIDE	• Remortar (grout) or fill cracks
<i>DOORS - EXTERIOR</i>		
Page 10	FRONT DOOR	• Minor rot damage on jamb. Repair as needed
Page 11	FRONT LEFT DOOR	• Minor rot damage on jamb. Repair as needed
Page 11	REAR BALCONY DOOR	• Repair or replace damaged door
<i>ELECTRICAL POWER</i>		
Page 13	ELECTRICAL POWER	• Repair improper weather-head
<i>WALLS AND FOUNDATION</i>		
Page 14	WALLS	• Moderate corrosion on front left window lintels. Have licensed contractor evaluate • Walls have minor damage (P)
<i>WINDOWS - EXTERIOR</i>		
Page 16	WINDOWS	• Replace damaged wood trim around some windows • Install clean plastic covers over basement windows
<i>ROOF</i>		
Page 17	ROOF	• Roof shingles are wavy which may be caused by poor attic ventilation, sub-standard installation and/or multiple layers. Have a licensed roofer to evaluate. • Remove moss and algae, typically caused by northern exposure • Flat Roof: Slits and tears observed in some sections. Have qualified roofer evaluate
<i>GUTTERS AND DOWNSPOUTS</i>		
Page 20	GUTTER SYSTEM	• Repair dents and damage (P)
<i>DECKS, BALCONIES</i>		
Page 21	REAR	• Deck guard posts cannot be notched. Repair or replace.

LIGHTS, SWITCHES, RECEPTACLES

Page 22	LIGHTING	<ul style="list-style-type: none"> • Replace standard outlet with GFCI outlet on exterior walls • Replace damaged light fixture (see photo) • Most GFCI outlets did not function. Repair or replace (P) • Light fixture not working on front.
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STRUCTURES ON THE PROPERTY

Page 25	PROPERTY GATES	<ul style="list-style-type: none"> • Adjust gate hardware to latch properly
Page 26	AWNING, PERGOLA	<ul style="list-style-type: none"> • Awning did not function during inspection
Page 26	REAR CANOPY	<ul style="list-style-type: none"> • Minor damage present.
Page 27	REAR SHED	<ul style="list-style-type: none"> • Repair corrosion and repaint overall.

CEILING AND WALLS

Page 28	CEILING	<ul style="list-style-type: none"> • Tile ceilings have minor sag
Page 28	WALLS	<ul style="list-style-type: none"> • Mold stains observed on apartment walls. Have licensed specialist evaluate (P)

DOORS - INTERIOR

Page 30	INTERIOR	<ul style="list-style-type: none"> • Minor to moderate wear damage on doors. Replace as needed.
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WINDOWS - INTERIOR

Page 30	INTERIOR	<ul style="list-style-type: none"> • Minor to moderate wear on windows • Replace cracked panes (P)
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BATHROOMS

Page 32	LOWER LEVEL	<ul style="list-style-type: none"> • Replace S-Trap with P-Trap. • Replace faulty GFCI outlet.
Page 32	1ST FLOOR HALLWAY	<ul style="list-style-type: none"> • Replace S-Trap with P-Trap. • Shower water flow poor. Repair as needed • Repair noisy vent fan. • Replace faulty GFCI outlet. • Install wall mounted GFCI type outlet. • Window does not open.
Page 33	2ND FLOOR BEDROOM	<ul style="list-style-type: none"> • Repair loose shower door
Page 33	APARTMENT	<ul style="list-style-type: none"> • Shower water flow poor. Repair as needed • Repair slow/clogged drain.

LAUNDRY AREA

Page 34	LAUNDRY AREA	<ul style="list-style-type: none"> • Washer and dryer did not function during inspection. • Replace standard outlet with GFCI type outlet. • Replace rubber washer hoses with braided stainless steel hoses.
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KITCHENS AND BARS

Page 34	LOWER LEVEL	<ul style="list-style-type: none"> • Minor to moderate wear observed
Page 35	MAIN FLOOR	<ul style="list-style-type: none"> • Minor to moderate wear observed • Repair vent fan • Repair rear right stove burner • Replace drain pipe • Dishwasher did not function during inspection.
Page 36	APARTMENT KITCHEN	<ul style="list-style-type: none"> • Minor to moderate wear observed • Install STOVE fasteners. • Repair corrosion on drain. • Replace faulty GFCI outlet

BASEMENT, CRAWL SPACE

Page 38	HOUSE BEAM	<ul style="list-style-type: none"> • Minor corrosion present.
Page 39	JOISTS	<ul style="list-style-type: none"> • Minor sub floor damage in unfinished area. Repair or replace (P)
Page 40	WINDOWS	<ul style="list-style-type: none"> • Replace older and or damaged windows.

Page 41	FINISHED AREA	<ul style="list-style-type: none"> • Mold stains observed in some sections. Have licenses specialist evaluate (P)
<i>ATTIC, CRAWL SPACE</i>		
Page 43	VENTILATION	<ul style="list-style-type: none"> • Recommend to remove interior window mounted fan as it presents a safety hazard and may create negative pressure.
<i>PLUMBING AND WATER SUPPLY</i>		
Page 44	HEAT PIPES	<ul style="list-style-type: none"> • Minor corrosion present.
Page 44	DRAIN PIPING	<ul style="list-style-type: none"> • Sewage pump's vent pipe and gate valve is missing. Have licensed plumber evaluate. • Leaks present. Have qualified plumber evaluate and repair.
<i>HOT WATER</i>		
Page 46	HOT WATER	<ul style="list-style-type: none"> • Water heater is not functional and beyond average lifespan. Replace unit
<i>HEATING SYSTEMS</i>		
Page 48	HEAT SYSTEM	<ul style="list-style-type: none"> • Install fireproof Sheetrock above heating unit. • Heating unit is functional but beyond average lifespan. Replace unit
<i>ELECTRICAL SYSTEM</i>		
Page 50	MAIN PANEL	<ul style="list-style-type: none"> • Some installed circuit breakers may not be compatible with panelboard manufacturer. Have licensed electrician evaluate (P) • Upgrade to 150 or 200 Amps breaker panel (<2000 square feet property) • Replace fuses with circuit breakers
Page 50	WIRING	<ul style="list-style-type: none"> • Replace missing outlet covers (P). • Staple or fasten all loose cables, outlet covers, electrical boxes (P). • Replace ungrounded outlets (P).
Page 51	SMOKE/CO2	<ul style="list-style-type: none"> • Install smoke and carbon monoxide detectors in all habital spaces. • Replace smoke detectors older than 10 years; Replace CO2 detectors older than 7 years.

INSPECTION AND SITE DETAILS

INSPECTION TIME

3:30 PM

WEATHER CONDITIONS

Clear
Temperature: 75° (F)

YEAR BUILT

Not Available

ATTENDING INSPECTION

Client Present
Agent(s) Present

PROPERTY TYPE/STYLE

Single Family - Detached

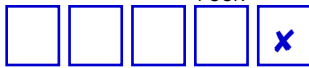
ATTACHMENTS

No Garage

INSPECTION LIMITATIONS

INSPECTION LIMITATIONS

GOOD FAIR POOR FAIR TO POOR N/A



- Observations behind washer/dryer machines limited.
- Plumbing and Water supply - Slab floor, finished walls/ceilings and/or limited access area prevents complete observation. Such areas are excluded from this inspection report.
- Moderate to heavy vegetation limits exterior inspection
- Basement: Structural components are not fully visible due to finished walls and ceilings. Non visible components or sections are excluded from this inspection report.
- Perimeter skirt or low height prevents observation under deck and/or porch and/or stoop
- Attic crawlspace: Structural components are not fully visible due to limited access. Non visible components or sections are excluded from this inspection report.

OVERALL CONDITION

RATING

- 3.8 out of 5

HOUSE ORIENTATION

Unless stated otherwise, this is the general direction that the streetside of the property faces. Direction lets one know where to expect sunlight and also functions as a locational reference when inspecting the property. The terms right and left, when used, are directions when viewing the property from the street.

DIRECTION

- East

ADJACENT PROPERTIES

This describes the property setting. Adjacent properties may be homes, commercial buildings, wooded areas, or bodies of water.

TYPE OF PROPERTY

- Homes

GENERAL TOPOGRAPHY

This describes the property grading and height above or below the surrounding area or street. The topography should be such that water runoff always flows away from the property foundation. The soil level next to the property should be lower than the siding so that moisture cannot migrate into the walls. In properties where water intrusion has or might be likely to occur drains, berms, regrading or the installation of barriers may be necessary.

For purposes of this report, soil and related features including soil voids, ground cover, shrubs and trees are only of interest when it is apparent that they will damage the property or interfere with the operation of any of it's systems.

TOPOGRAPHY

GOOD FAIR POOR FAIR TO POOR N/A

- House at Street Level

x				
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SIDEWALKS

Sidewalks provide a safe public walkway as an alternative to the street. Curbs visually define the property and function as guides for snow plows and vehicle parking. Both should be in good condition and should pose no hazards to people or vehicles. Contact the town if sidewalks or curbs are damaged.

SIDEWALKS

GOOD FAIR POOR FAIR TO POOR N/A

Material:

- Concrete

Observations:

- Minor pitting. Repair as needed.

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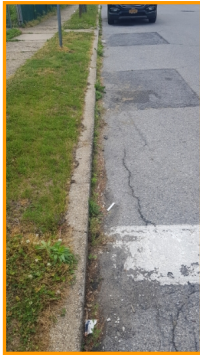




CURBS

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material:
• Concrete



WALKWAYS

Walkways provide a means by which one enters the property or moves about the property without having to walk on the soil or planted areas. Like sidewalks they should be in good condition, pose no hazards to people and should be sloped, where applicable, so that water flows away from the house foundation.

Walkways may be made from concrete, asphalt, brick, cement pavers and other materials. In some cases the driveway functions as a walkway.

Sidewalks provide a safe public walkway as an alternative to the street. Curbs visually define the property and function as guides for snow plows and vehicle parking. Both should be in good condition and should pose no hazards to people or vehicles. Contact the town if sidewalks or curbs are damaged.

FRONT

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

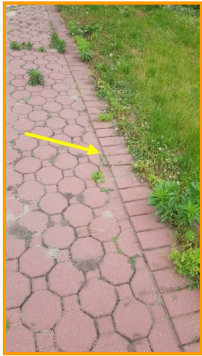
Material:
• Cement Pavers



REAR

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material:
 • Cement Pavers
Observations:
 • Minor settlement



RIGHT-SIDE

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

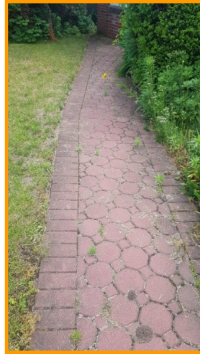
Material:
 • Cement Pavers
Observations:
 • Minor settlement



LEFT-SIDE

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material:
 • Cement Pavers



DRIVEWAY

A driveway is a durable surface that allows the movement and parking of vehicles and facilitates entry into the property or garage. They are usually made of asphalt or concrete. Concrete tends to last longer but is difficult to repair and stains are immediately noticed. Asphalt does not last as long but is relatively easy to repair and stains are less noticeable. Dirt or gravel over dirt surfaces may also function as driveways.

