



EMPIRE INSPECTORS, LLC

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<https://empireinspectors.com>



EMPIRE RESIDENTIAL INSPECTION

1234 Main St.
Yorktown Heights NY 10598

Buyer Name
05/10/2018 9:00AM



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Inspection Limitations and Disclaimers:

Empire Inspectors, LLC provides a visual mold inspection as part of the overall home inspection and will report any substance that appears to be mold from readily accessible areas. The only true way to determine if mold is present is to have a certified mold company/specialist inspect and test for mold. Any mention of mold in this report should be considered a recommendation to inspect and test for mold.

Numerous areas of the structure such as attics, basements, crawlspaces, walls, floors and other surfaces may have been inaccessible or obstructed during the inspection by furniture and/or stored items. Empire Inspectors, LLC makes every attempt to do the most thorough inspection while being non-intrusive, as mandated by State law.

This report is not a guarantee or warranty as to the absence of wood destroying organisms, nor is it a guarantee that the inspector found all areas where wood destroying organisms dwell or any damage that may exist. Wood destroying organisms may exist in concealed or inaccessible areas. This report is not a structural integrity report and there is no warranty, expressed or implied, included in this report.

Property Disclaimer: This home inspection does not determine the boundaries of the property or whether appropriate permits for additions or improvements have been obtained and closed out with the local Building Department. Also, this report does not address title or zoning issues, easements, covenants, deed restrictions and the like. These issues should be addressed by your title search company and/or your Attorney. This report does not determine the value of the property or the comparative value of similar homes in or around the area. A "competitive market analysis" (CMA) can be obtained from your Realtor.

Empire Inspectors, LLC performs a level 1 fireplace inspection as part of the general home inspection. It is recommended that any single family home, multi-family home, condo or townhome that has a fireplace or wood burning stove get a level 2 fireplace inspection by a licensed fireplace contractor/inspector prior to use. Do not use your fireplace until you have had it fully inspected. Empire Inspectors, LLC is not licensed or certified to do a full level 2 fireplace inspection nor is it part of the general home inspection services we provide or mandated by NY or CT state guidelines.

A home inspection and resulting report is a snapshot in time. It conveys the home's condition only for the date and time of the inspection. Numerous changes can and may have occurred in the home between the inspection date and when you move in. I am always here to assist you with any questions or problems that may arise.

If you're reading this report but did not hire us (Empire Inspectors, LLC) to perform the original inspection, please note that it is likely the conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the

cost of the home inspection is insignificant compared to the value of the home. Protect your family and your investment and please call me directly at 914-352-0699 to discuss the report you're reading for this property so that we can arrange for a re-inspection.

NYS Home Inspection SOP:

https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html

InterNACHI Home Inspection SOP: <https://www.nachi.org/sop.htm>

This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. The inspector is a "Generalist" whose responsibility is to identify and report potential issues rather than diagnose the specific cause or repair items. In these instances, the inspector will often recommend seeking further evaluation by a qualified professional such as a Licensed Electrician, Licensed Plumber, Mason, or Roofing Contractor.

The report includes **Informational/Maintenance** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, **Recommendations** for items that will require attention, and **Significant and/or Safety Concerns** that require immediate attention.

Observations and Recommendations are organized into three categories by level of severity:

- 1) Minor/Maintenance Issues** - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.
- 2) Moderate Recommendations** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.
- 3) Significant and/or Safety Concerns** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. We would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

- ⊖ 2.1.1 Site - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 2.1.2 Site - Vegetation, Grading, Drainage & Retaining Walls: Shrub and Tree Growth - Too close
- ⊖ 2.3.1 Site - Walkways: Walkway Cracking - Major
- ⊖ 2.4.1 Site - Steps: Steps Poor Condition
- ⊖ 2.5.1 Site - Decks, Balconies, Porches: Improper Deck Construction Practices
- ⊖ 2.5.2 Site - Decks, Balconies, Porches: Joist Hangers
- ⊖ 2.5.3 Site - Decks, Balconies, Porches: Ledger Board Improperly Installed
- ⊖ 2.5.4 Site - Decks, Balconies, Porches: Railing Unsafe
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
- ⊖ 3.3.1 Exterior - Exterior Doors: Hardware Missing
- ⊖ 4.1.1 Roof - Coverings: Damaged (General)
- ⊖ 4.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Poor Condition
- ⊖ 4.4.1 Roof - Roof Drainage Systems: Debris
- ⊖ 4.4.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 4.4.3 Roof - Roof Drainage Systems: Downspout Disconnected
- ⊖ 4.5.1 Roof - Roof Structure & Attic: Attic Moisture
- ⊖ 5.1.1 Garage - Walls and Ceiling: No Drywall
- ⊖
- 5.5.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
- ⊖ 7.1.1 Attic, Insulation & Ventilation - Attic Insulation: Improper Installation
- ⊖ 7.2.1 Attic, Insulation & Ventilation - Ventilation: Whole-House Fan- No Insulated Cover
- ⊖ 7.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 10.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Non-Sanitary Well Cap
- ⊖ 10.3.1 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: Leaking Pipe
- ⊖ 11.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Hot-Neutral Reversed Receptacle
- ⊖ 11.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground Receptacle(s)
- ⊖ 11.5.1 Electrical - GFCI: GFCI Protection - Not Present
- ⚠ 11.6.1 Electrical - Smoke and CO Detectors: Smoke and Carbon Monoxide Detectors
- ⊖ 13.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Staircase- No Handrail
- ⊖ 15.2.1 Laundry - Washer: Washing Machine Hoses

