Twin Oak Home Inspections

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Inspected By: Ken Burdick

Home Inspection Report

Prepared For:

Sample Report

Property Address:

XX
Xxxxx Rd
Upstate, NY 1XXXX

Inspected on Sun, Jan 7 2018 at 8:30 AM

Table of Contents

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS
Safety Concern: At the time of inspection the component presents a current or potential Safety Hazard. Evaluation, repair or replacement is recommended.

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Repair or Replace: At the time of inspection the component does not function as intended. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Monitor: The component should be monitored for signs of deterioration or improper function that may require future maintenance, evaluation, repair or replacement.

Maintain: The component requires, or will require current or future maintenance.

Noted: The component has a condition that requires further comment(s). Comment(s) will be made in the appropriate section.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	1990
Age Based On:	Listing
Bedrooms/Baths:	3/2
Door Faces:	West
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cold
Soil Condition:	Frozen
Utilities On During Inspection:	Yes
People Present:	Client, Buyer's Agent, Seller's Agent

Comment 1:
It is always recommended to change all locks sets prior to move in. The number or location of duplicate keys that may have been created in the past cannot be determined. This is important for your safety.

Comment 2:
This inspection does not check for any open building permits. It is recommended that the local building department be contacted to determine the presence or absence of any open permits.

Comment 3:
Twin Oak home inspections will report any substance that appears to be mold-like. This will be discussed in the appropriate section of the report. Mold inspection and testing is beyond the scope of a standard home inspection. Recommend a qualified mold specialist inspect and test for mold prior to closing if warranted.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From ground
Roof Design:	Gable
Roof Covering:	Asphalt Shingle, Snow covered Condition: Noted
Approximate Roof Age:	Unknown
Ventilation Present:	Soffit, Ridge
Vent Stacks:	Yes, Roof Penetrations not Visible Condition: Further Evaluation
Flashings:	Snow Covered Condition: Further Evaluation
Soffit and Fascia:	Aluminum, Vinyl Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Maintain

Comment 4:
Recent snowfall completely covered the roof preventing visual inspection of shingle condition, flashings and roof penetrations. Although listed as a three year old roof with asphalt shingles and no signs of water intrusion in the house or attic, it is recommended that the roof be visually inspected once the snow melts.

(Roofing continued)

Figure 4-1

Figure 4-2

Comment 5:
Gutters were noted around the perimeter of the house. Debris were visible in the gutter channel and one or more downspouts lacked an extension. Diverting water away from the house is important to extend the life of the foundation and associated systems. Recommend qualified person clean gutters and test operation. Consider installing gutter screens/downspout extensions.

Figure 5-1

Figure 5-2

(Roofing continued)

Figure 5-3

Figure 5-4

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, main entry, patios, decks and driveways.

House Number:	On Mailbox
Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Trees Nearby Condition: Maintain
Driveway:	Gravel, Snow covered Condition: Noted
Walkways:	Not Present
Main Entry/Rear Porch Steps:	Wood Condition: Safety Concern
Main Entry Porch/Stoop:	Wood Condition: Satisfactory
Back Porch:	Wood, Covered Condition: Snow-covered
Decks:	Wood Condition: Snow-covered

(Site continued)

Comment 6:
Nearby trees are likely contributing to debris in gutters. See comment on gutters in roof section along with recommendation to install gutter screens.

Comment 7:
The gravel driveway was completely snow-covered preventing a visual of evaluation of its condition. Gravel driveways will require periodic maintenance. Recommend qualified person evaluate once snow melts, repair, replace or maintain as necessary.

Figure 7-1

Figure 7-2

Comment 8:
The main entry steps and rear porch steps lacked a graspable handrail and had open risers. Although this is a common building practice, this can create a safety hazard especially for older adults and younger children. Recommend qualified contractor repair or replace as necessary.

(Site continued)

Figure 8-1

Figure 8-2

Figure 8-3

Figure 8-4

Comment 9:
Visible portions of the rear deck and covered porch were noted to be satisfactory. Snow cover prevented a full of evaluation of flooring condition. Recommend walk-through/evaluation once snow has melted.

(Site continued)

Figure 9-1

Figure 9-2

Figure 9-3

Figure 9-4

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Vinyl Condition: Satisfactory
Foundation Exposure:	One foot or more Condition: Satisfactory

(Exterior continued)

Windows:	Vinyl Condition: Repair or Replace
Entry Doors:	Steel Condition: Maintain
Exterior Outlets:	GFCI Condition: Further Evaluation

Comment 10:
One or more areas of windows, exterior doors, or brick finish were noted to require maintenance (caulk, paint or seal). This is important to increase the life of these systems and prevent the infiltration of pests and moisture. Recommend qualified person repair or replace as necessary.

Figure 10-1

Figure 10-2

(Exterior continued)

Figure 10-3

Figure 10-4

Figure 10-5

Figure 10-6

Comment 11:
The rear exterior outlet functioned as intended. The front exterior outlet was not tested due to lack of access. Recommend qualified person test GFCI outlet when access is available.

(Exterior continued)

Figure 11-1

Figure 11-2

Comment 12:
Christmas lighting wires were noted terminated outside one of the front basement windows. This represents a potential safety hazard if the interior portion is plugged in. Recommend remove wire.

Figure 12-1

(Exterior continued)

Comment 13:
One or more basement windows were noted with cracked and or broken window panes. This can affect the energy efficiency of the house. Recommend qualified contractor repair or replace as necessary.

Figure 13-1

Garage

Garage Type:	Attached, Basement
Garage Size:	1 Car
Visibility:	Limited, Stored Items
Automobile Doors:	Overhead Condition: Safety Concern
Door Opener:	Electric Condition: Repair or Replace
Opener Safety Features:	Not Inspected
Doors:	Wood, Not Fire Rated Condition: Repair or Replace
Windows:	Not Present
Outlets:	Not GFCI Condition: Only for garage door opener.
Electric/Plumbing:	Plumbing Present, Insulated

(Garage continued)

Comment 14:
Noted belt driven single car garage door that did not open when energized. The door began to open and stopped. Also noted weatherstripping to have air gaps and one or more springs to lack a safety cable. A photo electric eye was installed but could not be tested due to the door not operating. Also noted exterior door trim to require maintenance/repair (see comments on gutter extensions to take excess moisture away from the house perimeter in the Roof section). Recommend qualified contractor evaluate, repair or replace as necessary.