Some driveways have an apron. This is a short section of concrete or other material at the street side that functions as a transition element from the street to the driveway. A driveway liner installed along the sides of an asphalt driveway restricts the movement and cracking away of the driveway edge and is usually made from stone, wood or metal.

DRIVEWAY

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: CONCRETE
- FULL WIDTH, SINGLE ENTRANCE

Observations:

- Repair minor cracks
- Repair trip hazard



LINER

GOOD FAIR POOR FAIR TO POOR N/A

- NO LINER

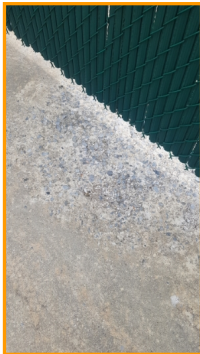
APRON

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: CONCRETE

Observations:

- Repair pitting in some sections



GATES

GOOD FAIR POOR FAIR TO POOR N/A

• MATERIAL: METAL



STANCHIONS

GOOD FAIR POOR FAIR TO POOR N/A

• MATERIAL: METAL

PAD, PORCHES AND STOOPS

Pads are areas outside of an entrance door without steps. Porches and stoops are structures at the entrance doors with steps. They may consist of a few steps with a hand rail that leads to a door or they may be eave covered or enclosed areas with columns and railings. Porches and stoops may be constructed of cement, brick, stone or wood including fine woods like mahogany or meranti. Both porches and stoops, if sufficiently high, need to have railings for fall protection and the stairways, if more than two steps, need to have handrails.

FRONT

GOOD FAIR POOR FAIR TO POOR N/A

• TYPE: STOOP

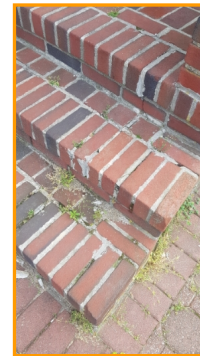
Observations:
• Refasten loose railing



RIGHT-SIDE

GOOD FAIR POOR FAIR TO POOR N/A

- TYPE: STOOP
- MATERIAL: BRICK
- Observations:
 - Remortar (grout) or fill cracks



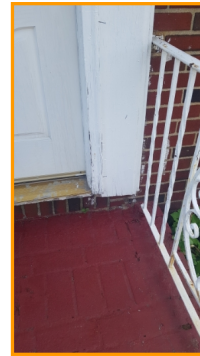
DOORS - EXTERIOR

Doors provide entry to the property. At least one should be wide enough (typically 36") to bring large items like furniture and appliances into the property. Doors are made from a variety of materials including wood, metal, and vinyl. Modern doors have some kind of weather seal to keep out air and rain and are generally insulated while older doors are not. Storm doors provide an additional barrier against the elements and can be fitted with screens. **Doors that allow access to a pool should be equipped with alarms for child safety.** Note that rain, condensation, glare, dirty glass and other restrictive circumstances may prevent complete evaluation of some doors. Fogging, cracks and other flaws can elude detection.

FRONT DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: METAL
- INSULATED
- HINGED SINGLE DOOR
- Observations:
 - Minor rot damage on jamb. Repair as needed



FRONT LEFT DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: METAL
- INSULATED
- HINGED SINGLE DOOR

Observations:

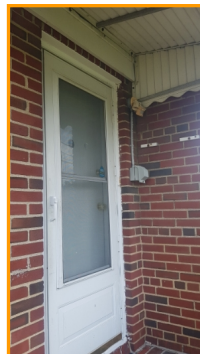
- Minor rot damage on jamb. Repair as needed



RIGHT-SIDE DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: WOOD
- INSULATED
- STORM, SCREEN DOOR PRESENT
- HINGED SINGLE DOOR



REAR BALCONY DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: METAL
- HINGED SINGLE DOOR

Observations:

- Repair or replace damaged door



REAR-RIGHT DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: METAL
- INSULATED
- HINGED SINGLE DOOR



REAR-LEFT DOOR

GOOD FAIR POOR FAIR TO POOR N/A

- MATERIAL: VINYL
- INSULATED
- HINGED DUAL DOOR



ELECTRICAL POWER

This section describes the incoming electrical service to the property. It can be provided by overhead or by underground cables. If service is provided overhead from a pole, the power line should have proper clearance over the ground and property, should be free of all obstructions including tree branches, and should not contact adjacent telephone or cable tv lines. All cable, conduit and meter boxes should be in good condition, securely mounted and properly installed.

ELECTRICAL POWER

GOOD FAIR POOR FAIR TO POOR N/A

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- Overhead Service

Observations:

- Repair improper weather-head

**SEWER, SEPTIC SYSTEM**

Both sewer and septic systems provide a means by which drain waste products (liquids and solids) are disposed of when they leave the property. Public sewers transport the waste products to a central processing facility where treatment and disposal are performed. The private septic system, located on property, handles the waste products by a combination of infusion into the soil, bacteriological decomposition and storage. The stored waste is that which cannot be disposed of by soil infusion or decomposition and must be removed (pumped out) periodically.

The buyer should attempt to obtain maintenance records and if necessary consult with a septic system professional in order to make a determination as to when service will be needed. Drain components that are visible on the property exterior, like vent caps and pipes, are reported on in the water supply and plumbing section of the report.

SYSTEM TYPE

- Unknown

GAS SUPPLY

Gas can be supplied by the local utility or may be provided by an on site tank. Utility supplied gas is methane and on site gas is propane. Both can provide a means of heating the property, drying clothes and cooking. The kind of gas you have will depend upon availability and personal preference. On site above ground propane tanks should be on solid flat bases and should be chained or otherwise restrained from tipping over. [The National Fire Protection Association \(NFPA\)](#) requires that propane tanks that are filled on site be at least 10 feet away from sources of ignition and at least 3 feet away from wall openings including windows. Utility gas meter regulators and piping need to be at least 3 feet away from sources of ignition and at least 3 feet away from wall openings including windows

GAS SUPPLY

GOOD FAIR POOR FAIR TO POOR N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- Utility Provided Methane Gas



WALLS AND FOUNDATION

The walls are supported by the foundation and, in turn, function as the supports for the roof and the interior floors. Walls may be constructed of masonry materials or wood. Wood frame walls are covered with siding or, in some cases, a masonry facade. Types of siding include wood, cementitious tile, vinyl, aluminum, and masonry including brick, stone, and stucco. Most siding materials need maintenance, and in some cases periodic repair. Vinyl and aluminum siding, generally thought of as maintenance free, are usually the material most often chosen for siding. To avoid damage, all bushes, shrubs and trees should be trimmed so they do not contact the walls and siding.

As viewed from the exterior, little can be seen of the foundation. In most cases, foundations are made from concrete block or poured concrete. After initial construction they commonly develop small cracks which result from settlement or soil compaction and, in the case of poured concrete, shrinkage due to drying. These small cracks may need to be sealed if water leakage occurs but they generally do not represent structural problems. Additional information on foundations may be found in the basement section of the report. Stucco and stone veneer (amsv) are known to have installation deficiencies leading to water damage due to poor drainage. Have a specialist perform invasive test to make sure they are installed properly.

WALLS

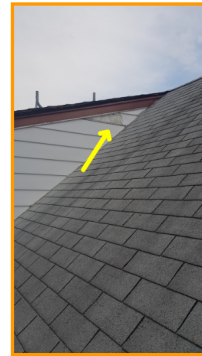
GOOD	FAIR	POOR	FAIR TO POOR	N/A
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- ALUMINUM SIDING
- BRICK
- STUCCO - CEMENT

Observations:

- Moderate corrosion on front left window lintels. Have licensed contractor evaluate
- Walls have minor damage (P)





FOUNDATION

GOOD FAIR POOR FAIR TO POOR N/A

• CEMENT PLASTER COATING



WINDOWS - EXTERIOR

Windows provide light and a means of escape in emergencies. They may be single pane or double pane insulated and can be framed by wood, metal or vinyl. The older single pane windows do not keep out drafts and hold in the heat as well as their newer double pane counterparts. The insulated window consists of two panes of glass separated by a space that is filled with an inert gas, like argon, that acts an insulator. Many of these windows also have a thin metallic film on the glass called a low e (e for emissivity) coating that reflects back into the property, heat radiation that would ordinarily go through the glass.

Storm windows when used in combination with single pane windows are generally not as effective as double pane, insulated low e windows. Basement windows that are close to or below ground level are usually set in wells. It is recommended that these wells be covered with clear plastic covers in order to keep out rain and debris. **Note that rain, condensation, glare, dirty glass and other restrictive circumstances may prevent complete evaluation of some windows.** Fogging, cracks and other flaws can elude detection.

WINDOWS

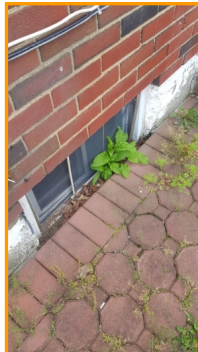
GOOD FAIR POOR FAIR TO POOR N/A

Material:

Double Pane

Observations:

- Replace damaged wood trim around some windows
- Install clean plastic covers over basement windows



Replace damaged wood trim

ROOF

The roof is the umbrella of the property. Roof cover materials can be asphalt, wood, slate, clay, metal or composites. Asphalt shingles, the most common type, come in a variety of colors and patterns, require virtually no maintenance and can last up to 25 years. For asphalt shingles, the building code allows two layers to be present so that one can install new shingles over an existing single layered roof. If there are two layers of roofing material present then they must be removed prior to installation of the new shingles. Flat roofs or roofs with very little pitch cannot use shingles and require a roll or rubber membrane type covering. As with walls and siding, tree limbs and branches should not contact roof surfaces. If moss or mold is present, it should be removed to avoid damage to the shingles. Note that observations of pitched roofs can be limited by valleys, obstructions and less than ideal vantage points. Because of safety concerns, climbing onto pitched roofs is at the sole discretion of the inspector. Flaws including, but not limited to, shingle nail protrusions may escape detection.

ROOF

GOOD FAIR POOR FAIR TO POOR N/A

Material:

- REGULAR ASPHALT SHINGLES
- ROLL OR MEMBRANE

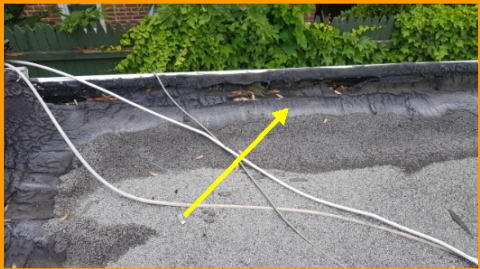
Observations:

- Roof shingles are wavy which may be caused by poor attic ventilation, sub-standard installation and/or multiple layers. Have a licensed roofer to evaluate.
- Remove moss and algae, typically caused by northern exposure
- Flat Roof: Slits and tears observed in some sections. Have qualified roofer evaluate





Minor damage





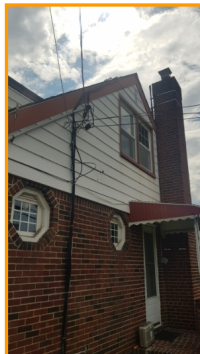
TRIM, FASCIA AND SOFFIT

This entry refers to the finished trim on the property that is found at the corners, gable ends, behind gutters, and under the lower roof eaves. Trim is both decorative and functional and serves to complete the property siding and roof. Trim can be made from wood, aluminum, vinyl and composites. Note that paint peel and cracking on wood trim is often a prelude to rot.