1: INSPECTION DETAILS

Information

Type of Building

Single Family

Stories

2

Square Foot

2700

Approximate Age

30 Years

Age Based on Listing

Bedrooms/Baths

4/1.1

Occupancy

Furnished, Occupied

Weather Conditions

Clear, Recent Rain

Soil Condition

Damp

In Attendance

Client, Client's Agent

Utilities

Electric, Water, Gas

Temperature (approximate)

50 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace. Also, ideally we would like an indoor/outdoor temperature differential of 20 or more for best results on portions of an Infrared inspection.

2: SITE

Information

Vegetation, Grading, Drainage & Retaining Walls: Grading Mostly level, Sloped away from structure	Driveways: Driveway Material Asphalt	Walkways: Walkway Material Concrete
Steps: Steps Material Side Steps, Front Steps, Concrete, Stone	Decks, Balconies, Porches: Structure Type Deck with Steps	Decks, Balconies, Porches: Material Wood

Vegetation, Grading, Drainage & Retaining Walls: Grading OK

The property appeared to be graded properly to allow rainwater and melting snow to divert away from the structure when there is a normal amount of precipitation. Recommend monitoring areas around the foundation within 6' for ruts and depressions where areas of water can collect and pool.

Driveways: Driveway OK

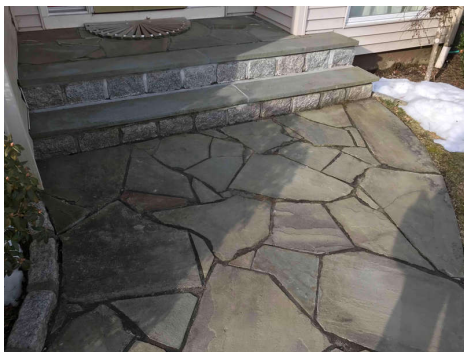
The asphalt driveway was in good condition with minor cracks. Recommend regular seal coating every 2-3 years to preserve the driveway and keep it from cracking and deteriorating. Underground tree roots, salt, snow melting products and lack of maintenance are the biggest contributors to asphalt deterioration.



Steps: Steps OK

Front

The steps were in good condition with no major defects noted. Salt and snow melting materials are the largest contributor to surface deterioration.



Observations

2.1.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



2.1.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

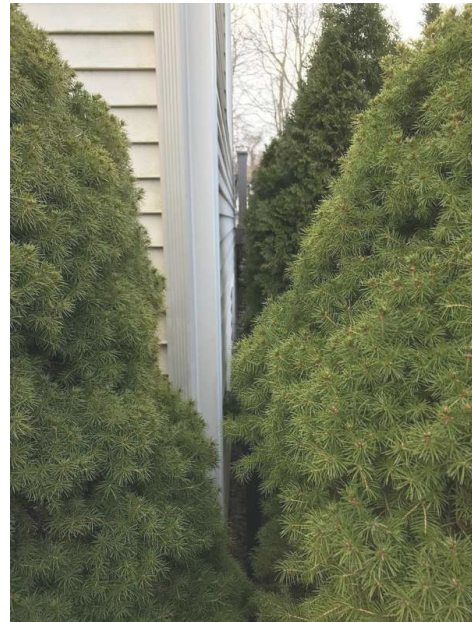
SHRUB AND TREE GROWTH - TOO CLOSE

RIGHT

Shrub and tree growth were not far enough away from the siding of the house. Regular maintenance and pruning should be done on an ongoing basis to prevent contact with the house or roof which could lead to unwanted moisture contacting the siding of the house. Recommend trimming back shrubs so they are not touching the siding.

Recommendation

Contact a qualified landscaping contractor



2.3.1 Walkways

WALKWAY CRACKING - MAJOR

FRONT

The walkway was cracked and deteriorated. Recommend having a qualified contractor repair.

Recommendation

Contact a qualified concrete contractor.



