



ENDGAME HOME INSPECTIONS LLC

(315) 270-3056

endgamehis@gmail.com

<http://www.endgamehis.com>



YOUR CUSTOM HOME INSPECTION REPORT

1234 Main St.
Jamesville ny 13078

Buyer Name
01/08/2019 9:00AM



Inspector

Robert Hayhurst

Internachi Certified Professional Home
Inspector NYS License # 16000082190

(315) 270-3056

endgamehis@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- ⊖ 2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Flashing around Chimney
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Brick Mortar
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Railing Loose
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.7.1 Exterior - Foundation: Parge coating
- ⊖ 3.8.1 Exterior - Electrical Service/Meter: Caulk
- ⊖ 4.1.1 Garage - Garage Roof: Garage Roof
- ⊖ 5.5.1 Attic - Chimney Chase in Attic: Water Intrusion
- ⊖ 6.1.1 Doors, Windows & Interior - Doors: Hinges Loose
- ⊖ 6.2.1 Doors, Windows & Interior - Windows: Damaged
- ⊖ 6.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- ⊖ 6.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- ⊖ 6.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Loose Balusters
- ⊖ 6.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⚠ 8.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- ⊖ 8.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- ⊖ 8.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Standing Water
- ⚠ 8.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- ⚠ 8.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Water Intrusion
- ⊖ 12.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⊖ 12.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 12.7.1 Plumbing - Bathroom Second Floor: Caulking around Tub

 12.8.1 Plumbing - Water Flow Test: Water Flow Decrease

 13.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Incorrectly Wired

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Clients father,
Clients girlfriend

Occupancy

Unoccupied

Age of House

118 - 118

Type of Building

Single Family

Temperature (approximate)

30 Fahrenheit (F)

Weather Conditions

Cloudy, Cold, Wet

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	S Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Binoculars, Ground

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

None

Flashings: Material

Aluminum

Deficiencies

2.1.1 Coverings

 Recommendation

DAMAGED (GENERAL)

Roof coverings showed moderate damage. To include lifted shingles, curled shingles. One section of the roof appears to have been repaired at some time. The roof is over 20 years old. Recommend a qualified roofing professional evaluate and repair.



2.2.1 Roof Drainage Systems

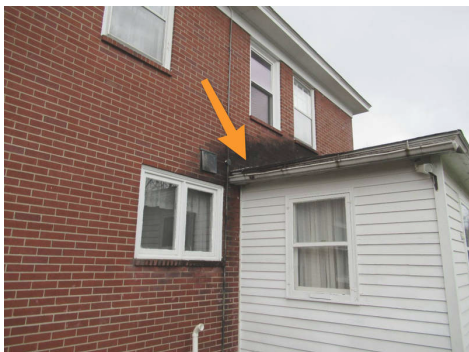
 Recommendation

GUTTERS MISSING

There are no gutters/broken gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified gutter contractor



2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified masonry professional.



2.4.3 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

FLASHING AROUND CHIMNEY

Unable to determine if flashing around the chimney is present, as lower section is covered with tar.

Recommendation

Contact a qualified chimney contractor.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Foundation	X			X
3.8	Electrical Service/Meter	X			X
3.9	A/C Exterior	X			
3.10	Well Head			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick

Siding, Flashing & Trim: Siding Style

Brick

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch

Decks, Balconies, Porches & Steps: Material

Wood

Foundation: Exterior Foundation Walls

Block

Electrical Service/Meter: Electrical Service type

Overhead

Electrical Service/Meter: Drip Loop Present

Yes

Electrical Service/Meter: Meter Amerage

200 Amp

Electrical Service/Meter: Voltage

120/240 Volts

A/C Exterior: A/C Compressor Condition

Acceptable

A/C Exterior: A/C During Opertaion

Not Running

A/C Exterior: A/C Air Discharge

Not Running

A/C Exterior: A/C Low Pressure Refrigerant Line

Cracked Insulation

A/C Exterior: A/C Pad

Concrete, Acceptable condition

A/C Exterior: Electrical Disconnect

Present, Acceptable Condition



Walkways, Patios & Driveways: Walkway

Concrete

Some uneven areas of walkway may be a trip hazard. Recommend repair as necessary by a qualified professional.