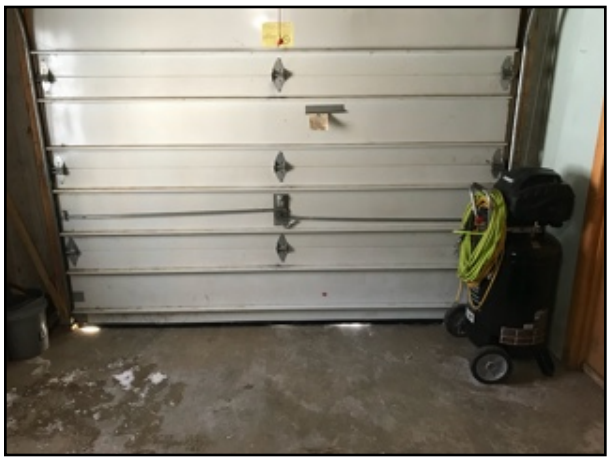

Figure 14-1

Figure 14-2

Figure 14-3

Figure 14-4

(Garage continued)

Comment 15:
Noted door between garage and basement to be not fire rated or self closing. This can allow for fumes to enter the house and is considered a fire safety issue. Recommend qualified contractor install self closing fire rated door.

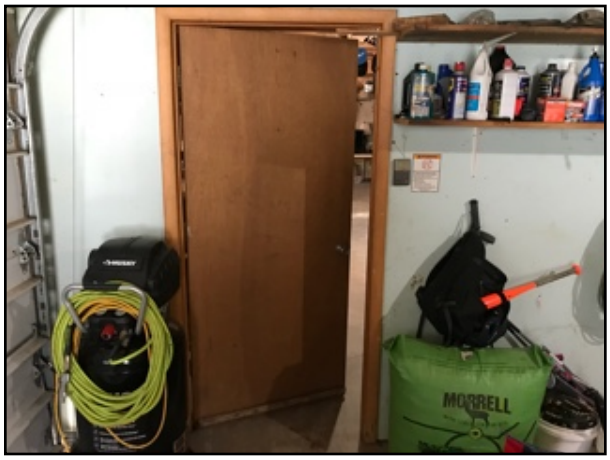

Figure 15-1

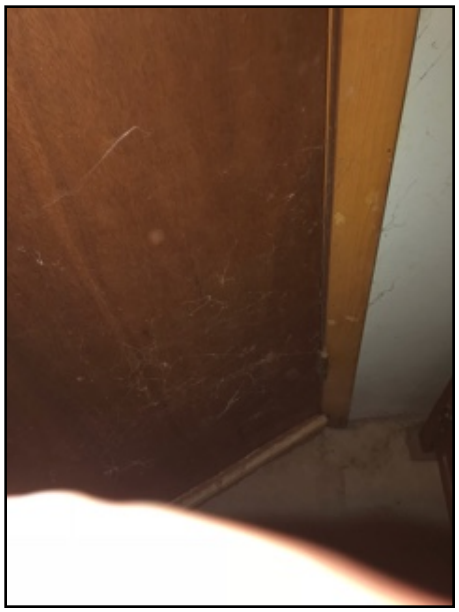

Figure 15-2

Structure

Floor:	Concrete Slab Condition: Satisfactory
Wall Structure:	Wood Framed, Concrete, Partially Hidden Condition: Satisfactory
Wall Covering:	None, Sheetrock Condition: Satisfactory
Ceiling Structure:	Wood Framed Condition: Satisfactory
Ceiling Covering:	None Condition: Safety Concern

(Structure continued)

Comment 16:
Noted garage with numerous stored items that prevented a full evaluation of the garage space. Visible portions of the garage are considered acceptable with the exception of the ceiling covering. There are living/sleeping areas above the garage and no ceiling covering is present. This is considered a fire hazard. Recommend walkthrough/evaluation once stored items are removed and qualified contractor install fire rated material on ceiling. Repair or replace as necessary.

Figure 16-1

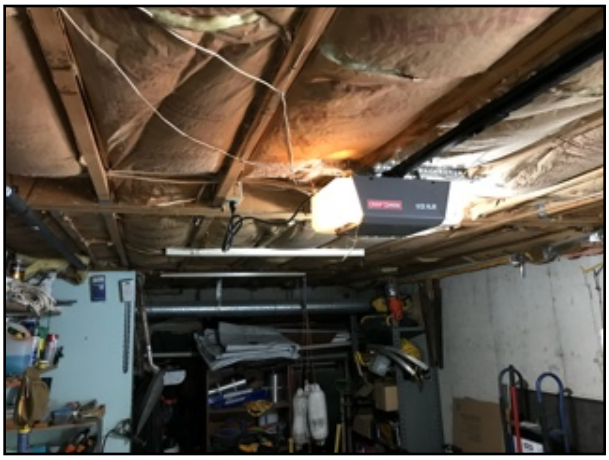

Figure 16-2

Figure 16-3

House Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Wall Structure:	Wood Frame Condition: Satisfactory
Foundation Types:	Basement
Foundation Material:	Poured Concrete, Exterior Cracks Condition: Satisfactory

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Comment 17:
Noted one or more cracks in poured concrete foundation. This crack is considered non-structural, but may allow for the infiltration moisture . Recommend qualified person seal crack in concrete.

Figure 17-1

Basement

Access:	Interior, Stairs, Ground Level
Foundation Walls:	Partially Hidden Condition: Satisfactory
Floor Structure Above:	Wood Joist, Wood Beam Condition: Satisfactory
Pier/Post/Column Support:	Steel Condition: Satisfactory
Basement Floor:	Concrete Condition: Satisfactory

(Basement continued)

Signs Of Moisture Intrusion:	Not Noted
Insulation Above:	Perimeter only Condition: Satisfactory
Ventilation Present:	Wood Windows Condition: Repair or Replace
Outlets:	Not GFCI Condition: Repair or Replace

Comment 18:
Noted basement without visible signs of moisture intrusion. One or more windows have broken panes as described in the exterior section and require repair. Cracks noted in the floor are considered normal and non-structural. Installed outlets are not GFCI protected. Recommend licensed electrician repair or replace outlets as necessary.

Numerous stored items prevented a complete visual inspection of walls, floors and overhead. Visible portions were considered satisfactory. Recommend walk-through/evaluation once stored items are removed.

Figure 18-1

Figure 18-2

(Basement continued)

Figure 18-3

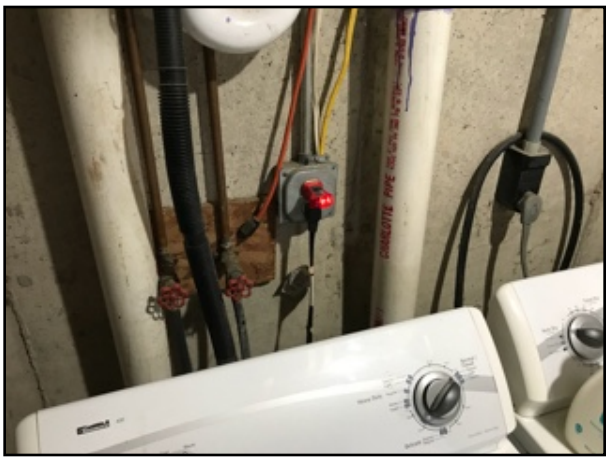

Figure 18-4

Figure 18-5

Figure 18-6

Comment 19:
Basement stairs lacked a graspable handrail, had open risers and lacked balusters. Although this is often a common building practice, it is considered a safety hazard, especially for young children and older adults. Recommend a qualified contractor repair or replace as necessary.