2.4.1 Steps

STEPS POOR CONDITION

RIGHT

The side steps were in poor condition with cracks, surface deterioration, settling/heaving and loose railings. Recommend hiring a qualified masonry contractor to evaluate and repair or replace as necessary.



Recommendation

Contact a qualified masonry professional.



2.5.1 Decks, Balconies, Porches

 Recommendation

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Improper fasteners, lack of lag bolts and joist hangers, improper post to beam connections were noted. Recommend having a qualified deck contractor evaluate and repair all defects as necessary

Recommendation

Contact a qualified deck contractor.



2.5.2 Decks, Balconies, Porches

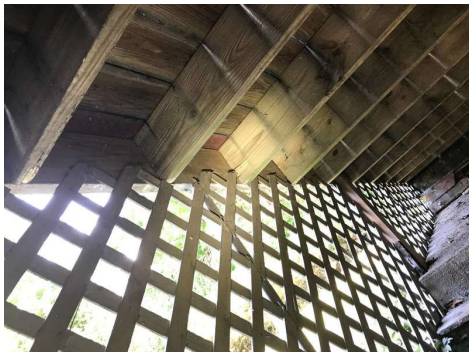
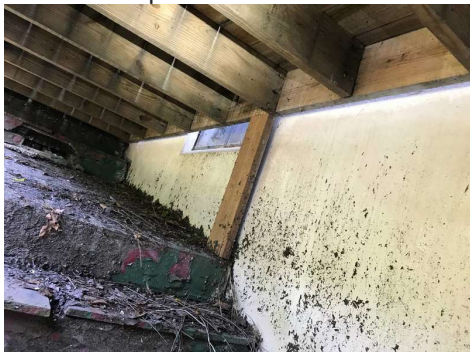
 Recommendation

JOIST HANGERS

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.

Recommendation

Contact a qualified deck contractor.



2.5.3 Decks, Balconies, Porches

LEDGER BOARD IMPROPERLY INSTALLED

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor.

Recommendation

Contact a qualified deck contractor.



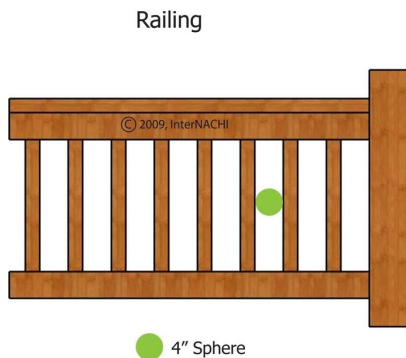
2.5.4 Decks, Balconies, Porches

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Dutch Lap

Eaves, Soffits & Fascia: Soffit and Fascia

Vinyl, Aluminum

Exterior Doors: Exterior Entry Door- Front

Steel

Exterior Doors: Exterior Entry Door- Back

Glass, Wood, French, Vinyl

Window Exteriors: Windows

Vinyl

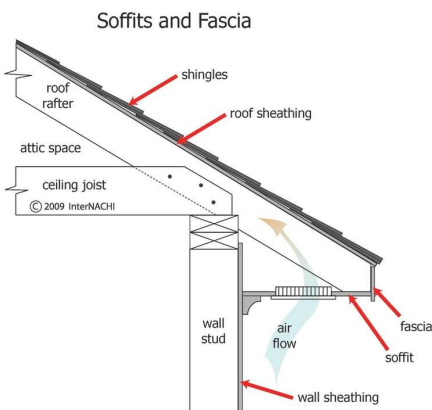
Inspection Method

Visual

Inspection of the home exterior typically includes exterior wall covering materials, window and door exteriors, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Eaves, Soffits & Fascia: Vinyl Fascias and Soffits OK

The fascias and soffits were comprised of maintenance-free vinyl and aluminum and in good condition. It is important to immediately repair any soffit or fascia materials that may become loose or dislodged to prevent water and ice from getting behind these surfaces and causing damage to any wood products.

**Exterior Doors: Door OK**

Front

The front entry door was in good condition with no defects noted. The screen/storm door was operational and in working condition on the day of inspection.



Window Exteriors: Vinyl Windows OK

The windows were all maintenance-free vinyl windows. No major defects were noted on the exterior on the day of inspection.