EAVES & TRIM

GOOD FAIR POOR FAIR TO POOR N/A

• METAL



GUTTERS AND DOWNSPOUTS

On pitched roofs, gutters and downspouts (leaders) work together with proper grading to help keep water away from the property. A gutter and downspout system collects rainwater from the roof, brings it down the sides of the property and diverts it away from the foundation. If the system is the surface type then the water is simply spilled onto and absorbed by the soil. If the system is the subsurface type the water is carried away via subsurface piping to some location distant from the foundation or is absorbed into the soil along its route with the use of perforated piping. Flat roofs use scuppers (exit holes), as opposed to gutters, at the roof line and roof drains to handle the rainwater in a similar manner

GUTTER SYSTEM

GOOD FAIR POOR FAIR TO POOR N/A

• METAL

Observations:

• Repair dents and damage (P)



CHIMNEYS

Chimneys and vents are used to expel the toxic waste products (including carbon monoxide) of combustion produced by fireplaces and heating systems. Gas or oil fired heating systems provide heat and hot water in the property by the combustion of these fuels. Chimneys are most commonly constructed with masonry materials including brick, stone or cement block and have a ceramic liner or steel flue pipe. Masonry chimneys should be structurally sound with good mortar joints, proper cement cap or crown and have no significant crack damage. Old antennas attached to chimneys, if not in use, should be removed for safety. In some cases, sidewall vents are used in place of chimneys and can be made from steel or pvc.

Both masonry and steel chimneys should be properly anchored to the property and should extend sufficiently high above the roof to produce the proper draft (outflow). A chimney should terminate at least 3 feet above where it penetrates the roof and at least 2 feet above any obstruction within 10 feet. **Note that only the readily observable sections of chimneys are inspected. Inspection of chimney interiors and some sections of the exterior (depending on location) are not part of a normal property inspection and should be inspected by a chimney specialist.**

CHIMNEY

GOOD FAIR POOR FAIR TO POOR N/A • BRICK

x				
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DECKS, BALCONIES

Decks may or may not adjoin the property and may be at ground level or raised. Balconies always adjoin the property, are not at ground level, and may be a second level deck or the roof portion of the property or garage. Decks, if sufficiently above ground level, need railings and if they have more than two steps need handrails. Railing height and baluster spacing is governed by code with the intention of providing safety to the wide spectrum of users from toddler to adult. Decks are generally

constructed from rot and insect resistant materials including treated pine, redwood, cedar, fine woods including mahogany and meranti and the newer plastic/wood composites. Refer to "Environmental Hazards and Concerns" section for cautions to be observed with pressure treated "CCA" type lumber.

REAR

GOOD FAIR POOR FAIR TO POOR N/A

- TYPE: DECK
- COMPOSITE FLOORING
- COMPOSITE RAILING

Observations:

- Deck guard posts cannot be notched. Repair or replace.



PATIOS AND POOL SURROUND

This entry describes the typical ground level area that it is used as a place where people congregate. It may be an area that adjoins or encircles a pool, patios are often made of the same materials as adjacent and adjoining walkways, typically, concrete, brick, slate, stone or pavers. If patios adjoin the property they should be sloped to divert water away from the property.

REAR PATIO

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- PATIO
- CONCRETE



LIGHTS, SWITCHES, RECEPTACLES

For safety, lighting needs to be present at all entrances including the garage. Lighting in other areas, such as driveway, deck, patio and pool may be present for safety, security and to make night time use of these facilities. If electrical outlets are not present, consideration should be given to their installation for convenience and as a safer alternative to the use of extension cords. All exterior outlets should have GFCI (ground fault interrupter) protection. GFCI outlets prevent serious injuries or death from electrical shock and are generally installed where water is or has the potential to be present. Exterior electrical outlets should always be positioned higher than the maximum anticipated snow level and light fixtures positioned at heights and locations that do not pose hazards. **Note that grass and shrubs may prevent the observation of some ground level electricals.**

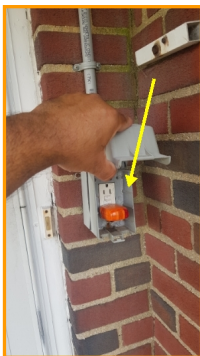
LIGHTING

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- LIGHT FIXTURES
- AREA LIGHTING
- CABLES & CONDUITS
- STANDARD OUTLET(S)
- **GFCI** TYPE OUTLET(S)

Observations:

- Replace standard outlet with GFCI outlet on exterior walls
- Replace damaged light fixture (see photo)
- Most GFCI outlets did not function. Repair or replace (P)
- Light fixture not working on front.





WATER SUPPLY

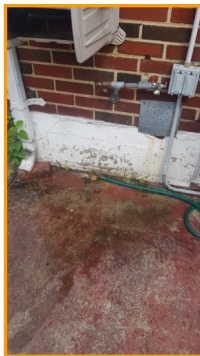
Exterior faucets should be present for use in lawn watering, car washing and other tasks. When pools are present or bodies of water are nearby showers along with stalls may be present. All faucets should have an interior valve that can be closed during the winter months or be of a design that prevents freezing and rupture.

WATER SUPPLY

GOOD FAIR POOR FAIR TO POOR N/A

Front
Rear

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STRUCTURES ON THE PROPERTY

Items covered in this section may be separate from or may adjoin the property. In some cases they may be owned by or be part of adjacent properties. These structures include fencing, retaining walls, sheds, breezeways, awnings, florida rooms and water related structures like bulkheads and docks.

Properties with pools: **It is important to note that pools need to be enclosed with four foot (minimum height) fencing with gates that are self closing and that open outwards from the pool. Gate latches need to be on the inside or of a design that cannot be reached by children from the outside. House doors that allow access to the pool need to be alarmed.** Note that inspection of the bulkhead, docks, pool, pool filter and pool heater are purely observational and are not exhaustive. You should obtain certification by a specialist that all bulkhead and pool related systems and components are serviceable and safe.

FRONT FENCE

GOOD FAIR POOR FAIR TO POOR N/A

• METAL



LEFT FENCE

GOOD FAIR POOR FAIR TO POOR N/A

• WOOD
• METAL

Observations:
• Fence not fully visible.



RIGHT FENCE

GOOD FAIR POOR FAIR TO POOR N/A

• METAL



REAR FENCE

GOOD FAIR POOR FAIR TO POOR N/A

• METAL

Observations:
• Fence not fully visible.



PROPERTY GATES

GOOD FAIR POOR FAIR TO POOR N/A

• FRONT, METAL
• REAR RIGHT, METAL

Observations:
• Adjust gate hardware to latch properly



Adjust door latch

AWNING, PERGOLA

GOOD FAIR POOR FAIR TO POOR N/A

- Materials:
- TYPE: AWNING
 - REAR
 - AWNING ELECTRONICALLY OPERATED
- Observations:
- Awning did not function during inspection



FRONT CANOPY

GOOD FAIR POOR FAIR TO POOR N/A

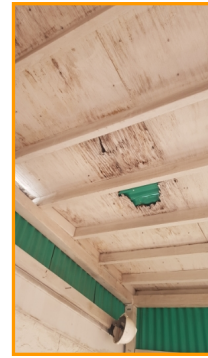
- Materials:
- METAL STRUCTURE



REAR CANOPY

GOOD FAIR POOR FAIR TO POOR N/A

- Materials:
- WOOD STRUCTURE
- Observations:
- Minor damage present.



RIGHT CANOPY

GOOD FAIR POOR FAIR TO POOR N/A

Materials:
• METAL STRUCTURE

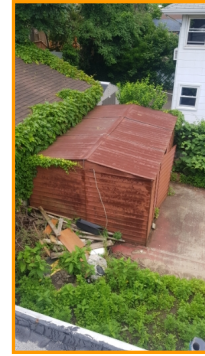
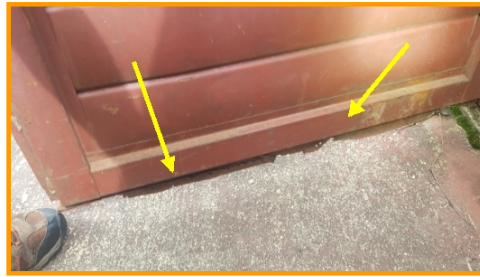


REAR SHED

GOOD FAIR POOR FAIR TO POOR N/A

Materials:
• METAL
Observations:
• Repair corrosion and repaint overall.





CEILING AND WALLS

These are the visible cover materials which include plaster, sheetrock, wood, tile or metal. Since these materials function to slow the spread of fire throughout the structure they should be fire rated. After a property is built, lumber shrinkage and property settlement will produce both ceiling and wall flaws including cracks, visible seams and nail pops. Nail pops are more prone to occur on ceilings under an unfinished attic or on exterior walls because of expansion and contraction caused by the temperature differential.

In new construction it is suggested that one wait at least three years in order to let the bulk of the ceiling and wall flaws reveal themselves before refinishing. Keep in mind that the noticeability and acceptability of minor ceiling and wall flaws is quite subjective and that these areas are almost never free from flaws.

CEILING

GOOD FAIR POOR FAIR TO POOR N/A

Material:

SHEETROCK

Observations:

- Minor flaws present (may include cracks, seams, paint blemishes, nail pops, and missing or damaged molding).
- Tile ceilings have minor sag



WALLS

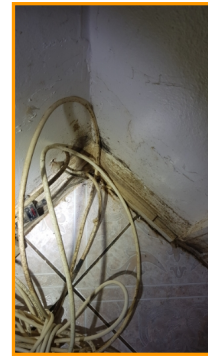
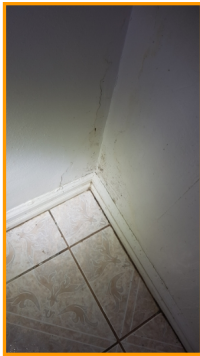
GOOD FAIR POOR FAIR TO POOR N/A

Material:

SHEETROCK

Observations:

- Minor flaws present (paint peel, and settlement cracks).
- Mold stains observed on apartment walls. Have licenses specialist evaluate (P)



Apartment

Apartment



Apartment

FLOORS

These are the visible floor coverings. These materials may include wood, vinyl tile, ceramic tile, stone, linoleum and carpeting. The sub floor is part of the floor structure onto which these coverings are placed and, depending on house construction, is generally wood. It should be noted that in most cases occupied property will have floor areas that cannot be observed due to furnishings, stored items and floor coverings.

FLOORS

GOOD	FAIR	POOR	FAIR TO POOR	N/A	WOOD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CERAMIC TILE

DOORS - INTERIOR

These are the interior simple hinged, bi fold and sliding doors that create privacy and help to define and divide the space for both living and storage purposes. Doors can be made from wood, wood veneer, fiberboard, glass and metal. Some doors, like the garage door, are required to be fire resistant and self-closing.