(Basement continued)

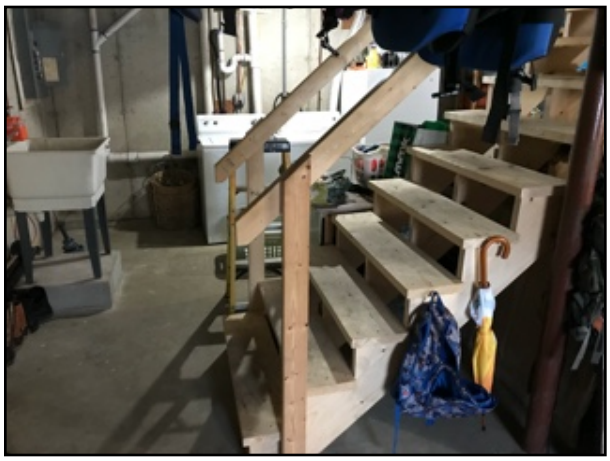

Figure 19-1

Figure 19-2

Attic

Attic Entry:	Hallway
Attic Viewing:	Limited - Partial Access
Evidence Of Moisture:	Not Noted
Framing Type:	Modular Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Satisfactory
Attic Floor:	Not Present
Attic Ventilation:	Ridge, Soffit Condition: Satisfactory
Bathroom Ventilation:	Not Visible Condition: Further Evaluation
Drain/Waste Vents:	PVC, Not Visible Condition: Noted
Insulation:	Fiberglass Batts, Cellulose Condition: Satisfactory
Evidence Of Vermin:	Yes, Mice

(Attic continued)

Comment 20:
Noted attic with viewing only from hatchway. The kitchen vent stack, kitchen range vent and bathroom fan venting were not visible and their discharge point could not be determined. If bath/kitchen venting terminates in the attic, excess moisture will be pumped into the attic space. Recommend contact owner of record to determine where venting terminates and have qualified contractor repair or replace as necessary. There were no visible signs of excess moisture from the viewing location.

Figure 20-1

Figure 20-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect:	Main Panel
	Condition: Satisfactory
Service Panel Location:	Basement
Service Panel Manufacturer:	Westinghouse
	Condition: Noted
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps

(Electrical continued)

Overcurrent Protection:	Breakers Condition: Satisfactory
Service Panel Ground:	Cold Water Pipe, Ground Rod
Service Panel Concerns:	Noted Condition: Repair or Replace
Branch Circuit Wiring:	Non-Metallic Sheathed Copper Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke/Carbon Monoxide Detectors:	Not In Each Bedroom, Smoke detector in basement

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Comment 21:
Noted electric panel with light corrosion and one or more internal wires terminated but not capped. Also noted one or more wires external to the panel not in electric box, not terminated properly or lacking electrical box covers. Additionally, several breakers are installed but not in use which can create confusion. Recommend licensed electrician repair, replace or remove as necessary.

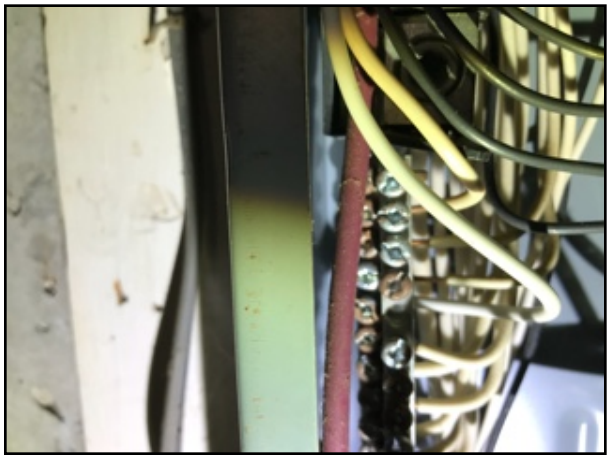

Figure 21-1

Figure 21-2

(Electrical continued)

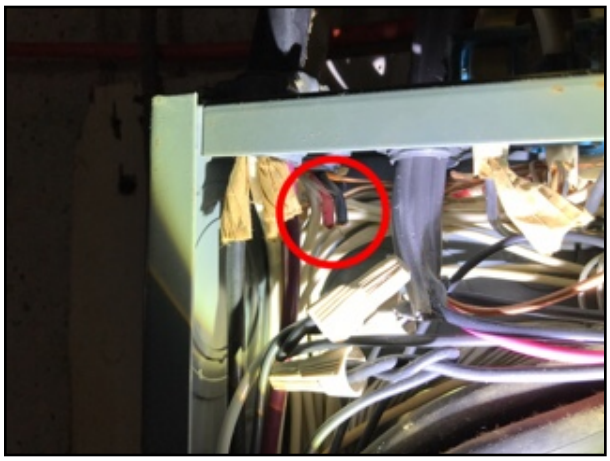

Figure 21-3

Figure 21-4

Figure 21-5

Figure 21-6

Comment 22:
Noted exterior plug for generator with mechanical main disconnect isolation in circuit breaker panel. This system was not tested.

(Electrical continued)

Figure 22-1

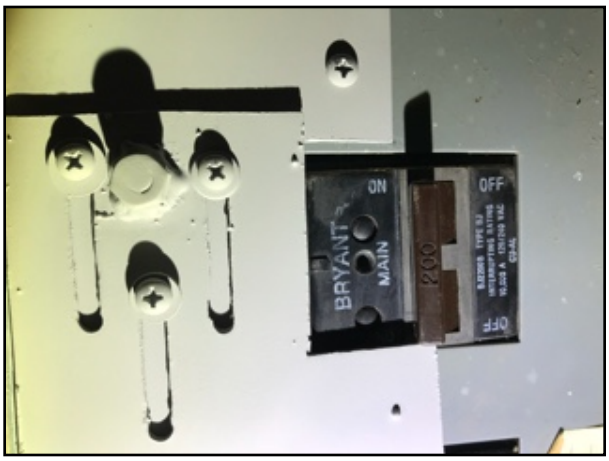

Figure 22-2

Comment 23:
Noted attic (behind access panel) and garage to have light fixtures without bulbs installed. This represents a potential safety hazard. Recommend qualified person install bulbs in these fixtures.