Observations

3.1.1 Siding, Flashing & Trim

WARPING/BUCKLING

RIGHT 2ND FLOOR

Recommendation

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. This can also be caused by excessive heat from sunlight reflecting off LowE windows/skylights. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.3.1 Exterior Doors

HARDWARE MISSING

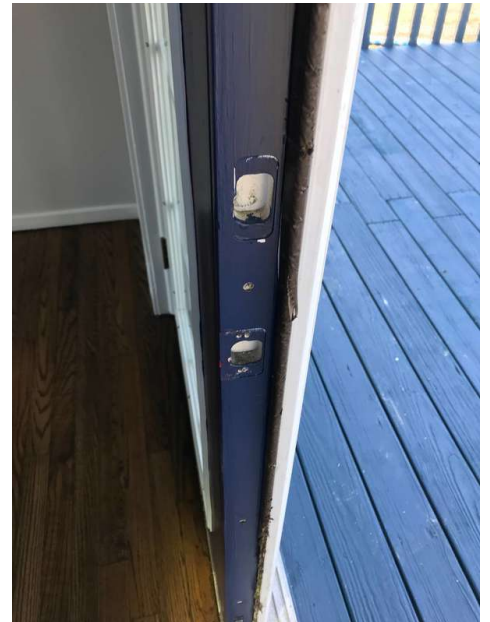
BACK

Recommendation

Rear entry door is missing one or more pieces of hardware. Recommend replacing or upgrading.

Recommendation

Contact a qualified door repair/installation contractor.



4: ROOF

Information

Inspection Method

Walked the Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Skylights, Chimneys & Other

Roof Penetrations: Chimney Cap

Material

Mortar

Skylights, Chimneys & Other

Roof Penetrations: Skylights

Fixed

Roof Drainage Systems: Gutter

Material

Aluminum

Roof Structure & Attic: Material

Plywood, Wood

Coverings: 3-Tab

The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Flashings: Material

Metal

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Skylights, Chimneys & Other Roof Penetrations: Skylights - OK

The skylights all appeared to be fixed in nature and no defects were noted. There were no watermarks or stains in the inside of the house or around the skylight areas.



Observations

4.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





4.3.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

CHIMNEY POOR CONDITION

The chimney(s) had no spark arrestor or cap. The Inspector recommends that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition. There was cracking in the brick and mortar and the flue pipe did not extend far enough out of the chimney. Recommend having a qualified contractor evaluate and repair.

Recommendation

Contact a qualified chimney contractor.



4.4.1 Roof Drainage Systems

 Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



4.4.2 Roof Drainage Systems



Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 4-6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



4.4.3 Roof Drainage Systems



Recommendation

DOWNSPOUT DISCONNECTED

One or more downspouts designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor..

Recommendation

Contact a qualified roofing professional.