INTERIOR

GOOD	FAIR	POOR	FAIR TO POOR	N/A	HOLLOW CORE LUAN
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:
<ul style="list-style-type: none"> • Minor to moderate wear damage on doors. Replace as needed. 					



Basement



Basement

WINDOWS - INTERIOR

This section refers to the interior portion of the windows. Windows provide an escape route in an emergency and therefore should not be difficult or cumbersome to open. Paint buildup, windows with locks and bars, and windows that are too small could prevent egress (escape) during a fire.

INTERIOR

GOOD FAIR POOR FAIR TO POOR N/A

MATERIAL: VINYL

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Observations:

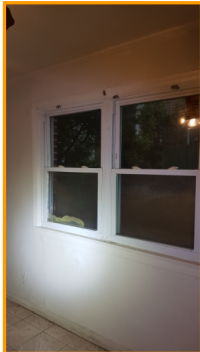
- Minor to moderate wear on windows
- Replace cracked panes (P)



Replace cracked panes



Damaged tilt locks



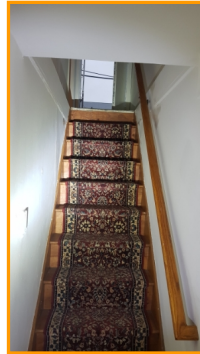
STAIRWAYS

Stairways are used to move from one level to another within the property. They should be wide enough to move furnishings up and down, should have proper head clearance, tread width and riser height. Graspable handrails are required on stairways of more than two steps and railings are required on the open sides of stairs and on the landings to prevent falls. Stairways need to be lighted with control switches on both the top and bottom of the stairway.

LOWER LEVEL

GOOD FAIR POOR FAIR TO POOR N/A

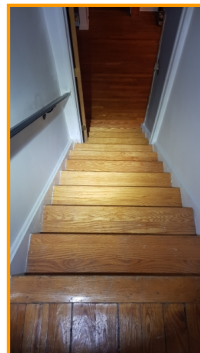
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2ND FLOOR

GOOD FAIR POOR FAIR TO POOR N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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BATHROOMS

Bathrooms are evaluated on the basis of the functionality and condition of the water using fixtures and on the condition of the surrounds including walls, ceilings and floors. It is important that bathroom electrical outlets be of GFCI (ground fault interrupter) type to prevent electrical shock. Bathrooms with tubs or showers should be properly vented to prevent mold growth caused by moisture.

LOWER LEVEL

GOOD FAIR POOR FAIR TO POOR N/A

TOILET

SINK

SHOWER

WINDOW

GFCI OUTLETS

Observations:

- Replace S-Trap with P-Trap.
- Replace faulty GFCI outlet.



1ST FLOOR HALLWAY

GOOD FAIR POOR FAIR TO POOR N/A

TOILET

SINK

TUB AND SHOWER

BASE CABINET

WALL CABINET OR MIRROR

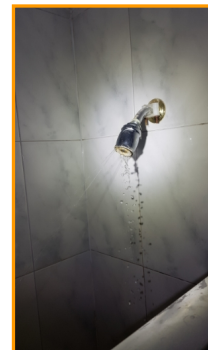
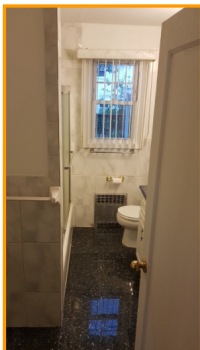
WINDOW

GFCI OUTLETS

UNGROUND OUTLET

Observations:

- Replace S-Trap with P-Trap.
- Shower water flow poor. Repair as needed
- Repair noisy vent fan.
- Replace faulty GFCI outlet.
- Install wall mounted GFCI type outlet.
- Window does not open.



2ND FLOOR BEDROOM

GOOD FAIR POOR FAIR TO POOR N/A

Grid of five checkboxes for rating: [], [x], [], [], []

TOILET

SINK

TUB AND SHOWER

WALL CABINET OR MIRROR

WINDOW

NOT OUTLETS OBSERVED

Observations:

- Repair loose shower door



APARTMENT

GOOD FAIR POOR FAIR TO POOR N/A

Grid of five checkboxes for rating: [], [x], [], [], []

TOILET

SINK

SHOWER

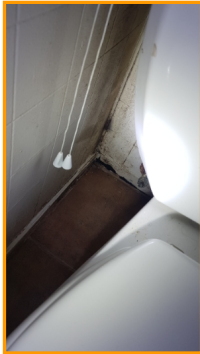
WALL CABINET OR MIRROR

WINDOW

NOT OUTLETS PRESENT

Observations:

- Shower water flow poor. Repair as needed
- Repair slow/clogged drain.



Mold stains

LAUNDRY AREA

The functionality and exterior condition of the washer, dryer and associated components are covered here. Note that interior inspections of these items is not part of this report

In order to prevent possible dryer overheating and to avoid long drying times, the dryer vent should short with minimum bends, be flexible or rigid metal type and should be cleaned regularly. For fire safety, the flexible vinyl or foil type duct should not be used. **Leak sensing stainless steel braided hoses for the washer water supply are preferred over rubber hoses to avoid leakage.**

LAUNDRY AREA

GOOD FAIR POOR FAIR TO POOR N/A

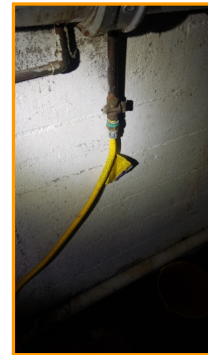
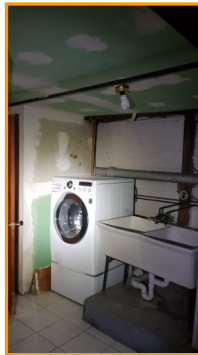
WASHER

DRYER

WASHER AND/OR DRYER NOT TESTED - OFF

Observations:

- Washer and dryer did not function during inspection.
- Replace standard outlet with GFCI type outlet.
- Replace rubber washer hoses with braided stainless steel hoses.



KITCHENS AND BARS

Kitchens and bars are evaluated on the basis of the condition of the cabinets, counters, sink, appliances and surrounds including walls, ceilings and floor. Note that vent fans may be separate from or be integral to the microwave oven or stove. Like bathrooms and other areas where water is or may be present the counter area outlets should be GFCI (ground fault interrupter) type while others like the refrigerator outlet should be grounded (three prong). Grounded outlets along with other electrical items are discussed in the ELECTRICAL SYSTEM section.

LOWER LEVEL

GOOD FAIR POOR FAIR TO POOR N/A

CABINETS

COUNTERS

SINK

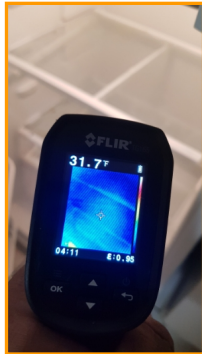
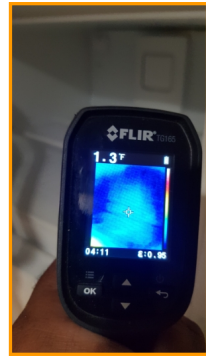
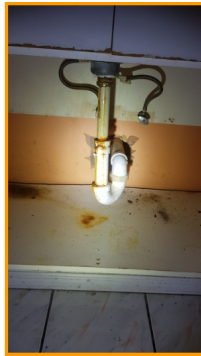
REFRIGERATOR/FREEZER

STOVE

GROUNDING OUTLETS

Observations:

- Minor to moderate wear observed



MAIN FLOOR

GOOD FAIR POOR FAIR TO POOR N/A

CABINETS

COUNTERS

SINK

VENT FAN

REFRIGERATOR/FREEZER

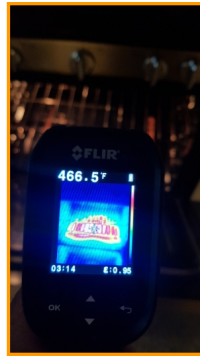
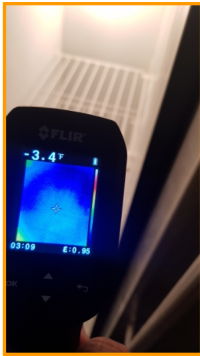
STOVE

UNGROUND outlets

Observations:

- Minor to moderate wear observed
- Repair vent fan
- Repair rear right stove burner
- Replace drain pipe
- Dishwasher did not function during inspection.





APARTMENT KITCHEN

GOOD FAIR POOR FAIR TO POOR N/A

CABINETS APARTMENT

COUNTERS

SINK

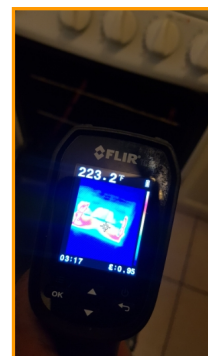
REFRIGERATOR/FREEZER

STOVE

GFCI OUTLETS

Observations:

- Minor to moderate wear observed
- Install STOVE fasteners.
- Repair corrosion on drain.
- Replace faulty GFCI outlet





BASEMENT, CRAWL SPACE

This section covers items that are common to both finished and unfinished basements and to crawl spaces. **Note that observations in these areas are invariably limited due to access difficulty and or stored items. In the case of finished spaces, wall, ceiling and floor coverings prevent complete observation of structural components. Refer to the cautions described in the signed agreement for this inspection.** Items included here are structural elements, insulation and windows.

It should be noted that finished basements are viewed by the building code as habitable space and need to have either a sufficiently large window or a door that allows emergency egress (escape) directly to the exterior. Crawl spaces, except where they adjoin basement areas, need to be properly vented. Pay particular attention to the termite report comments for this area.

As mentioned in the foundation section of the report, **minor cracks in concrete or cement block foundation walls are common and result, most often, from settlement due to soil compaction and shrinkage due to drying (shrinkage cracks are also common in concrete basement floors).** This kind of cracking may present water leakage problems, but they do not affect the integrity of the foundation or the floor. Cracks become a structural concern when their severity or type suggests that they are caused by an ongoing process that will likely result in a weakened or compromised foundation.

Being below ground level as well as home to much of the property's plumbing, moisture or water can be present in the basement. Cracks in foundation walls can, in some cases, allow water to enter. Proper grading around the exterior foundation walls and effective water diversion by gutters and downspouts can make leakage much less likely to occur and should be addressed first if foundation crack leakage occurs. Properties in areas with a high water table are vulnerable to leakage and require additional measures like sump pumps and perimeter drains to keep the water out. In any case, the source of leaks can be difficult to pinpoint and are always best diagnosed when the leakage source can actually be observed.

TYPE

- FULL BASEMENT

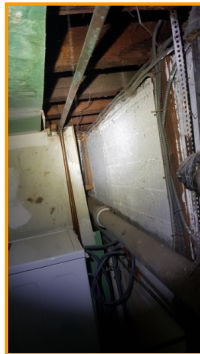
FOUNDATION WALLS

GOOD FAIR POOR FAIR TO POOR N/A

Material:

x				
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CONCRETE



HOUSE BEAM

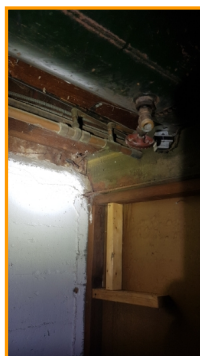
GOOD FAIR POOR FAIR TO POOR N/A

Material:

STEEL

Observations:

- Minor corrosion present.