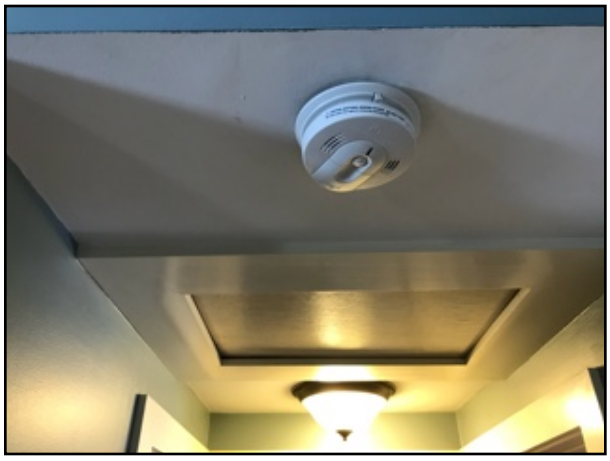

Figure 23-1

Figure 23-2

HVAC

HVAC System Type: Heating Only

(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Hot Water, Boiler
	Condition: Satisfactory
Type of Distribution:	Baseboard Convectors, Pipes
	Condition: Satisfactory
Manufacturer:	Raheem, Peerless
Heating Fuel:	Oil
Location Of Fuel Shutoff:	At boiler
	Condition: Satisfactory
Combustion Air Supply:	Interior
Apparent Age:	Older
Operation:	Fired/Gave Heat
	Condition: Satisfactory
Emergency Shutoff:	At Unit
	Condition: Satisfactory
Flue Pipe:	Metal
	Condition: Satisfactory
Boiler Safety Relief Valve/Extension:	Extension Too Short
	Condition: Repair or Replace
Oil Tank Location/Age:	Not Inspected
Oil Tank Type/Vent Pipe:	Steel Vent
	Condition: Satisfactory

(Heating continued)

Comment 24:
The oil tank located in the garage was covered by stored items and could not be fully inspected. Although visible portions appeared satisfactory, the tank should be evaluated by a heating systems professional once stored items are removed. This should be accomplished prior to closing.

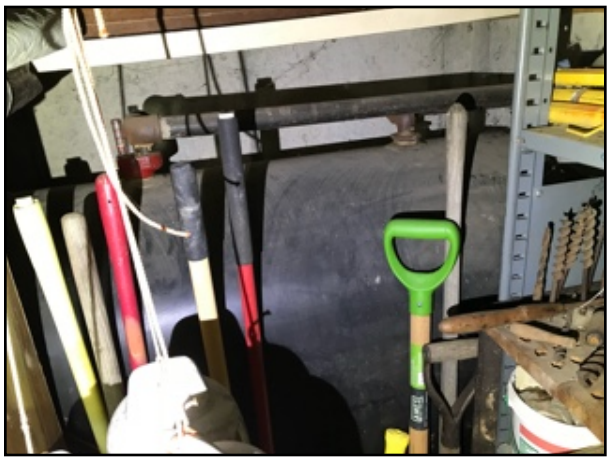

Figure 24-1

Figure 24-2

Comment 25:
The boiler lacks a safety relief valve extension. This extension is intended as a safety device in the event of hot water discharge. Recommend qualified contractor repair or replace as necessary.

Figure 25-1

(Heating continued)

Comment 26:
A rubber like tubing was noted to be part of the heating system. Recommend licensed plumber/HVAC contractor evaluate material for suitability. Repair or replace as necessary.

Figure 26-1

Figure 26-2

Figure 26-3

(Heating continued)

Comment 27:
One bedroom has a thermostat from what appears to be a previous electric heat source. If this thermostat is no longer in use recommend qualified contractor remove to prevent confusion.

Figure 27-1

Furnaces/Boilers should be checked, cleaned and serviced yearly by a qualified contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems exterior to the house are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper, Limited visibility Condition: Noted
Location of Main Water Shutoff:	Basement Condition: Satisfactory
Distribution Pipe Material:	Copper Condition: Monitor
Sewer System:	Septic System
Waste Pipe Material:	PVC Condition: Satisfactory

(Plumbing continued)

Main Waste Line Cleanouts:	Noted Condition: Satisfactory
Vent Pipes Observed:	On Roof
Multiple Fixture Flow Test:	No Drop In Flow Condition: Satisfactory

Comment 28:
The copper supply pipe was wrapped in insulation and not readily visible. Light corrosion was noted in one or more areas on copper distribution piping. No leaks were noted. These locations should be periodically monitored and repaired/maintained as necessary.

Figure 28-1

Figure 28-2

(Plumbing continued)

Figure 28-3

Comment 29:
The septic portion of a home inspection is a visual, non-invasive inspection of the accessible portions of interior septic components for functional drainage. It does not inspect the condition and operation of any exterior sewage system disposal components such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment. Recommend an on-site system be evaluated by a septic professional prior to closing.

Comment 30:
Noted PEX waterline feeding outside hose bib to be disconnected from house plumbing. This has been done to prevent the hose bib from freezing in the winter. Although functional, recommend consult licensed plumber to determine a more permanent solution.

(Plumbing continued)

Figure 30-1

Figure 30-2

Water Heater

Manufacturer:	Superstor
Type:	Indirect
Location:	Basement
Capacity:	40 gal
Approximate Age:	Older
Safety Relief Valve/Extension:	Extension Too Short Condition: Repair or Replace
Operation :	Operated as Intended Condition: Satisfactory

(Water Heater continued)

Comment 31:
Noted indirect fired water heater without a safety extension on the pressure relief valve. The safety extension is a safety device designed to protect someone In the event of hot water discharge. Recommend qualified contractor repair or replace as necessary.

Figure 31-1

Figure 31-2

Bathrooms

Master Bath

Location:	Master Bedroom, First Floor
Bath Tub:	Recessed
	Condition: Noted
Shower:	In Tub
	Condition: Satisfactory
Surround :	Plastic
	Condition: Satisfactory
Number Of Sinks:	One
Sink Type:	Vanity
	Condition: Noted
Toilet:	Standard Tank
	Condition: Satisfactory

(Master Bath continued)

Floor:	Vinyl Condition: Satisfactory
Leaks:	None Noted
Functional Flow Test:	No Drop In Pressure
Ventilation Type:	Fan Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Comment 32:
Noted master bathroom to be satisfactory with the exception of a loose vanity sink top, loose tub spout, non-functional window latch and non-functional sink stopper. Recommend qualified person repair or replace as necessary.