Limitations

Deficiencies

3.1.1 Siding, Flashing & Trim

 Recommendation

BRICK MORTAR

Brick mortar is deteriorated in numerous areas. This can lead to moisture intrusion and further damage. Recommend repair as necessary by qualified professional.

Recommendation

Contact a qualified masonry professional.



3.3.1 Walkways, Patios & Driveways

 Recommendation

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.



3.4.1 Decks, Balconies, Porches & Steps

 Recommendation

RAILING LOOSE

Railing on front porch is loose. Recommend repair as necessary by a qualified professional.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

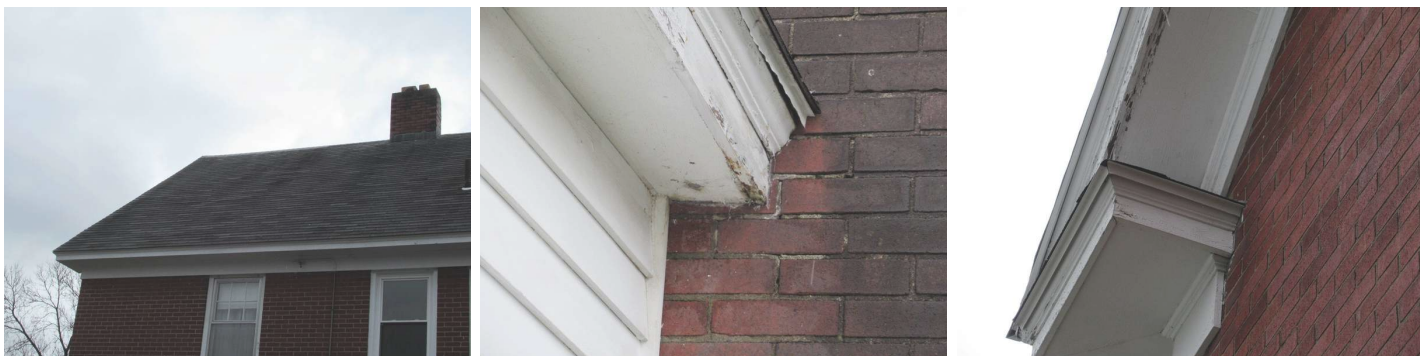
PAINT/FINISH FAILING

Recommendation

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painter.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



3.7.1 Foundation

PARGE COATING

 Recommendation

Parge coating on exterior block foundation is cracked or falling off in numerous areas. This can allow moisture intrusion into the structure. Recommend repair as necessary by qualified professional.

Recommendation

Contact a qualified professional.



3.8.1 Electrical Service/Meter

CAULK

 Recommendation

Missing caulk around service conduit entrance to house. Repair caulk around meter box.

Recommendation

Contact a handyman or DIY project



4: GARAGE

		IN	NI	NP	D
4.1	Garage Roof	X			X
4.2	Garage Door	X			
4.3	Ceiling	X			
4.4	Floor	X			
4.5	Walls & Firewalls	X			
4.6	Garage Door Opener			X	
4.7	Occupant Door (From garage to inside of home)			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Detached	Sub Panel No	Garage Roof: Roof Material Asphalt
Garage Roof: Roof Type Gable	Garage Door: Material Wood	Garage Door: Number of Bays Two
Garage Door: Type Sectional	Garage Door: Auto Door Material Wood	Garage Door: Type of Door Swinging
Garage Door: Condition of Bay Doors Poor	Floor: Floor Type Concrete	Floor: Floor Condition Acceptable, Small Cracks, View Blocked by Car/Items
Walls & Firewalls: Interior Wall Covering Aluminum	Garage Door Opener: Number of Electric Door Openers None	Garage Door Opener: Auto Reverse N/A
Garage Door Opener: Photo Electric Eye N/A		

Limitations

Deficiencies

4.1.1 Garage Roof

GARAGE ROOF

Garage roof is substantially deteriorated and should be repaired soon.