COLUMNS

GOOD FAIR POOR FAIR TO POOR N/A

Material:

STEEL

JOISTS

GOOD FAIR POOR FAIR TO POOR N/A

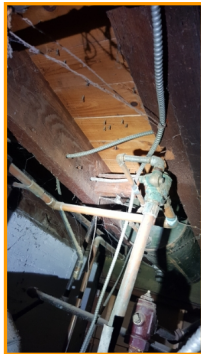
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SOLID WOOD JOISTS

Observations:

- Minor sub floor damage in unfinished area. Repair or replace (P)





INSULATION & VENTILATION

GOOD FAIR POOR FAIR TO POOR N/A **NOT OBSERVED**

WINDOWS

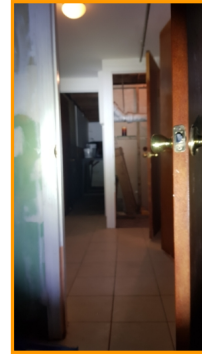
GOOD FAIR POOR FAIR TO POOR N/A **VINYL**

- Observations:**
- Windows too small for emergency egress.
 - Replace older and or damaged windows.



UNFINISHED AREA

GOOD FAIR POOR FAIR TO POOR N/A **CONCRETE FLOOR**



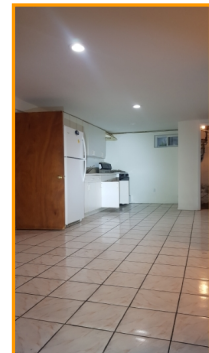
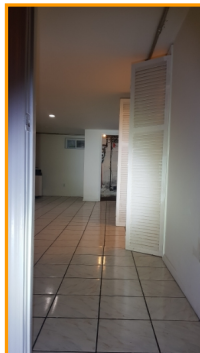
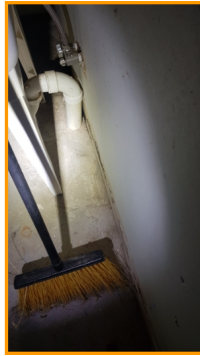
FINISHED AREA

GOOD FAIR POOR FAIR TO POOR N/A SHEETROCK WALLS AND CEILINGS

TILE FLOOR

Observations:

- Mold stains observed in some sections. Have licenses specialist evaluate (P)





MOISTURE, WATER

GOOD FAIR POOR FAIR TO POOR N/A **NO PRESENT WATER PENETRATION**

ATTIC, CRAWL SPACE

Like basements, this section covers items not already addressed that are common to both finished and unfinished attics as well as crawl spaces. Items included here are structural elements, insulation and venting. **Note that attic and crawl space observations are invariably limited due to access difficulty and or stored items. Refer to the cautions described in the signed agreement for this inspection.**

Adding insulation to marginally insulated attics is the single most effective and least expensive way to save on both heating and cooling costs. If additional insulation is added it should be placed on top of and perpendicular to the joists (after the joist cavities are filled) for maximum effectiveness and to help reduce the "nail pops" that frequently occur on ceilings. Removable panels or folding ladders that provide access to the attic should be sealed or gasketed to prevent heat loss. Unfinished attics and attic crawl spaces should be well vented so that the moisture that migrates from the living space can escape. Moisture that is trapped by poor venting can cause rot and mold growth.

TYPE OF SPACE

- No access to crawlspace

TYPE OF ACCESS

- Access: Stairway.

ROOF SYSTEM

GOOD FAIR POOR FAIR TO POOR N/A



INSULATION

GOOD FAIR POOR FAIR TO POOR N/A NOT OBSERVED

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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VENTILATION

GOOD FAIR POOR FAIR TO POOR N/A POWERED VENT: INTERIOR WALL MOUNTED FAN

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Observations:

- Recommend to remove interior window mounted fan as it presents a safety hazard and may create negative pressure.



PLUMBING AND WATER SUPPLY

This section covers the water supply, the supply and drain piping and associated plumbing elements. In most areas, the municipality provides the water and its quality is governed by epa (environmental protection agency) guidelines to insure safety. When an on site well provides water its quality should be checked prior to occupancy of the house and periodically thereafter.

Two separate characteristics combine to produce adequate water flow, they are pressure and volume. Pressure is controlled by the municipality in public water, and is controlled by the well pump apparatus in an on site well. Minimum acceptable pressure is 40 psi (pounds per square inch). Volume in both cases is determined by the size of the water line (usually 3/4" or 1"). When water flow is marginal it can usually be traced to a simple blockage in a pipe or faucet and is only rarely a systemic problem.

Water supply piping is usually copper but some older properties may have both copper and galvanized steel. Properties having sections of the supply piping in steel usually reveal themselves with some rust color in the water. Drain and waste piping is usually a combination of cast iron and pvc (plastic) but older properties may have portions of the drain/waste piping in lead, galvanized steel and copper. Other drain piping components including traps, vents and cleanouts, make the system functional and serviceable. Corrosion commonly occurs on piping and heating system components. Refer to the last paragraph under heating and air conditioning for relevant information about corrosion.

Properties that are used seasonally may not have sufficient insulation or heaters on the supply and drain piping to survive without damage in the winter season. You may need to drain the water supply from the property. Check with a qualified contractor for advice.

WATER LINE

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



HEAT PIPES

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COPPER PIPING

Observations:
 • Minor corrosion present.

DRAIN PIPING

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CAST IRON

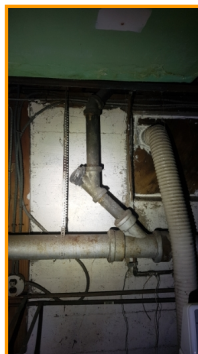
PVC

AIR WASTE VENT PRESENT ON ROOF

TRAP, VENT, CLEANOUT PRESENT

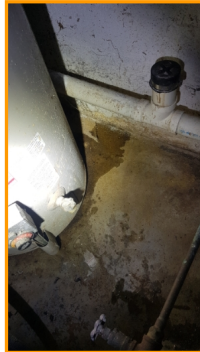
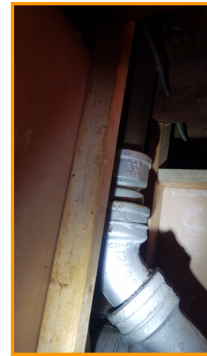
Observations:

- Sewage pump's vent pipe and gate valve is missing. Have licensed plumber evaluate.
- Leaks present. Have qualified plumber evaluate and repair.





Sewage pump



OVERALL PLUMBING CONDITION

- FAIR

HOT WATER

This section refers to the hot water used for washing, bathing and cooking. Domestically used hot water is produced by a separate hot water heater or by the heating system boiler, with or without a storage tank. In general, it is more energy efficient to store the heated water in a separate tank so that hot water heaters with storage tanks or boiler fed storage tank systems are to be preferred over other systems.

The gallon size capacity of the tank, usually 32 to 80 gallons, is chosen to fit the demands of the property. **Hot water temperatures should be adjustable and be between 120 and 125 degrees fahrenheit. Temperatures above 125 degrees can cause injury (especially to toddlers and older people)** and temperatures below 120 degrees may not be adequate for effective dishwashing. Expected lifetimes for storage tanks are about 12-15 years. As tanks age they become more vulnerable to leakage. It is suggested that older tanks be replaced before leakage occurs.

As with heating systems, hot water may be produced using gas, oil or electricity, the latter being preferred only for occasional or seasonal use due to the higher operating costs.

Corrosion commonly occurs on piping and heating system components. Refer to the last paragraph under HVAC SYSTEMS for relevant information about corrosion.

SYSTEM TYPE

- Materials:
- TYPE: GAS
 - HEATER WITH TANK

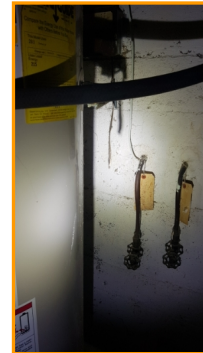
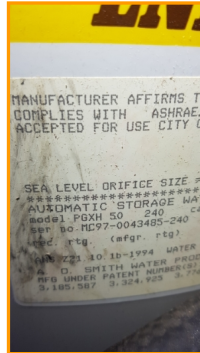
HOT WATER

GOOD FAIR POOR FAIR TO POOR N/A

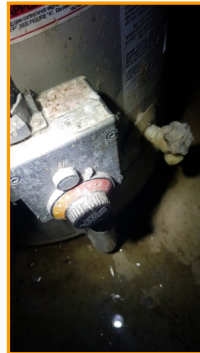
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Observations:

- Water heater is not functional and beyond average lifespan. Replace unit



TPR valve missing



HEATING SYSTEMS

This section covers heating systems. Heating systems operate on oil, gas or electric and use water, steam or air as the heat transfer medium. Electric heat, including baseboard resistance and heat pump are somewhat uncommon because of higher operating costs. Baseboard electric heat is usually a good choice for auxiliary heat in areas that need only occasional heating. Hot water and steam type systems deliver heat using a series of baseboard convectors or radiators while hot air type systems use a network of ducts to distribute hot air to all required areas. Since ducts are present, the hot air type system is the ideal choice for use with central air conditioning. Regardless of the fuel used or system type, most systems divide the heating task into zones to control the distribution of heat through various parts of the house and to conserve energy. Multiple story houses with one HVAC system may result in common temperature distribution problems. **Note that examination of interior heat and A/C components are not covered in this report**

To insure safe and efficient operation, the heating system should be inspected regularly by a qualified professional. Improper functioning can result not only in lost efficiency but can expose occupants to lethal levels of carbon monoxide. It should be noted that older buried steel fuel oil tanks can corrode and leak and although there are no current laws requiring these tanks to be removed or emptied, it is generally considered prudent to abandon older tanks before problems occur. Tank abandonment is a simple and routine procedure where the old tank is emptied, filled with sand or foam and a new tank installed outside above ground or inside. Most oil supply companies can perform this procedure. Oil tank sweeps are limited to a 20 feet radius of only the exterior of the main property structure. Note that oil tank sweeps are complimentary. They are not exhaustive and strictly non-invasive. Therefore, you should obtain certification by a specialist if required by your mortgage company or any other 3rd party.