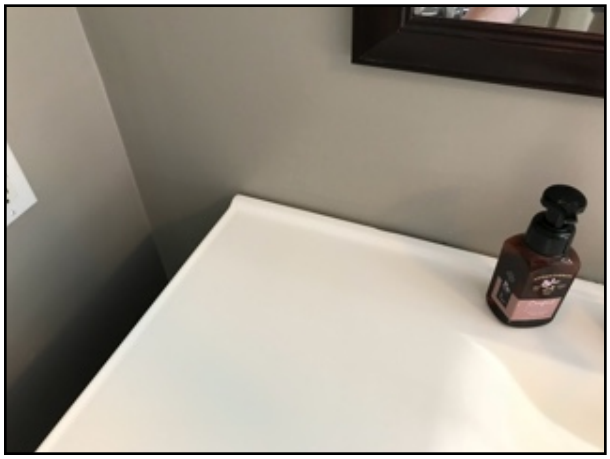

Figure 32-1

Figure 32-2

(Master Bath continued)

Figure 32-3

Figure 32-4

Bathroom #2

Location:	First Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Noted
Surround :	Plastic
	Condition: Satisfactory
Number Of Sinks:	One
Sink Type:	Vanity
	Condition: Noted
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Leaks:	None Noted
Functional Flow Test:	No Drop In Pressure
Ventilation Type:	Fan
	Condition: Repair or Replace
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)

Comment 33:
Noted second bathroom to be satisfactory except for nonfunctional exhaust fan and nonfunctional sink stopper. The controlling GFCI outlet was noted to be located at the rear exterior of the house. Recommend qualified contractor repair or replace as necessary.

Also noted incomplete spray pattern at showerhead and small leak at attachment point. Recommend qualified person clean shower head and tighten shower head. Repair or replace as necessary.

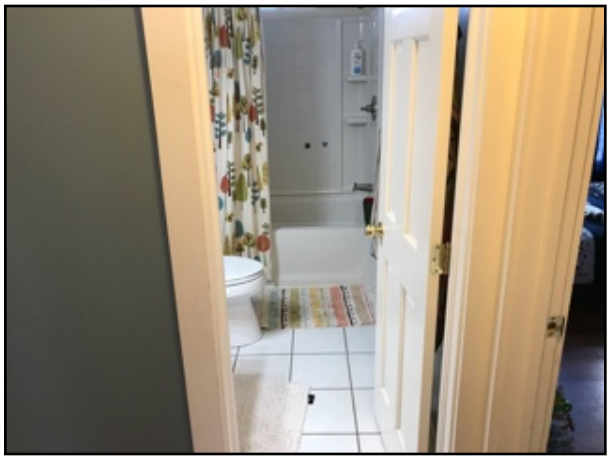

Figure 33-1

Figure 33-2

Figure 33-3

Figure 33-4

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows, doors, outlets and lights were tested for operation.

Ceilings:	Drywall Condition: Satisfactory
Floors:	Laminate Condition: Satisfactory
Floor Bounce:	Normal Condition: Satisfactory
Walls:	Drywall Condition: Satisfactory
Window Types:	Double Hung
Window Materials:	Wood Condition: Noted
Entry Door Types:	Hinged
Entry Door Materials:	Metal Condition: Noted
Interior Door Materials:	Wood Condition: Noted
Stairs:	To Basement, See Basement Section Condition: Noted
Outlets:	Three Prong Condition: Satisfactory
Fixtures/Fans:	Strobe Effect With Dimmer Condition: Repair or Replace
Smoke Detectors On Each Floor?:	Yes
Carbon Monoxide Detectors:	Could not Determine

(Interior continued)

Comment 34:
Smoke and/or carbon monoxide detectors were noted in some locations. Testing of these detectors is beyond the scope of a normal home inspection. Due to a nominal 10 year lifespan of smoke detectors and nominal 2 year lifespan of carbon monoxide detectors, it is recommended that proper location be reviewed with a licensed electrician and all detectors be installed/replaced as necessary. These are considered life saving devices.

Comment 35:
Stored items and furniture prevented a complete evaluation of interior house components. Recommend evaluation/walk-through once items are removed.

Figure 35-1

Figure 35-2

Comment 36:
A representative sampling of window operation was conducted. All windows except the master bedroom window operated as intended. The master bedroom window failed to latch closed. Recommend qualified contractor repair or replace as necessary.

(Interior continued)

Figure 36-1

Comment 37:
The rear exterior door deadbolt failed to fully close. Recommend qualified person adjust, repair or replace as necessary.

Figure 37-1

(Interior continued)

Comment 38:
One or more interior doors failed to latch when closed. Recommend qualified person adjust, repair or replace as necessary.

One or more panels of the master bedroom closet doors are cracked. The doors operate as intended. Recommend qualified person repair or replace as necessary.

Figure 38-1

Figure 38-2

Figure 38-3

Figure 38-4

(Interior continued)

Comment 39:
The dining room light exhibited a strobe effect when the dimmer was activated. This could be due to the presence of LED lights. Recommend change lightbulbs. If condition continues, recommend licensed electrician repair or replace as necessary.

Figure 39-1

Comment 40:
Noted fire extinguishers installed in one or more locations. These devices are always recommended in homes. Recommend contacting local fire department for recommended placement and servicing requirements.

Figure 40-1

Figure 40-2

Kitchen

Cabinets:	Wood
Cabinet Operation/Condition :	Seemed to Function Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Floor:	Sheet Goods Condition: Satisfactory
Walls/Ceiling:	Sheetrock, Ceramic Tile Condition: Satisfactory
Windows:	Operated Condition: Satisfactory
Sink:	Stainless Steel Condition: Noted
Leaks:	None Noted Condition: Satisfactory
Outlets:	GFCI, Regular Condition: Repair or Replace
Ventilation:	Exhaust Fan Condition: Satisfactory

Comment 41:
Water pressure at the kitchen sink was noted to be low compared to bathroom sinks. Recommend check screen for debris and clean fixture in attempt to increase pressure. This is not a defect.

(Kitchen continued)

Figure 41-1

Comment 42:
The kitchen GFCI outlet tripped as intended, but failed to reset. Recommend licensed electrician repair or replace as necessary.

Figure 42-1

Appliances

Oven Fuel/Operation:	Electric, Heat Generated Condition: Satisfactory
Range Fuel/Operation:	Electric, All Burners Worked Condition: Satisfactory
Range Hood Operation:	Operated Condition: Satisfactory

(Appliances continued)

Microwave Operation:	Not Operated Condition: Further Evaluation
Refrigerator Operation:	In Operation Condition: Repair or Replace
Dishwasher Operation:	Did Not Function Condition: Repair or Replace

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Comment 43:
Testing of appliances is beyond the scope of a normal home inspection, however some appliances were tested for operation as indicated above. The refrigerator was noted to have a loose handle. The dishwasher was not tested as the circuit breaker was turned off and indications are that it may not be functioning correctly. Recommend qualified appliance technician repair refrigerator and evaluate dishwasher for repair or replacement as necessary.

Also noted was a GE freezer in the basement. The interior was noted to be frozen.