4.5.1 Roof Structure & Attic

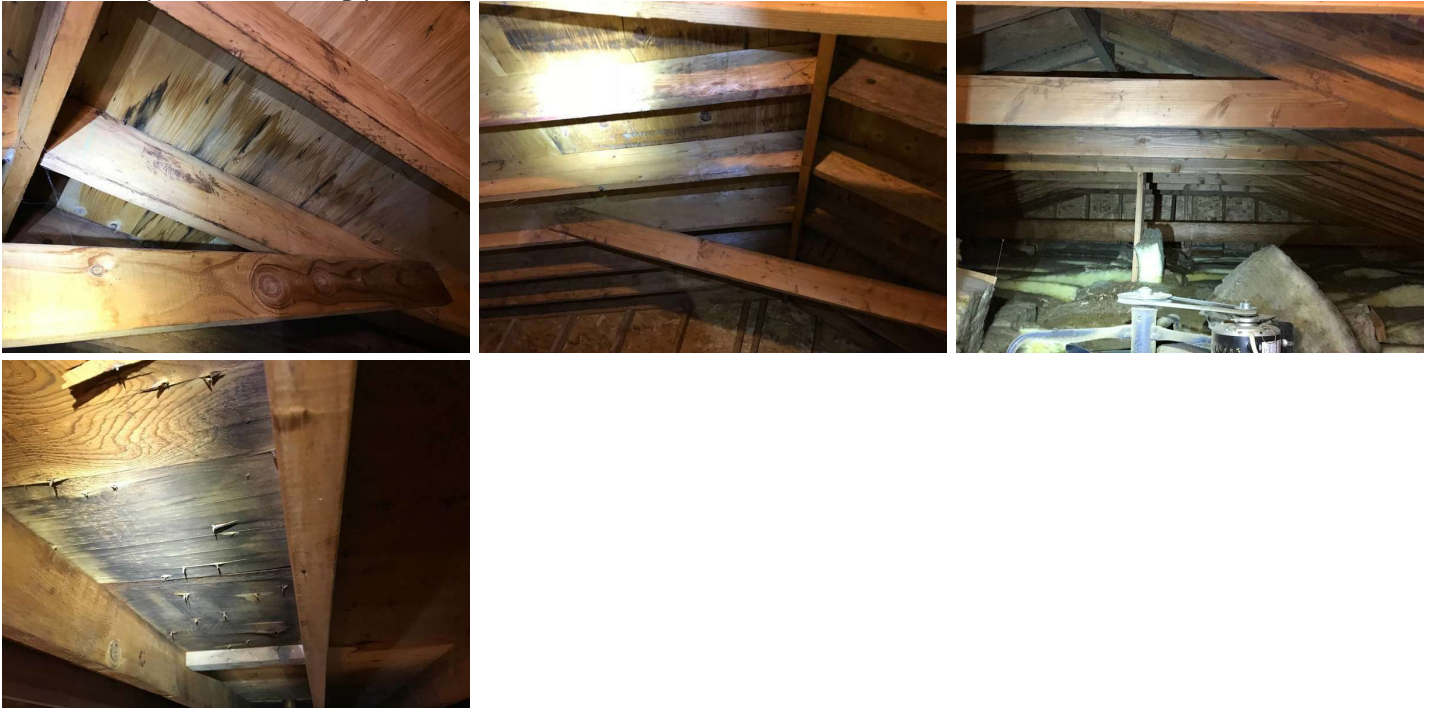
 Recommendation

ATTIC MOISTURE

There were signs of moisture staining and previous roof leaks in the attic. The plumbing stack was noted and through the roof. Recommend having a qualified roofing contractor evaluate and repair all defects as necessary.

Recommendation

Contact a qualified roofing professional.



5: GARAGE

Information

Size/Type

2-Car

Garage Door: Material

Metal, Insulated

Garage Door Opener: Number of Openers

2

Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- proper fire separation from living space

Walls and Ceiling: Walls OK

At the time of the inspection, no deficiencies were observed in the condition of the garage walls.

Floor: Floor OK

At the time of the inspection, no deficiencies were observed in the condition of the garage floor.

Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door: Garage Doors OK

At the time of the inspection, no deficiencies were observed in the condition of the garage doors.



Garage Door Opener: Opener OK

The Garage door opener(s) were operational at the time of inspection. They were tested for functionality and the auto reverse feature worked when the sensors were obstructed. Recommend regular maintenance to ensure proper operation of track and roller hardware.



Observations

5.1.1 Walls and Ceiling

NO DRYWALL

There was no drywall present on the garage ceiling. It is required to 5/8" fire rated drywall on garage ceilings when living space is directly above. Recommend having a qualified drywall contractor repair as necessary.

Recommendation

Contact a qualified drywall contractor.





5.5.1 Occupant Door (From garage to inside of home)

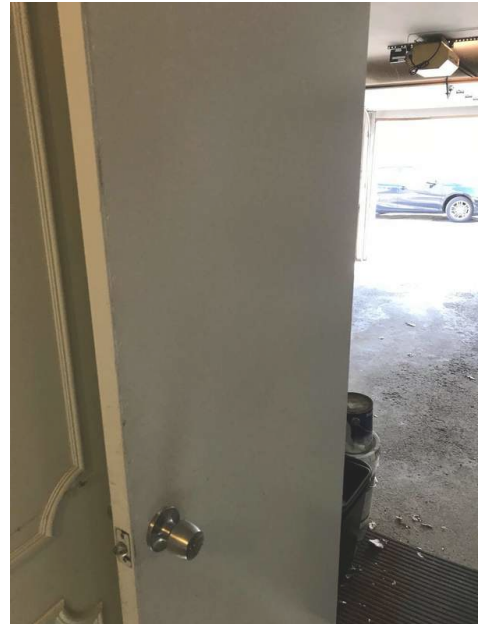
 Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors must be at least 1 3/8-inch thick, solid wood/metal/steel, or a 20-minute fire-rated door with self-closing hinges. Recommend having a qualified contractor replace the door as necessary.

Recommendation

Contact a qualified door repair/installation contractor.



6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Masonry Block

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Material

Full Masonry

Ceiling Structure: Material

Drywall

Foundation: Foundation Exterior OK

The foundation walls appeared to be in good condition. No major defects or cracks were noted on the exterior on the day of inspection. Regular maintenance is required to make sure any cracks are sealed to prevent water intrusion.



Basements & Crawlspaces: Basement OK

The interior of the basement appeared to be in good condition. The framing and support of the house as seen from the basement were in good condition and to traditional building methods.



Limitations

General

FINISHED BASEMENT

Several areas of framing and structure were not visible due to the basement being finished.

7: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

Batt, Fiberglass

Attic Insulation: Insulation Type

Batt, Fiberglass

Ventilation: Ventilation Type

Gable Vents, Ridge Vents

Ventilation: Attic Ventilation Disclaimer

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Observations

7.1.1 Attic Insulation



Recommendation

IMPROPER INSTALLATION

Thermal insulation in the attic was poorly-installed and had significant gaps which will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.

Recommendation

Contact a qualified insulation contractor.