As a general rule conventional boilers and furnaces last up to 30 years. Commercial boilers may last up to 100 years, if properly maintained. Corrosion on piping and heating system components is quite

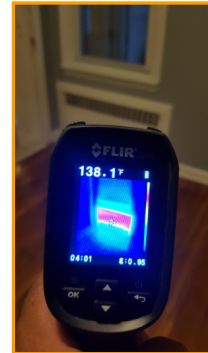
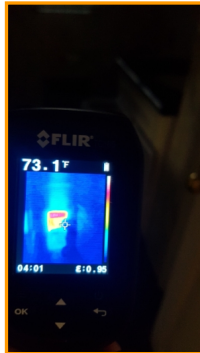
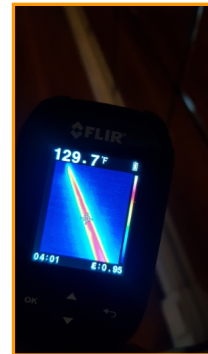
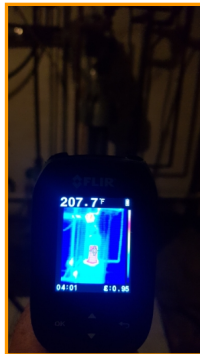
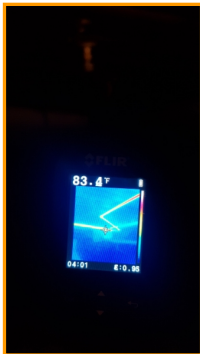
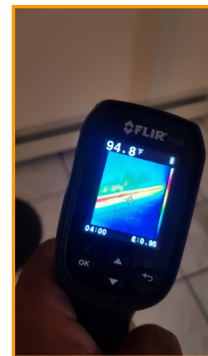
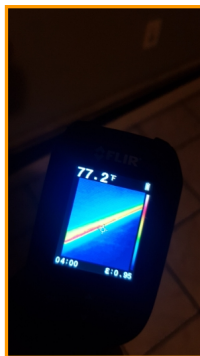
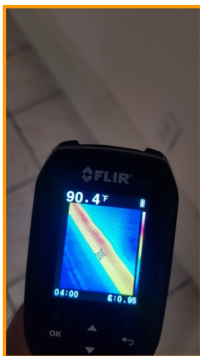
common and is not necessarily an indication that repair is needed or that failure of a component is imminent. Damp environments, elevated temperatures, miniscule amounts of leakage and galvanic action can all combine to produce surface corrosion on metal piping and heating system equipment. Corrosion becomes a concern and will be addressed in this report when its extent or depth is likely to cause a system leak, breakdown, or failure. Note that heat systems need regular maintenance and cleaning so be sure to have this done periodically

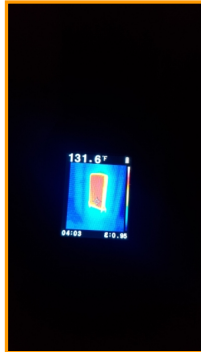
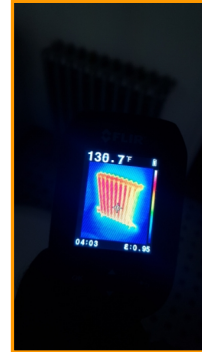
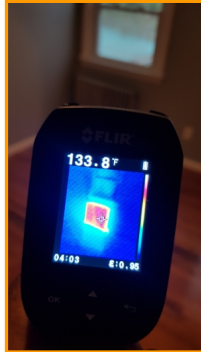
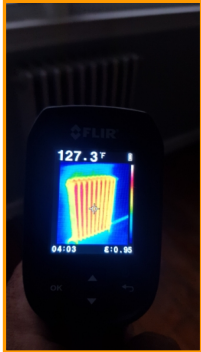
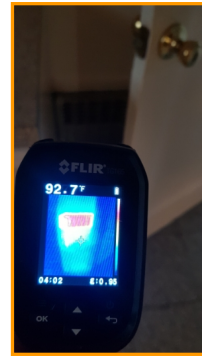
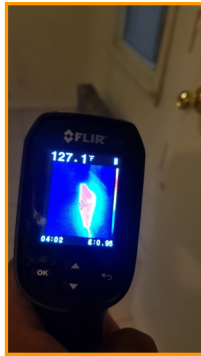
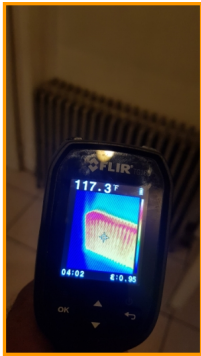
SYSTEM TYPE

- Materials:
• TYPE: NATURAL GAS

HEAT DELIVERY

GOOD	FAIR	POOR	FAIR TO POOR	N/A	BASEBOARD HOT WATER
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RADIATOR, HOT WATER





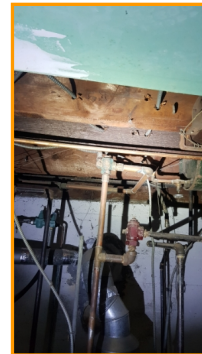
HEAT SYSTEM

GOOD FAIR POOR FAIR TO POOR N/A

• BOILER AGE (YEARS): ~40

Observations:

- Install fireproof Sheetrock above heating unit.
- Heating unit is functional but beyond average lifespan. Replace unit



SUPPLEMENTARY

GOOD FAIR POOR FAIR TO POOR N/A

• NO

PRESENT TANK

GOOD FAIR POOR FAIR TO POOR N/A • NONE

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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PAST TANK

GOOD FAIR POOR FAIR TO POOR N/A • NO EVIDENCE OF PAST BURIED FUEL OIL TANK

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ELECTRICAL SYSTEM

The electrical system consists of three main sections. They are the exterior power line, conduit and meter (discussed previously), the main electrical panel and circuit breakers or fuses and the property wiring including the outlets and switches.

Virtually all properties are supplied by the utility with both 120 and 240 volts. This voltage is brought into the main electrical panel where it is distributed throughout the property by circuit breakers or fuses. The amount of power (measured in amps) that can be drawn from the main panel depends upon the size of the incoming power line and the amp rating of the main panel itself. The amp rating (ampacity) of the main panel is dictated by property size and the number and kind of electrical loads (appliances) present. Property with air conditioning, electric stoves, and or electric heat will need larger panels with greater ampacity. Main panel ampacities typically range from 100 to 300 amps.

Concerns with the electrical system can stem from improper, sloppy or non-code compliant work and from older electrical systems with insufficient capacity, ungrounded outlets, aluminum (branch circuit) and or deteriorated wiring. **One of the easiest and least expensive ways to improve the safety of the electrical system in older properties is to install GFCI (ground fault interrupter) type outlets in place of the standard outlets wherever they have the potential to be near water and to install them in place of ungrounded outlets. Typical locations include the kitchen, bathrooms, laundry area, the exterior, garage and any ungrounded outlet when used with a grounded (three prong) appliance or device. The use of an adapter that allows use of a three prong appliance in a two prong outlet is strongly not recommended.** Some other common, but not serious, afflictions are missing switch and outlet cover plates, loose junction and electrical boxes, and loose or improperly routed or fastened electrical cables.

Smoke detectors should be present on all levels in the hallways or common areas and in all sleeping areas. Carbon monoxide detectors should be present on all levels. Note that smoke detectors more than 10 years old and co detectors more than 7 years old should be replaced. Check the manufacture dates on the underside of the detectors. Fire sprinkler systems are not included in the inspection report. Smoke and co detectors can be powered by the property electricity and or by battery and may be wired so that when one alarm sounds they all sound. Note that per New York, New Jersey and Connecticut standards, only a sampling of outlets and light fixtures are tested.

MAIN PANEL

GOOD	FAIR	POOR	FAIR TO POOR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MAIN CIRCUIT PANEL CAPACITY (AMPS): 100

SUB PANEL FUSES PRESENT - APARTMENT

SPACE FOR EXTRA CIRCUITS: YES

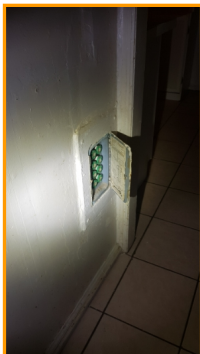
CIRCUIT INTERRUPTERS: CIRCUIT BREAKERS

CIRCUIT INTERRUPTERS: FUSES

BRANCH CIRCUIT WIRING: COPPER AND ALUMINUM

Observations:

- Some installed circuit breakers may not be compatible with panelboard manufacturer. Have licensed electrician evaluate (P)
- Upgrade to 150 or 200 Amps breaker panel (<2000 square feet property)
- Replace fuses with circuit breakers



Fuses



WIRING

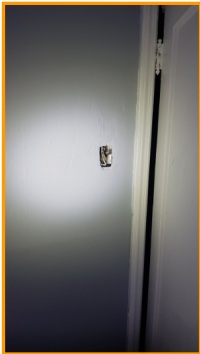
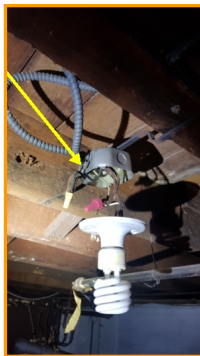
GOOD	FAIR	POOR	FAIR TO POOR	N/A
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VOLTAGE MEASURED 122 VOLTS (SHOULD BE BETWEEN 110 AND 125 VOLTS)

MOST TESTED OUTLETS GROUNDED

Observations:

- Replace missing outlet covers (P).
- Staple or fasten all loose cables, outlet covers, electrical boxes (P).
- Replace ungrounded outlets (P).



Basement

SMOKE/CO2

GOOD FAIR POOR FAIR TO POOR N/A

SMOKE DETECTORS PRESENT

Observations:

- Install smoke and carbon monoxide detectors in all habital spaces.
- Replace smoke detectors older than 10 years; Replace CO2 detectors older than 7 years.

ENVIRONMENTAL CONCERNS AND HAZARDOUS SUBSTANCES

THIS IS A BROAD TOPIC THAT IS COMPLEX, FRAUGHT WITH TECHNICAL DETAILS, AND IN MANY CASES CHARACTERIZED BY DISAGREEMENTS AMONG THE EXPERTS. THE INFORMATION PRESENTED HERE IS FOR YOUR REFERENCE. IT IS NOT EXHAUSTIVE, BUT DOES INTRODUCE AND EXPLAIN THE MORE COMMON CONCERNS AND HAZARDS.

THE INSPECTION OR DETECTION OF ENVIRONMENTAL CONCERNS AND HAZARDOUS SUBSTANCES IS OPTIONAL AND NOT PART OF THE STANDARD INSPECTION REPORT.

ELECTROMAGNETIC FIELDS: ELECTROMAGNETIC FIELDS ARE VIRTUALLY EVERYWHERE AND ARE CREATED BY NATURE AND ELECTRICITY. FIELDS EMANATING FROM POWER TRANSMISSION LINES HAVE BEEN A SOURCE OF CONCERN IN RECENT YEARS. THESE FIELDS MAY BE HAZARDOUS AND ALTHOUGH THE EPA (ENVIRONMENTAL PROTECTION AGENCY) HAS NOT DEFINED WHAT LEVELS MAY BE HAZARDOUS THEY RECOMMEND AVOIDANCE PENDING FURTHER STUDY. IN MOST CASES ONLY THE POWER COMPANY'S MAIN TRANSMISSION LINES ARE OF CONCERN AND GENERALLY THESE LINES ARE SUFFICIENTLY FAR AWAY AND PRODUCE FIELDS ONLY SLIGHTLY ABOVE BACKGROUND LEVEL. FIELD STRENGTH DROPS EXPONENTIALLY AS THE DISTANCE FROM THE SOURCE INCREASES. MOVING A SMALL DISTANCE AWAY FROM THE SOURCE GREATLY REDUCES THE FIELD STRENGTH.