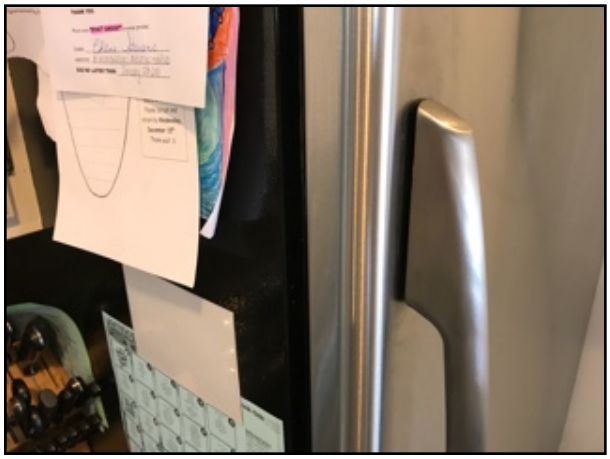

Figure 43-1

Figure 43-2

(Appliances continued)

Figure 43-3

Figure 43-4

Figure 43-5

Figure 43-6

Laundry

Location:	Basement
Laundry Sink:	Yes
	Condition: Satisfactory
Dryer Venting:	To Exterior
	Condition: Repair or Replace
Dryer Vent Material:	Flexible Ribbed Metal
	Condition: Satisfactory
GFCI Protection:	No
	Condition: Noted Basement Section

(Laundry continued)

Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Kenmore
Washer Age:	Older
Washer Operated?:	No Condition: Further Evaluation
Dryer:	Kenmore
Dryer Age:	Older
Dryer Power:	Electric
Dryer Operated?:	No Condition: Further Evaluation

Comment 44:
Noted dryer vent made of lightweight flexible foil type metal piping. The dryer vent discharges underneath the deck which can result in excess moisture under the deck. The dryer vent cover is not attached. This can result in moisture,vermin and pest infiltration. Recommend qualified person repair or replace as necessary. No lint was noted at the dryer exterior termination indicating the pipe is relatively new. Dryer venting should be cleaned periodically to prevent it from becoming a fire hazard.

Figure 44-1

Figure 44-2

(Laundry continued)

Comment 45:
The washer and dryer were not tested. This is beyond the scope of a normal home inspection. Should testing be desired, recommend qualified appliance technician test equipment. Also noted additional washer hook up in kitchen closet.

Figure 45-1

Figure 45-2

Figure 45-3

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Roofing

1) Comment 4: Recent snowfall completely covered the roof preventing visual inspection of shingle condition, flashings and roof penetrations. Although listed as a three year old roof with asphalt shingles and no signs of water intrusion in the house or attic, it is recommended that the roof be visually inspected once the snow melts.

2) Comment 5: Gutters were noted around the perimeter of the house. Debris were visible in the gutter channel and one or more downspouts lacked an extension. Diverting water away from the house is important to extend the life of the foundation and associated systems. Recommend qualified person clean gutters and test operation. Consider installing gutter screens/downspout extensions.

Site

3) Comment 7: The gravel driveway was completely snow-covered preventing a visual of evaluation of its condition. Gravel driveways will require periodic maintenance. Recommend qualified person evaluate once snow melts, repair, replace or maintain as necessary.

4) Comment 8: The main entry steps and rear porch steps lacked a graspable handrail and had open risers. Although this is a common building practice, this can create a safety hazard especially for older adults and younger children. Recommend qualified contractor repair or replace as necessary.

5) Comment 9: Visible portions of the rear deck and covered porch were noted to be satisfactory. Snow cover prevented a full of evaluation of flooring condition. Recommend walk-through/evaluation once snow has melted.

(Report Summary continued)

Exterior

6) Comment 10: One or more areas of windows, exterior doors, or brick finish were noted to require maintenance (caulk, paint or seal). This is important to increase the life of these systems and prevent the infiltration of pests and moisture. Recommend qualified person repair or replace as necessary.

7) Comment 11: The rear exterior outlet functioned as intended. The front exterior outlet was not tested due to lack of access. Recommend qualified person test GFCI outlet when access is available.

8) Comment 12: Christmas lighting wires were noted terminated outside one of the front basement windows. This represents a potential safety hazard if the interior portion is plugged in. Recommend remove wire.

9) Comment 13: One or more basement windows were noted with cracked and or broken window panes. This can affect the energy efficiency of the house. Recommend qualified contractor repair or replace as necessary.

Garage

10) Comment 14: Noted belt driven single car garage door that did not open when energized. The door began to open and stopped. Also noted weatherstripping to have air gaps and one or more springs to lack a safety cable. A photo electric eye was installed but could not be tested due to the door not operating. Also noted exterior door trim to require maintenance/repair (see comments on gutter extensions to take excess moisture away from the house perimeter in the Roof section). Recommend qualified contractor evaluate, repair or replace as necessary.

11) Comment 15: Noted door between garage and basement to be not fire rated or self closing. This can allow for fumes to enter the house and is considered a fire safety issue. Recommend qualified contractor install self closing fire rated door.

(Report Summary continued)

Garage: Structure

12) Comment 16: Noted garage with numerous stored items that prevented a full evaluation of the garage space. Visible portions of the garage are considered acceptable with the exception of the ceiling covering. There are living/sleeping areas above the garage and no ceiling covering is present. This is considered a fire hazard. Recommend walkthrough/evaluation once stored items are removed and qualified contractor install fire rated material on ceiling. Repair or replace as necessary.

House Structure

13) Comment 17: Noted one or more cracks in poured concrete foundation. This crack is considered non-structural, but may allow for the infiltration moisture . Recommend qualified person seal crack in concrete.

House Structure: Basement

14) Comment 18: Noted basement without visible signs of moisture intrusion. One or more windows have broken panes as described in the exterior section and require repair. Cracks noted in the floor are considered normal and non-structural. Installed outlets are not GFCI protected. Recommend licensed electrician repair or replace outlets as necessary.

Numerous stored items prevented a complete visual inspection of walls, floors and overhead. Visible portions were considered satisfactory. Recommend walk-through/evaluation once stored items are removed.

15) Comment 19: Basement stairs lacked a graspable handrail, had open risers and lacked balusters. Although this is often a common building practice, it is considered a safety hazard, especially for young children and older adults. Recommend a qualified contractor repair or replace as necessary.

(Report Summary continued)

House Structure: Attic

16) Comment 20: Noted attic with viewing only from hatchway. The kitchen vent stack, kitchen range vent and bathroom fan venting were not visible and their discharge point could not be determined. If bath/kitchen venting terminates in the attic, excess moisture will be pumped into the attic space. Recommend contact owner of record to determine where venting terminates and have qualified contractor repair or replace as necessary. There were no visible signs of excess moisture from the viewing location.