7.2.1 Ventilation

WHOLE-HOUSE FAN- NO INSULATED COVER

No cover was provided for sealing and insulating the whole-house fan penetration during the heating season. This condition will result in the loss of home heat and increased heating costs. The fan was also rubbing on the displaced fiberglass insulation.

Recommendation

Contact a handyman or DIY project

 Recommendation



7.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend having a qualified contractor properly install ductwork to terminate exhaust to the exterior.

Recommendation

Contact a qualified professional.

 Recommendation



8: HEATING

Information

Equipment: Brand

Weil Mclain

Equipment: Energy Source

Oil

Equipment: Heat Type

Hydronic

Equipment: Data Plate Photo(s)



Distribution Systems:

Distribution Method

Pipes

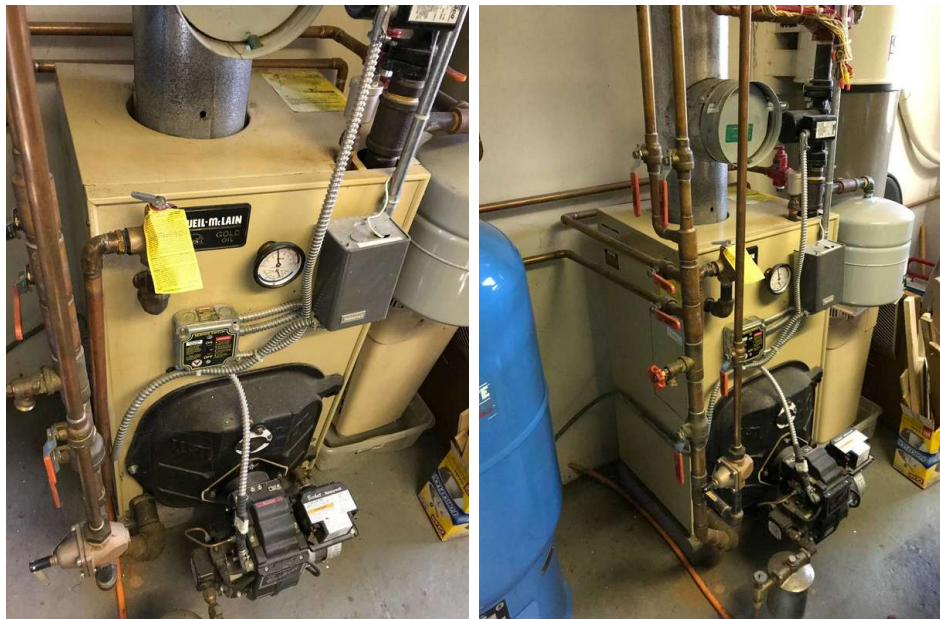
Heating System

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.

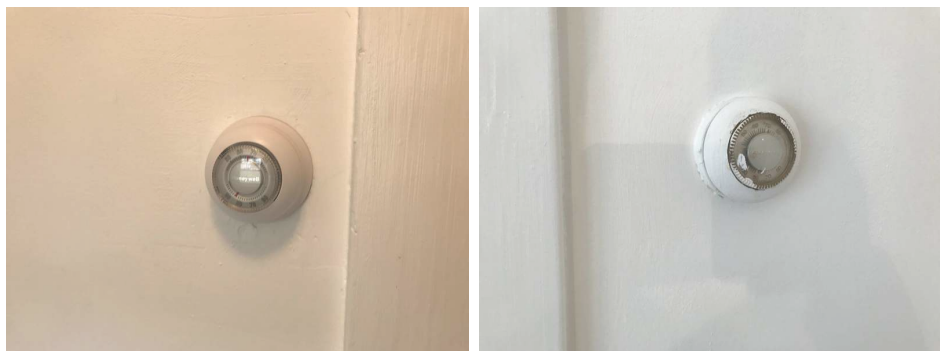
Equipment: Boiler OK

Basement

The boiler was a Weil McLain oil fired unit and approximately 14 years old and in working condition. The unit appeared to have been serviced properly as evidenced by the service tags. The system was tested on the day of inspection and fired properly as heat was delivered to all areas in the house. It is recommended to get annual servicing of the unit to keep it at peak operating efficiency.

**Normal Operating Controls: Thermostat**

Mechanical



9: COOLING

Information

Cooling Equipment: Data Plate
Photo(s)

Distribution System:
Configuration
Central

Distribution System: Ductwork
Rigid, Flexible, Insulated

Cooling System

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

Limitations

Cooling Equipment

LOW TEMPERATURE

The air conditioning could not be tested on the day of inspection due to the outside temperature being below 65 degrees for the past 12 hours. The electrical disconnects were noted and in good condition and it is important to get annual servicing of the units so they operate at peak efficiency. It is recommended that you speak to your Realtor and Attorney about holding money back in escrow until the system can be fully tested if this hasn't occurred by the day of closing.