Recommendation

Contact a qualified professional.





5: ATTIC

		IN	NI	NP	D
5.1	Ventilation	X			
5.2	Attic Insulation	X			
5.3	Vapor Retarders (Crawlspace or Basement)			X	
5.4	Exhaust Systems			X	
5.5	Chimney Chase in Attic	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Access

Stairs

Flooring Insulation

Batt, Fiberglass

Roof System

Rafters

Rafter Spacing

24 Inches

Roof Decking

Wood Plank

Moisture Penetration

Water Stains on Deck and Rafters

Attic Flooring

Wood, Fully Floored

Ventilation: Ventilation Type

Gable Vents

Ventilation: Sofft Vents

N/A

Attic Insulation: Insulation Type

Batt

Attic Insulation: Insulation Location

Floor, Roof

Attic Insulation: Bathroom Vent Ductwork

Could not Determine Limited Viewing

Exhaust Systems: Exhaust Fans

None

Limitations

Deficiencies

5.5.1 Chimney Chase in Attic

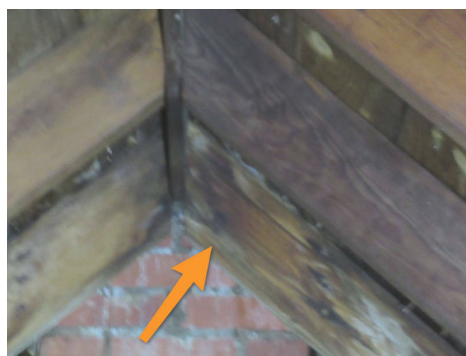


WATER INTRUSION

There was evidence of previous water intrusion around the chimney, on roof decking, in the attic.

Recommendation

Contact a qualified professional.



6: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
6.1	Doors	X			X
6.2	Windows	X			X
6.3	Floors	X			
6.4	Walls	X			X
6.5	Ceilings	X			X
6.6	Steps, Stairways & Railings	X			X
6.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Single Pane

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

6.1.1 Doors

HINGES LOOSE

Loose hinge on the front storm door and front door. Loose hinges can cause the door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.



Recommendation



6.2.1 Windows

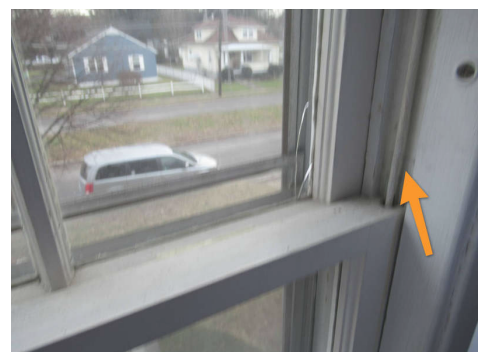
DAMAGED

One or more windows have broken or frayed weight ropes, but are operational. Recommend a window professional repair as necessary.

Also, some windows are cracked.



Recommendation



6.4.1 Walls

Recommendation

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

6.5.1 Ceilings

Recommendation

MINOR DAMAGE

Minor cracks on the ceilings were visible at the time of the inspection.

6.6.1 Steps, Stairways & Railings

Recommendation

LOOSE BALUSTERS

Basement handrail was loose. This could pose a safety hazard. Recommend a qualified handyman repair as necessary.



6.6.2 Steps, Stairways & Railings

Recommendation

NO HANDRAIL

Staircase to attic had no handrail. This is a safety hazard. Recommend a qualified handyman install a handrail.