Electrical

17) Comment 21: Noted electric panel with light corrosion and one or more internal wires terminated but not capped. Also noted one or more wires external to the panel not in electric box, not terminated properly or lacking electrical box covers. Additionally, several breakers are installed but not in use which can create confusion. Recommend licensed electrician repair, replace or remove as necessary.

18) Comment 22: Noted exterior plug for generator with mechanical main disconnect isolation in circuit breaker panel. This system was not tested.

19) Comment 23: Noted attic (behind access panel) and garage to have light fixtures without bulbs installed. This represents a potential safety hazard. Recommend qualified person install bulbs in these fixtures.

HVAC: Heating

20) Comment 24: The oil tank located in the garage was covered by stored items and could not be fully inspected. Although visible portions appeared satisfactory, the tank should be evaluated by a heating systems professional once stored items are removed. This should be accomplished prior to closing.

21) Comment 25: The boiler lacks a safety relief valve extension. This extension is intended as a safety device in the event of hot water discharge. Recommend qualified contractor repair or replace as necessary.

22) Comment 26: A rubber like tubing was noted to be part of the heating system. Recommend licensed plumber/HVAC contractor evaluate material for suitability. Repair or replace as necessary.

(Report Summary continued)

23) Comment 27: One bedroom has a thermostat from what appears to be a previous electric heat source. If this thermostat is no longer in use recommend qualified contractor remove to prevent confusion.

Plumbing

24) Comment 29: The septic portion of a home inspection is a visual, non-invasive inspection of the accessible portions of interior septic components for functional drainage. It does not inspect the condition and operation of any exterior sewage system disposal components such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment. Recommend an on-site system be evaluated by a septic professional prior to closing.

Plumbing: Water Heater

25) Comment 31: Noted indirect fired water heater without a safety extension on the pressure relief valve. The safety extension is a safety device designed to protect someone In the event of hot water discharge. Recommend qualified contractor repair or replace as necessary.

Bathrooms: Master Bath

26) Comment 32: Noted master bathroom to be satisfactory with the exception of a loose vanity sink top, loose tub spout, non-functional window latch and non-functional sink stopper. Recommend qualified person repair or replace as necessary.

Bathrooms: Bathroom #2

27) Comment 33: Noted second bathroom to be satisfactory except for nonfunctional exhaust fan and nonfunctional sink stopper. The controlling GFCI outlet was noted to be located at the rear exterior of the house. Recommend qualified contractor repair or replace as necessary.

Also noted incomplete spray pattern at showerhead and small leak at attachment point. Recommend qualified person clean shower head and tighten shower head. Repair or replace as necessary.

(Report Summary continued)

Interior

28) Comment 34: Smoke and/or carbon monoxide detectors were noted in some locations. Testing of these detectors is beyond the scope of a normal home inspection. Due to a nominal 10 year lifespan of smoke detectors and nominal 2 year lifespan of carbon monoxide detectors, it is recommended that proper location be reviewed with a licensed electrician and all detectors be installed/replaced as necessary. These are considered life saving devices.

29) Comment 35: Stored items and furniture prevented a complete evaluation of interior house components. Recommend evaluation/walk-through once items are removed.

30) Comment 36: A representative sampling of window operation was conducted. All windows except the master bedroom window operated as intended. The master bedroom window failed to latch closed. Recommend qualified contractor repair or replace as necessary.

31) Comment 37: The rear exterior door deadbolt failed to fully close. Recommend qualified person adjust, repair or replace as necessary.

32) Comment 38: One or more interior doors failed to latch when closed. Recommend qualified person adjust, repair or replace as necessary.

One or more panels of the master bedroom closet doors are cracked. The doors operate as intended. Recommend qualified person repair or replace as necessary.

33) Comment 39: The dining room light exhibited a strobe effect when the dimmer was activated. This could be due to the presence of LED lights. Recommend change lightbulbs. If condition continues, recommend licensed electrician repair or replace as necessary.

34) Comment 40: Noted fire extinguishers installed in one or more locations. These devices are always recommended in homes. Recommend contacting local fire department for recommended placement and servicing requirements.

(Report Summary continued)

Kitchen

35) Comment 42: The kitchen GFCI outlet tripped as intended, but failed to reset. Recommend licensed electrician repair or replace as necessary.

Kitchen: Appliances

36) Comment 43: Testing of appliances is beyond the scope of a normal home inspection, however some appliances were tested for operation as indicated above. The refrigerator was noted to have a loose handle. The dishwasher was not tested as the circuit breaker was turned off and indications are that it may not be functioning correctly. Recommend qualified appliance technician repair refrigerator and evaluate dishwasher for repair or replacement as necessary.

Also noted was a GE freezer in the basement. The interior was noted to be frozen.

Laundry

37) Comment 44: Noted dryer vent made of lightweight flexible foil type metal piping. The dryer vent discharges underneath the deck which can result in excess moisture under the deck. The dryer vent cover is not attached. This can result in moisture,vermin and pest infiltration. Recommend qualified person repair or replace as necessary. No lint was noted at the dryer exterior termination indicating the pipe is relatively new. Dryer venting should be cleaned periodically to prevent it from becoming a fire hazard.

SUBPART 197-5 STANDARDS OF PRACTICE FOR HOME INSPECTORS

Section 197-5. 1 Definitions

(a) Alarm Systems: means installed or freestanding warning devices including, but not limited to, smoke detectors, carbon monoxide detectors, flue gas and other spillage detectors and security equipment.

(b) Central Air Conditioning: means a system that uses either ducts to distribute cooled and/or dehumidified air to more than one room of a residential building or pipes to distribute chilled water to heat exchangers in more than one room in a residential building, and which is not plugged into an electrical convenience outlet.

(c) Component: means a readily accessible and observable aspect of a system such as a floor or a wall, but not individual pieces such as boards or nails where many similar pieces make up the component.

(d) Dangerous or Adverse Situations: means situations that pose a threat of injury to the home inspector including, but not limited to, those situations in which the home inspector is required to use special protective clothing or other safety equipment.

(e) Decorative: means a component or part thereof that is ornamental and not required for the proper operation of the essential systems and components of a home.

(f) Dismantle: means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened and that a homeowner in the course of normal household maintenance would not dismantle.

(g) Engineering, Practice of: means as that term is defined in Education Law, title VIII, Article 145, Section 7201.

(h) Engineering Study: means a study requiring engineering services.

(i) Functional Drainage: means the operation of a drain whereby a drain empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

(j) Functional Flow: means a reasonable flow at the highest fixture in a dwelling when

another fixture is operated simultaneously.

(k) Further Evaluation: means the examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.

(l) Household Appliances: means kitchen and laundry appliances, room air conditioners, and similar appliances.