10: PLUMBING

Information

Water Source
Well

Filters
None

Main Water Shut-off Device: Location
Basement, At Well Tank



Water Supply, Distribution Systems & Fixtures: Water Supply Material
Polyethylene

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Sewage & Drain, Waste, & Vent (DWV) Systems: Material
ABS, Cast Iron

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Septic

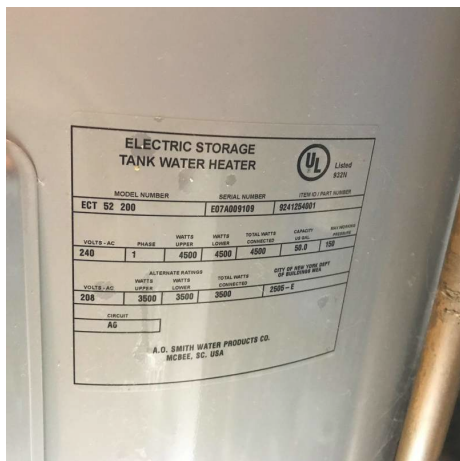
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Location
Main Floor

Hot Water Systems, Controls, Flues & Vents: Data Plate Photo(s)

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Fuel Storage & Distribution Systems: Oil Tank
Above Ground



General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (designation as public or private);
- gas system; and
- sump pump (confirmation of installation/operation).

Water Supply, Distribution Systems & Fixtures: Well Water OK

The plumbing system of the house consisted of a private well and septic system. The water was run through all fixtures in the home for 30+ minutes and there were no leaks noted on the supply or drain sides and the well components were tested and operated as intended. The well tank was approximately 5 years old. The well pump cycled normally producing an even flow of water to the fixtures.

Sewage & Drain, Waste, & Vent (DWV) Systems: Septic

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

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.](#)

Hot Water Systems, Controls, Flues & Vents: Water Heater OK

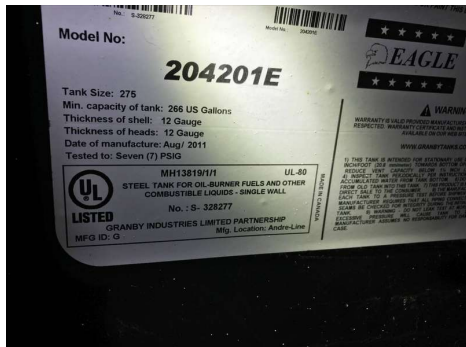
The water heater was operational on the day of inspection. The TPRV and extension were present and in good condition. There was no rust present on the day of inspection and hot water was received at all test points in the home.



Fuel Storage & Distribution Systems: Oil Tank OK

Garage

The oil tank was an above ground tank located in the garage. It was a top tap tank with steel fill and vent pipes. It was approximately 7 years old and no rust, pitting or defects were noted. Oil tanks have an average lifespan of 20+ years depending on climate and environment they are in. Any signs of rust should immediately be looked at by a qualified oil tank company.



Limitations

Sewage & Drain, Waste, & Vent (DWV) Systems

SEPTIC SYSTEM

The home had a private onsite wastewater sewage treatment (septic) system that typically consists of a tank, leach field, and related components. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace, and the Inspector recommends that before the expiration of your Inspection Objection Deadline, you have the system inspected by a qualified contractor.

Observations

10.2.1 Water Supply, Distribution Systems & Fixtures



Recommendation

NON-SANITARY WELL CAP

The well cap was a non-sanitary cap and should be replaced with a sanitary cap to prevent bacteria from entering the well shaft. Recommend hiring a qualified well company to replace the cap with a sanitary one.

Recommendation

Contact a qualified well service contractor.



10.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

LEAKING PIPE



Recommendation

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

Information

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

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

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

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Square D

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

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

**Branch Wiring, Circuits,
Breakers & Fuses: Wiring
Method**
Metallic Shielded, Non-Metallic
Shielded

Service Entrance Conductors: Overhead Service OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the service conductors, splice, drip loop, and point of attachment to the home.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Panel OK

The electric panel was located in the basement and was 100 amp main service. The panel was in good condition with no defects noted and grounding was proper. There were no double taps or missing covers and there was additional room for expansion.