7: APPLIANCES

		IN	NI	NP	D
7.1	Dishwasher	X			
7.2	Refrigerator	X			
7.3	Range/Oven/Cooktop	X			
7.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand

GE

Dishwasher: Dishwasher Age

Older

Refrigerator: Brand

Frigidaire

Refrigerator: Refrigerator Age

Older

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven Brand

GE

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Range Age

Newer

Range/Oven/Cooktop: Operated Range

All Burners Working

Range/Oven/Cooktop: Oven

Part Of Stove, Electric, Gave of Heat

8: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
8.1	Foundation	X			X
8.2	Basements & Crawlspaces	X			X
8.3	Floor Structure	X			
8.4	Wall Structure	X			X
8.5	Ceiling Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Basement Access

Foundation: Material
Masonry Block

Floor Structure:
Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete, Slab, Wood I-Joists,
Wood Beams

Floor Structure: Sub-floor
N/A

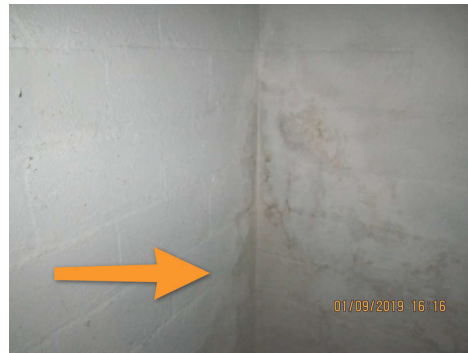
Deficiencies

8.1.1 Foundation

 Safety Hazard

WATER INTRUSION

Water intrusion was evident on the surface of the floor in the basement. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



8.2.1 Basements & Crawlspaces

 Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify the source of moisture and correct as necessary.

8.2.2 Basements & Crawlspaces

 Recommendation**STANDING WATER**

Observed signs that standing water may have been present on the basement floor. It appears that the washing machine may be leaking. Recommend a qualified contractor evaluate and find the potential source of moisture.



8.4.1 Wall Structure

 Safety Hazard**EVIDENCE OF WATER INTRUSION**

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

8.5.1 Ceiling Structure

 Safety Hazard**EVIDENCE OF WATER INTRUSION**

Ceiling structure in the back left (as facing the front of house) corner, showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

9: LAUNDRY

		IN	NI	NP	D
9.1	Laundry Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Laundry Room: Location

Basement

Laundry Room: Washing Machine

Kenmore

Laundry Room: Washin Machine Age

Older

Laundry Room: Connections From Water, Drain & Electric

Noted

Laundry Room: Dryer

None

Laundry Room: Dryer Power

Electric

Laundry Room: Dryer Vent

Metal, Vented Outside

Laundry Room: Operated Washer and Dryer

Not Operated

Laundry Room: Drain Pipe and Electric

Safe Distance

10: HEATING

		IN	NI	NP	D
10.1	Equipment	X			
10.2	Normal Operating Controls	X			
10.3	Distribution Systems	X			
10.4	Presence of Installed Heat Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Furnace/Boiler/Electric

Furnace

Recommend serving unit according to manufacturers guidelines.

Equipment: Brand

Carrier

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air, High Efficiency

Distribution Systems: Ductwork

Non-insulated

Limitations

11: COOLING

		IN	NI	NP	D
11.1	Cooling Equipment		X		
11.2	Normal Operating Controls		X		
11.3	Distribution System	X			
11.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Backyard

Distribution System: Configuration
Central

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. Running AC in temperatures below 65 degrees may cause damage to the unit. Recommend servicing by a qualified HVAC professional before using.



12: PLUMBING

		IN	NI	NP	D
12.1	Main Water Shut-off Device	X			
12.2	Drain, Waste, & Vent Systems	X			
12.3	Water Supply, Distribution Systems & Fixtures	X			
12.4	Hot Water Systems, Controls, Flues & Vents	X			X
12.5	Fuel Storage & Distribution Systems	X			
12.6	Sump Pump			X	
12.7	Bathroom Second Floor	X			X
12.8	Water Flow Test	X			X
12.9	Bathroom First Floor	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2"

Drain, Waste, & Vent Systems:

Sewer Main Material

Iron, PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper, Galvanized

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Basement, Gas Meter

Bathroom Second Floor: Toilet

Flushed

Toilet flushed and working as designed.