WITHIN THE PROPERTY BALLAST POWERED LIGHTING, MOTOR DRIVEN APPLIANCES AND TO A LESSER EXTENT ALL WIRING PRODUCE FIELDS. THERE IS NO UNIFORM BODY OF EVIDENCE THAT SUGGESTS ORDINARY USE OF THESE ITEMS IS HAZARDOUS. IF MAIN TRANSMISSION LINES OR POWER GENERATING FACILITIES ARE NEARBY, CONCERNS SHOULD BE INVESTIGATED BY THE APPROPRIATE PROFESSIONALS.

RADON: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS. IT IS PRODUCED BY THE DECAY OF RADIOACTIVE MATERIALS THAT ARE IN THE SOIL IN MANY AREAS OF THE COUNTRY. RADON IS PRESENT IN SMALL AMOUNTS IN THE AIR EVERYWHERE. IN HIGHER CONCENTRATIONS RADON IS A CARCINOGEN AND ITS PRESENCE IN THE PROPERTY SHOULD BE ELIMINATED. PICO CURIES PER LITER IS A MEASURE OF THE RADIOACTIVITY CONTAINED IN A LITER OF AIR. THE EPA RECOMMENDS CORRECTIVE ACTION BE CONSIDERED AT LEVELS BETWEEN 2 AND 4 AND THAT CORRECTIVE ACTION BE TAKEN AT LEVELS ABOVE 4. THE EPA PUBLISHES RADON MAPS FOR ALL AREAS OF THE COUNTRY ON THEIR WEBSITE. RADON TESTING MAY BE DONE BY A PROFESSIONAL, RADON TESTING DEVICES OR WITH THE USE OF A TEST KIT THAT IS AVAILABLE AT MOST HOME CENTERS.

AIR QUALITY: INDOOR AIR QUALITY CAN BE WORSE THAN OUTDOOR AIR QUALITY. INDOOR AIR GETS CONTAMINATED FROM COOKING, CLEANING AND FROM THE OUTGASSING OF VOC'S (VOLATILE ORGANIC COMPOUNDS) BY CARPETS, FURNISHINGS AND BUILDING MATERIALS. PARTICLES OF LEAD, ASBESTOS AND MOLD CAN LEAD TO THE CONTAMINATION. MOST OF THESE OFFENSIVE SUBSTANCES CAN BE GOTTEN RID OF OR REDUCED IN A NUMBER OF WAYS INCLUDING SIMPLE REMOVAL IN THE CASE OF LEAD, ASBESTOS AND MOLD AND BY THE USE OF AIR FILTERS OR AIR EXCHANGERS FOR THE OTHER CONTAMINANTS. ONE OF THE SIMPLER WAYS OF PREVENTING AIRBORNE CONTAMINANTS FROM BEING STIRRED UP AND DISPERSED IS TO USE A VACUUM CLEANER WITH A HEPA (HIGH EFFICIENCY PARTICULATE ARRESTOR) TYPE FILTER.

CLEAN AIR SHOULD HAVE THE PROPER AMOUNT OF MOISTURE (RELATIVE HUMIDITY OR RH) FOR OVERALL COMFORT. IT IS RECOMMENDED THAT RH BE BETWEEN 40 AND 50 PERCENT. WHEN THE RH IS TOO LOW (TYPICALLY WINTER) MOISTURE IS DRAWN OUT OF EVERYTHING IN THE HOUSE. NASAL AND THROAT PASSAGES BECOME DRY, UNNERVING STATIC ELECTRICITY BUILDS UP AND PEOPLE GENERALLY FEEL COLDER. WHEN THE RH IS TOO HIGH CONDENSATION FORMS ON WINDOWS AND OTHER AREAS RESULTING IN MOLD AND MILDEW GROWTH. RELATIVE HUMIDITY CAN BE CONTROLLED THROUGH THE USE OF HUMIDIFIER (ADDS MOISTURE) OR DEHUMIDIFIER (REMOVES MOISTURE).

CARBON MONOXIDE: CARBON MONOXIDE (CO) IS A POTENTIALLY LETHAL TOXIC GAS. IT CANNOT BE SEEN OR SMELLED AND ITS PRESENCE CAN ONLY BE DETECTED BY INSTRUMENTS. CO COMES FROM THE BURNING OF GAS, OIL, WOOD OR COAL. WITH A PROPER FUNCTIONING HEATING SYSTEM OR FIREPLACE CO IS EXPELLED OUT OF THE PROPERTY THROUGH THE FLUE AND CHIMNEY. CARBON MONOXIDE IS LIGHTER THAN AIR AND TENDS TO FLOAT UP THROUGH THE VARIOUS LEVELS WITHIN THE PROPERTY. FOR THIS REASON IT IS RECOMMENDED THAT ALL LEVELS, INCLUDING THE BASEMENT, BE EQUIPPED WITH CO DETECTORS. CURRENTLY ALL PROPERTIES ARE REQUIRED TO HAVE CARBON MONOXIDE DETECTORS.

LEAD: LEAD IS A METAL THAT WAS USED IN VARIOUS FORMS IN PAINT, WATER SUPPLY PIPES AND GASOLINE. BECAUSE OF HEALTH CONCERNS LEAD WAS ELIMINATED FROM GASOLINE IN THE EARLY 1970'S AND ELIMINATED FROM PAINT AND WATER PIPING IN THE LATE 1970'S. IN PROPERTIES BUILT BEFORE 1978, WATER PIPING AND PAINT MAY CONTAIN LEAD. LATEX BASED LEAD FREE PAINT WAS USED EXTENSIVELY ALTHOUGH NOT EXCLUSIVELY BETWEEN THE LATE 1960'S AND THE LATE 1970'S SO THAT PROPERTIES BUILT BETWEEN THOSE YEARS MAY NOT HAVE LEAD IN THE PAINT BUT PROBABLY DO HAVE LEAD IN THE PIPING. IF BUILT BEFORE THE LATE 1960'S, IT IS SAFE TO ASSUME THAT LEAD IS PRESENT IN BOTH THE PAINT AND IN THE PIPING. LEAD WAS ALSO USED AS AN ADDITIVE IN GASOLINE FOR MANY YEARS PRIOR TO BEING BANNED IN THE EARLY 1970'S. THE LEAD FROM AUTO EXHAUSTS CAN BE FOUND TO VARYING DEGREES, IN THE SOIL EVERYWHERE. IT IS PROBABLY ONLY OF CONCERN TO PROPERTIES LOCATED IN HIGH TRAFFIC URBAN AREAS.

- CONTINUED -

LEAD FROM PAINT ENTERS THE BODY PRIMARILY BY THE BREATHING OR SWALLOWING OF THE PARTICLES. LEAD IS A PROBLEM ONLY WHEN THE PAINTED SURFACE EMITS DUST DUE TO ABRASION, CHAFFING, SANDING OR WHEN OTHERWISE DISTURBED. ORDINARILY PAINTED SURFACES, IF COVERED WITH A NON LEAD BASED PAINT, ARE SAFE. LEAD FROM THE SOLDER USED IN WATER PIPING ENTERS OR LEECHES INTO THE WATER AS A FUNCTION OF TIME IN CONTACT WITH THE WATER AND ITS ACIDITY. WATER IS KEPT AT LOW ACIDITY LEVELS BY THE WATER SUPPLY COMPANY FOR THIS REASON. TESTING IS THE ONLY ACCURATE WAY TO DETERMINE LEAD LEVELS IN WATER. LEAD CONCENTRATIONS MAY BE REDUCED OR ELIMINATED BY RUNNING THE WATER FOR A FEW MINUTES AT THE START OF THE DAY BEFORE CONSUMING OR MAY BE REMOVED WITH THE USE OF A REVERSE OSMOSIS TYPE WATER FILTER.

ASBESTOS: ASBESTOS WAS USED IN PROPERTIES UP THROUGH THE LATE 1970'S. IT CAN BE FOUND IN HEATING SYSTEMS AND PIPING AS INSULATION AND IN BOTH INTERIOR AND EXTERIOR BUILDING MATERIALS. THESE MATERIALS INCLUDE INSULATION, CEILING TILE, TEXTURED CEILING COATINGS, FLOOR TILE, AND EXTERIOR SIDING. ASBESTOS IS AN EXTREMELY FINE FIBER (1000 TIMES FINER THAN A HUMAN HAIR) THAT WHEN INHALED OVER TIME CAN LEAD TO CANCER. THESE FIBERS ENTER THE AIR ONLY WHEN THE PRODUCT CONTAINING THEM IS DAMAGED, DISTURBED OR IN DETERIORATED (CRUMBLY OR FRIABLE) CONDITION. ASBESTOS IN HEAT SYSTEMS AND PIPING DOES TEND TO DETERIORATE AND DISINTEGRATE (BECOME FRIABLE) OVER TIME. IN THIS STATE IT CAN RELEASE FIBERS INTO THE AIR AND SHOULD BE REMOVED. IN MANY CASES ASBESTOS CONTAINING MATERIALS, IN NON FRIABLE CONDITION, CAN BE LEFT OR COVERED OVER. REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS SHOULD BE DONE BY EXPERIENCED PROFESSIONALS.

WATER QUALITY: WATER USED IN THE PROPERTY DERIVES FROM EITHER A MUNICIPAL (PUBLIC) OR ON SITE WELL SOURCE. REGARDLESS OF THE SOURCE ALL WATER MUST BE POTABLE (FIT FOR CONSUMPTION). PUBLIC WATER IS TREATED AND FILTERED AT THE MUNICIPAL FACILITY BEFORE BEING PIPED INTO THE HOME AND WELL WATER IS FILTERED AND OR TREATED IN THE HOME. SINCE PUBLIC WATER IS TREATED PRIOR TO ARRIVING AT THE HOME BIOLOGICAL CONTAMINATION IS LESS LIKELY. WELL WATER MAY NEED FILTERING AND OR TREATMENT PRIOR TO CONSUMPTION AND SHOULD BE TESTED PRIOR TO THE PURCHASE OF THE PROPERTY.

AS MENTIONED IN THE PREVIOUS SECTION, LEAD WAS USED IN THE WATER SUPPLY PIPING OF PROPERTIES BUILT BEFORE 1978. LEAD TEST KITS CAN BE PURCHASED FOR A NOMINAL AMOUNT AT MOST HOME CENTERS. YOU CAN ALSO CONTACT A PROFESSIONAL TO TEST THE WATER. THE AMOUNT OF LEAD DISCOVERED WILL DETERMINE WHETHER YOU SHOULD SIMPLY RUN THE WATER FOR A MINUTE OR TWO PRIOR TO USE OR INSTALL A REVERSE OSMOSIS TYPE FILTER TO REMOVE THE LEAD.

MOLD/MILDEW: MOLD AND MILDEW (A KIND OF MOLD) IS FOUND VIRTUALLY EVERYWHERE AND ACCORDING TO THE EPA IS PRESENT IN ALL PROPERTIES. MOLD GROWS AND FLOURISHES IN DAMP, WET AND HUMID AREAS BETWEEN 40° AND 100 °F. IT CAN BE FOUND IN BATHROOMS, CRAWL SPACES, BASEMENTS, ATTICS, AND OTHER AREAS WHERE THERE IS MOISTURE AND OR POOR VENTILATION. EXCEPT FOR PEOPLE WITH ALLERGIES OR SENSITIVITIES, MOST MOLD IS NOT A HEALTH THREAT. WHERE IT IS PRESENT, THE SOURCE OF DAMPNESS NEEDS TO BE ELIMINATED AND THE MOLD NEEDS TO BE REMOVED. IF MOLD IS EXTENSIVE OR THERE IS REASON TO SUSPECT THAT THE MOLD IS OF A TOXIC VARIETY (STACHYBOTRYS) THEN TESTING AND REMOVAL SHOULD BE DONE BY A PROFESSIONAL.