(m) Inspect: means to visually examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily operable access panels.

(n) Installed: means attached or connected such that the installed item requires tools for removal.

(o) Normal Operating Controls: means homeowner operated devices such as a thermostat, wall switch, or safety switch.

(p) Observable: means able to be observed at the time of the inspection without the removal of covering, fixed, finished and or stored materials.

(q) Observe: means the act of making a visual examination.

(r) On-site Water Supply Quantity: means the volume of water that is available for domestic use.

(s) Operate: means to cause systems or equipment to function.

(t) Primary Windows and Doors: means windows and exterior doors that are designed to remain in their respective openings year-round.

(u) Readily Accessible: means available for visual inspection without requiring the home inspector to remove or dismantle any personal property, use destructive measures, or take any action which will likely involve risk to persons or property.

(v) Readily Operable Access Panel: means a panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted, swung open, or otherwise removed by one person, and its edges and fasteners

are not painted in place. The panel must be within normal reach and not blocked by stored items, furniture or building components.

(w) Recreational Facilities: means spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other entertainment or athletic facilities.

(x) Report: means a written document setting forth findings of home inspection unless otherwise specified in these regulations.

(y) Representative Number: means for multiple identical components such as windows and electrical outlets, one such component per room. For multiple identical exterior components this term shall mean one such component on each side of the building.

(z) Roof Drainage Systems: means gutters, down spouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

(aa) Safe Access: means access free of any encumbrances, hazardous materials, health and safety hazards such as climbing and/or standing on other than the ground and/or floor which may jeopardize the inspector.

(bb) Safety Glazing: means tempered glass, laminated glass or rigid plastic.

(cc) Shut Down: means a piece of equipment or a system is shut down when the device or control cannot be operated in a manner that a homeowner would normally use to operate it. If the safety switch or circuit breaker is in the "off" position, or the fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

(dd) Solid Fuel Heating Device: means any wood, coal, or other similar organic fuel burning device including, but not limited to, fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and any combination of these devices.

(ee) Structural Component: means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

(ff) System: means a combination of interacting or interdependent components, assembled to carry out one or more functions.

(gg) Technically Exhaustive: means an inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

(hh) Under Floor Crawl Space: means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

(ii) Unsafe: means a condition in a readily accessible, installed system or component, which is judged by the Home Inspector to be of significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential construction standard.

(jj) Water Supply Quality: means the quality of a residential building's water supply based on the bacterial, chemical, mineral, and solids content of the water.

Section 197-5.2 Purpose and Scope

(a) These Standards of Practice establish a minimum and uniform standard for home inspectors. Home inspections shall be performed in compliance with these Standards of Practice and shall provide the client with objective information regarding the condition of the systems and components of the residential building as observed at the time of the home inspection.

(b) These Standards of Practice are not intended to limit home inspectors from including other inspection services or from observing and reporting upon systems and components not required by these Standards of Practice.

(c) The home inspection report shall clearly identify the systems and components of the residential building that were observed. If a home inspector is providing a home inspection that does not meet the minimum requirements as set forth in this Standards of Practice, the home inspection report must describe the scope of work, the services provided and the systems and components that are included and excluded in the inspection.

Section 197-5.3 Minimum Requirements

(a) Home inspectors shall observe and report on readily accessible, visually observable

installed systems and components as set forth in these Standards of Practice.

(b) Home inspectors shall report on those systems and components observed that, in the professional opinion of the home inspector, are deficient, not functioning properly and/or unsafe.

(c) If a home inspector has not observed a particular system or major component, he or she shall list said item in the inspection report as an item that was not observed and shall set forth the reasons why said item was not observed.

Section 197-5.4 Site Conditions

(a) Home inspectors shall observe and report the following site conditions:
1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

(b) Home inspectors are not required to observe and report on the following site conditions:
1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.

Section 197-5.5 Structural Systems

(a) Home inspectors shall observe and report on the following:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

Section 197-5.6 Exterior

(a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

Section 197-5.7 Roof Systems

(a) Home inspectors shall observe and report on readily accessible:
1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

(b) The home inspector shall report on the methods used to observe the roof and other components set forth in this section.

(c) All home inspection reports shall describe the observed condition and type of roofing materials and shall describe the methods used to observe the roofing.

(d) Home inspectors are not required to observe and report on:
1. Antennas, lightening arresters or similar attachments;
2. Any flue or chimney interior that is not readily accessible;

3. Other installed accessories.

(e) Home inspectors are not required to operate powered roof ventilators.

(f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.

(g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;

5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. 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;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d). Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Section 197-5.9 Electrical System

(a). Home inspectors shall observe and report upon readily accessible and observable portions of:
1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.

(b). Home inspections shall describe readily accessible and observable portions of:
1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;

5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c). Home inspectors are not required to:
1. Observe and report on remote control devices;
2. Observe and report on alarm systems and components;
3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
5. Insert any tool, probe or testing device into the main or sub-panels;
6. Activate electrical systems or branch circuits which are not energized;
7. Operate overload protection devices;
8. 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;
9. Move any object, furniture or appliance to gain access to any electrical component;
10. Test every switch, receptacle and fixture;
11. Remove switch and outlet cover plates;
12. Observe and report on electrical equipment not readily accessible;
13. Dismantle any electrical device or control;
14. Measure amperage, voltage or impedance;
15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

Section 197-5.10 Heating System

(a). Home inspectors shall:
1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;

3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:
1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. 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;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;
13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

(a). Home inspectors shall:
1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;

2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b). Home inspectors are not required to:
1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. 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;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

Section 197-5.12 Interior

(a). Home inspectors shall:
1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b). Home inspectors are not required to:
1. 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;

2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Section 197-5.13 Insulation and Ventilation

(a). Home inspectors shall:
1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:
1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

Section 197-5.14 Fireplaces

(a). Home inspectors shall:
1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

(b). Home inspectors are not required to:
1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;
3. Observe and report on automatic fuel feed devices;

4. Observe and report on mantles and fireplace surrounds;
5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

Section 197-5.15 Attics

(a). Home inspectors shall observe and report on any safe and readily accessible attic space describing:
1. The method of observation used; and
2. Conditions observed.

(b). Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.16 Limitations and Exclusions

(a). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; 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.

(b). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(c). Home inspectors shall not be required to 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.

(d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp

meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e). Home inspectors are not required to 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.

(f). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.

(g). Home inspectors are not required to 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.

(h). Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(i). Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.

(j). Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(k). Home inspectors are not required to 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.

(l). Home inspectors are not required to offer:
1. To perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

(m). Home inspectors are not required to 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 these 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.

(n). Home inspectors are not required to 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. Items that are not entered in accordance with subdivision 15 of this section;
5. Detached structures other than garages and carports.

(o). Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(q). These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.