Bathroom Second Floor: Sink

No Leaks

Bathroom Second Floor: Tub

Run, No Leaks

Water Flow Test: Water Flow

Test

Checked

Bathroom First Floor: Toilet

Flushed

Toilet flushed and working as designed.

Bathroom First Floor: Sink

No Leaks

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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

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

Limitations

Deficiencies

12.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. The unit is approximately 15 years old and is outside the normal life expectancy. Recommend monitoring its effectiveness and replacing in the near future.

12.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation of drip when the unit is replaced.

12.7.1 Bathroom Second Floor

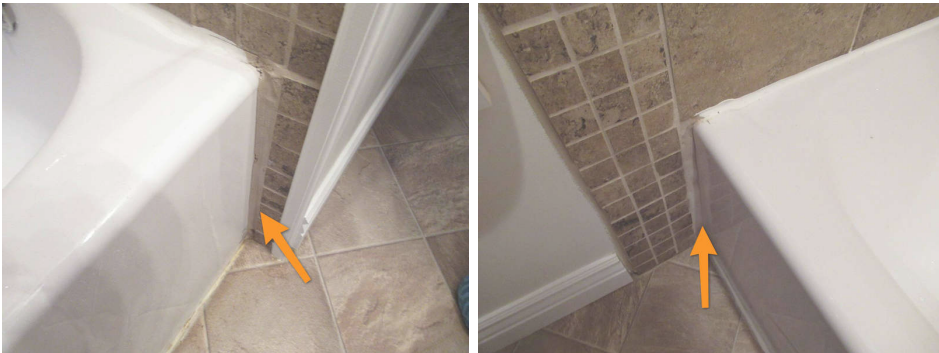
 Recommendation

CAULKING AROUND TUB

Recommend applying caulk to verticle side of tub exterior corners.

Recommendation

Contact a handyman or DIY project



12.8.1 Water Flow Test

 Recommendation

WATER FLOW DECREASE

Water flow decreased substantially when the shower was turned on while sink was also on.

Recommendation

Contact a qualified professional.

13: ELECTRICAL

		IN	NI	NP	D
13.1	Service Entrance Conductors	X			
13.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
13.3	Branch Wiring Circuits, Breakers & Fuses	X			
13.4	Lighting Fixtures, Switches & Receptacles	X			
13.5	GFCI & AFCI	X			
13.6	Smoke Detectors		X		
13.7	Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
 Basement

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
 ETN

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
 None

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Romex

Limitations

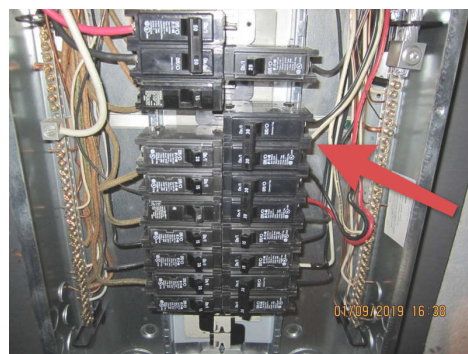
Deficiencies

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



BREAKER INCORRECTLY WIRED

Wiring to 30 Amp fuse for water heater appears to be of an inadequate gauge. Recommend evaluation and repair as necessary by a qualified electrician.



14: FIREPLACE

		IN	NI	NP	D
14.1	Vents, Flues & Chimneys		X		
14.2	Lintels	X			
14.3	Damper Doors	X			
14.4	Cleanout Doors & Frames			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location

Living Room

Type

Wood

Vents, Flues & Chimneys: Flue Liner

Not Visible

Damper Doors: Damper

Operated and Performed as Designed

Limitations

General

FIREPLACE

Recommend Level 2 inspection prior to using the fireplace.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate

or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop

devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.