PRESSURE TREATED (CCA) LUMBER: LUMBER THAT HAS BEEN TREATED WITH A PROCESS WHEREBY PRESERVATIVES ARE FORCED UNDER PRESSURE INTO THE CELLULAR STRUCTURE OF THE WOOD IS REFERRED TO AS PRESSURE TREATED. THIS PRODUCT IS VERY RESISTANT TO INSECT, TERMITE AND DECAY DAMAGE. DECKS, WALKWAYS, FENCES, GAZEBOS, PLAYGROUND EQUIPMENT AND PORTIONS OF THE HOUSE MAY BE MADE WITH THIS LUMBER.

THE COMPOUND ORIGINALLY USED TO TREAT THE WOOD, CHROMATED COPPER ARSENATE (CCA), HAS COME UNDER SUSPICION AS A HAZARDOUS SUBSTANCE RECENTLY. THE EPA DOES NOT RECOMMEND REMOVAL OR REPLACEMENT OF EXISTING STRUCTURES. THE LUMBER INDUSTRY HAS SWITCHED THE TREATMENT COMPOUNDS AND HAS CEASED HAS PRODUCTION OF CCA WOOD PRODUCTS. INITIAL STUDIES INDICATE THAT THE REPLACEMENT PRODUCTS MAY NOT BE AS INSECT AND DECAY RESISTANT.

CAUTION SHOULD BE EXERCISED BY WEARING A BREATHING MASK WHEN SANDING, SAWING OR WORKING WITH THE OLDER CCA TYPE LUMBER.

PRE CLOSING INSPECTION BY CLIENT

THE FINAL WALK THROUGH INSPECTION IS A STANDARD PROCEDURE THAT SHOULD BE ARRANGED THROUGH YOUR SELLING AGENT AND WITH YOUR ATTORNEYS KNOWLEDGE. ITS FUNCTION IS TO MAKE SURE THAT MAJOR SYSTEMS AND COMPONENTS AS ORIGINALLY PRESENTED BY THE SELLER AND INSPECTED BY YOUR ENGINEER ARE PRESENT AND IN WORKING ORDER.

ANY ABNORMALITIES, PERCEIVED DAMAGE, OR INOPERABLE SYSTEMS NOT REPORTED IN THIS INSPECTION REPORT SHOULD BE DISCUSSED WITH YOUR ATTORNEY PRIOR TO CLOSING. INCLUDED HERE IS A SUGGESTED MINIMUM LIST OF AREAS AND ITEMS THAT SHOULD BE LOOKED AT AND OR VERIFIED AS FUNCTIONAL.

EXTERIOR:

- CHECK THE PROPERTY SURROUNDS INCLUDING DRIVEWAY, WALKWAYS, FENCING AND OTHER EXTERIOR ITEMS FOR ANY OBVIOUS SIGNS OF DAMAGE OR RECENT REPAIRS.

- CHECK THE PROPERTY WALLS, VISIBLE PORTIONS OF THE ROOF AND ANY ATTACHED OR ADJOINING STRUCTURES LIKE DECKS, PORCHES, AWNINGS, GARAGES AND THE LIKE FOR DAMAGE OR SIGNS OF RECENT REPAIRS.

INTERIOR:

- WALK THROUGH AND CHECK ALL ROOMS, STORAGE AREAS, BASEMENTS AND OTHER ACCESSIBLE AREAS. OBSERVE AND NOTE ANY NEW DAMAGE, ABNORMALITIES OR PRE EXISTING DAMAGE THAT MAY HAVE BEEN HIDDEN PREVIOUSLY BY FURNISHINGS AND STORED ITEMS.

- CHECK AND OPERATE ALL APPLIANCES AS WELL AS THE HEATING AND AIR CONDITIONING SYSTEMS (CHECK ALL ZONES AND ROOMS). MAKE SURE ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE PRESENT AND FUNCTIONAL AS SUGGESTED IN THE ELECTRICAL SYSTEM SECTION.

- CHECK ALL WATER USING FIXTURES INCLUDING TOILETS, SINKS, TUBS AND SHOWERS FOR PROPER OPERATION. NOTE ANY POOR PERFORMANCE, LEAKAGE OR DRAIN BACKUPS.

AS STATED IN THE INTRODUCTION SECTION OF THIS REPORT, ANY ITEM NOT TESTED OR OBSERVED DUE TO SEASONAL OR OTHER RESTRICTIVE CIRCUMSTANCES AND ANY AREA OR ITEM WHERE ONLY LIMITED OBSERVATIONS WERE MADE SHOULD BE DISCUSSED WITH YOUR ATTORNEY PRIOR TO CLOSING.

NOTES:

Glossary

<i>Term</i>	<i>Definition</i>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Inspection scope and limitations (New York, New Jersey & Connecticut's Standards of Practice)

Home inspectors only inspect readily accessible items and observe, operate and report on a representative number of exterior windows, interior windows & doors, lighting fixtures, receptacles, GFCI and electrical outlets. Home inspectors do NOT observe and report on the following conditions:

- Fences and privacy walls;
- The health and condition of trees, shrubs and other vegetation.
- Screening, shutters, awnings and other seasonal accessories;
- Geological and/or soil conditions;
- Recreational facilities;
- Out-buildings other than garages and carports;
- Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
- Erosion control and earth stabilization measures;
- The operation of security locks, devices or systems;
- The presence of safety-type glass or the integrity of thermal window seals or damaged glass.
- Antennas, lightning arresters or similar attachments;
- Any flue or chimney interior that is not readily accessible;
- Other installed accessories.
- Home inspectors do not operate powered roof ventilators.
- Home inspectors do not determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.
- Home inspectors do not walk on or access a roof where to do so could result in damage to the roof or endanger the health and safety of the home inspector.
- Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
- Home inspectors do not enter any area which has less than 36x24 inches of unobstructed clearance.
- Observe and report on any system that is shut down or secured;
- Observe and report on any plumbing component that is not readily accessible;
- Observe and report on any exterior plumbing component or system or any underground drainage system;
- Observe and report on fire sprinkler systems;
- Evaluate the potability of any water supply;
- Observe and report on water conditioning equipment including softener and filter systems;
- Operate freestanding or built in appliances;
- Observe and report on private water supply systems;
- Test shower pans, tub and shower surrounds or enclosures for leakage;
- Observe and report on gas supply system for materials, installation or leakage;
- Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
- Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
- Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
- Observe and report on any spas, saunas, hot-tubs or jetted tubs;
- Observe and report on any solar water heating systems.
- Observe and report on remote control devices;
- Observe and report on alarm systems and components;
- Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
- Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
- Insert any tool, probe or testing device into the main or subpanels;
- Activate electrical systems or branch circuits which are not energized;
- Operate overload protection devices;
- Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
- Move any object, furniture or appliance to gain access to any electrical component;
- Test every switch, receptacle and fixture;
- Remove switch and outlet cover plates;
- Observe and report on electrical equipment not readily accessible;
- Dismantle any electrical device or control;
- Measure amperage, voltage or impedance;
- Observe and report on any solar powered electrical component or any standby emergency generators or components.
- Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
- Observe, evaluate and report on heat exchangers;
- Observe and report on equipment or remove covers or panels that are not readily accessible;
- Dismantle any equipment, controls or gauges;
- Observe and report on the interior of chimney flues;
- Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
- Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
- Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
- Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
- Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
- Determine clearance to combustibles or adequacy of combustion air;
- Test for gas leaks or carbon monoxide;
- Observe and report on in-floor and in-ceiling radiant heating systems.
- Activate or operate air conditioning systems that have been shut down;
- Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
- Check the pressure of the system coolant or determine the presence of leakage;
- Evaluate the capacity, efficiency or adequacy of the system;
- Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;

- Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
- Dismantle any equipment, controls or gauges;
- Check the electrical current drawn by the unit;
- Observe and report on electronic air filters.
- Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
- Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
- Determine clearance to combustibles in concealed areas;
- Observe and report on paint, wallpaper or other finish treatments;
- Observe and report on window treatments;
- Observe and report on central vacuum systems;
- Observe and report on household appliances (except Kitchen range and oven, Dishwasher and Garbage disposer)
- Observe and report on recreational facilities;
- Observe and report on lifts, elevators, dumbwaiters or similar devices.
- Disturb insulation;
- Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.
- Observe and report on the interiors of flues or chimneys;
- Observe and report on fire screens and doors;
- Observe and report on automatic fuel feed devices;
- Observe and report on mantles and fireplace surrounds;
- Observe and report on combustion make-up air devices;
- Observe and report on heat distribution assists;
- Ignite or extinguish fires;
- Determine draft characteristics;
- Move fireplace inserts and stoves or firebox contents.
- Home inspectors do not enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.
- Home inspectors do not observe any item that is concealed or not readily accessible to the home inspector.
- The home inspector does not move furniture, personal or stored items, plants, soil, snow, ice and debris; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.
- Home inspectors do not observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- Home inspectors do not determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.
- Home inspectors do not use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.
- Home inspectors do not report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.
- Home inspectors do not provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.
- Home inspectors do not enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.
- Home inspectors do not enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.
- Home inspections performed in accordance with New York, New Jersey or Connecticut's Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.
- Home inspectors do not determine:
 - ❑ 1. Conditions of systems or components that are not readily accessible;
 - ❑ 2. The remaining life expectancy of any system or component;
 - ❑ 3. The strength, adequacy, effectiveness or efficiency of any system or component;
 - ❑ 4. The causes of any condition or deficiency;
 - ❑ 5. The methods, materials or costs of corrections;
 - ❑ 6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
 - ❑ 7. The suitability of the property for any specialized use;
 - ❑ 8. The advisability of purchase of the property;
 - ❑ 9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
 - ❑ 10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
 - ❑ 11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
 - ❑ 12. Operating costs of systems of components;
 - ❑ 13. Acoustical properties of any system or component;
 - ❑ 14. Soil conditions related to geo-technical or hydrologic specialties.
- Home inspectors do not offer:
 - ❑ 1. To perform work in any trade or profession other than home inspection;
 - ❑ 2. Warranties or guarantees of any kind.
- Home inspectors do not operate:
 - ❑ 1. Any system or component that is shut down or otherwise inoperable;
 - ❑ 2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by New York, New Jersey or Connecticut's Standards of Practice;
 - ❑ 3. Shut off valves or manual stop valves;
 - ❑ 4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.
- Home inspectors do not observe:
 - ❑ 1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
 - ❑ 2. Items that have not been installed;
 - ❑ 3. Installed decorative items;
 - ❑ 4. Detached structures other than garages and carports.
- Home inspectors do not describe or report on any system or component that is not included in New York, New Jersey or Connecticut's Standards of Practice and was not inspected.