Branch Wiring, Circuits, Breakers & Fuses: Branch Wiring OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

Lighting Fixtures, Switches & Receptacles: Outlets Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

Observations

11.4.1 Lighting Fixtures, Switches & Receptacles

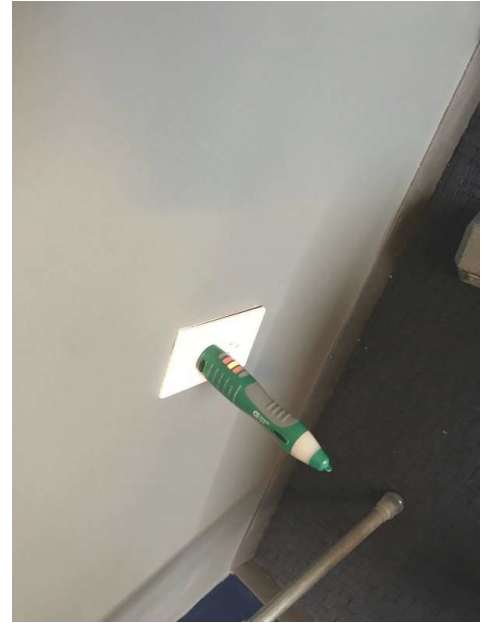


HOT-NEUTRAL REVERSED RECEPTACLE

An electrical receptacle had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.



11.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

OPEN GROUND RECEPTACLE(S)

BACK WALL LIVING ROOM

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



11.5.1 GFCI



Recommendation

GFCI PROTECTION - NOT PRESENT

GFCI protection was not present at these locations: Washing machine, garage, exterior. Recommend having a qualified licensed electrician install GFCI protection as necessary.

11.6.1 Smoke and CO Detectors



Significant and/or Safety Concern

SMOKE AND CARBON MONOXIDE DETECTORS

Smoke and carbon monoxide detectors are important safety devices designed to save lives. It is always recommended to install new detectors when moving into a home if they are 9-volt battery operated (not hard-wired systems). Hard-wired detectors are recommended to be replaced every 10 Years.

Recommendation

Contact a qualified professional.

12: BATHROOMS

Information

Bathtubs: Type
Recessed, Shower

Bathtubs: Tub Surround
Tile

Shower Stalls: Shower Walls
Tile

Sinks: Type
Single Vanity

Toilets: Type
Standard Tank

Ventilation: Ventilation Type
Fan with Light, Window

1/2 Bathroom
1st Floor

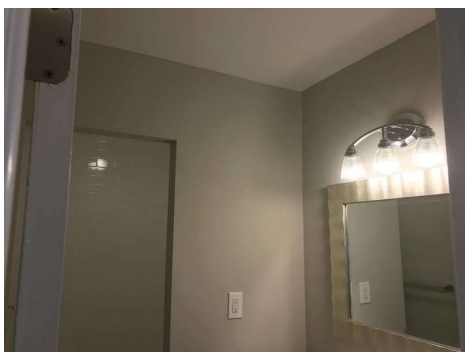
The half bathroom was in working condition with no leaks noted at the sink or toilet. The exhaust fan and GFCI outlets and were tested and operated properly on the date of inspection.



Bathroom #1

2nd Floor

The bathroom was in working condition with no leaks noted at the sink, tub/shower or toilet. The exhaust fan and GFCI outlets were tested and operated properly on the date of inspection.



13: DOORS, WINDOWS & INTERIOR

Information

Floors: Floor Coverings

Carpet, Hardwood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Interior Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be identified in this report.

Minor Wear

The home interior showed minor general wear and deterioration commensurate with its age.

Doors: Interior Doors Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors. Notable exceptions will be listed in this report.

Doors: Exterior Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.

Doors: Sliding Glass Doors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the sliding glass doors.

Windows: Window Type

Casement, Fixed

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

Windows: Windows OK

Windows were tested randomly and operated properly on the day of inspection.

Floors: Floors OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

Walls: Walls OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

Ceilings: Ceilings- OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

Steps, Stairways & Railings: Staircase OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the staircase(s). Inspection of staircases typically includes visual examination of the following: - treads and risers; - landings; - angle of staircase; - handrails; - guardrails; - lighting; - headroom; - windows; and - walls and ceilings.

Observations

13.6.1 Steps, Stairways & Railings

Recommendation

STAIRCASE- NO HANDRAIL

BASEMENT

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified carpenter.



14: KITCHEN

Information

Countertops & Cabinets:

Countertop Material

Granite

Countertops & Cabinets:

Cabinetry

Wood

Dishwasher: Brand

Kitchenaid

Cooktop: Cooktop Energy Source

Gas

Cooktop: Cooktop Brand

GE

Cooktop: Cooktop Type

Gas

Exhaust Fan: Exhaust Fan Type

Downdraft

Exhaust Fan: Exhaust Fan Brand

GE

Oven/Range: Oven Energy Source

Electric

Oven/Range: Oven Brand

GE

Oven/Range: Oven Type

Wall, Double

Kitchen - OK

The kitchen was in working condition with no major defects noted. There were no leaks at the sink or dishwasher. All the cabinets and countertops were operational and secure. The exhaust fan for the cooktop(downdraft exhaust) and GFCI outlets were tested and operated properly on the date of inspection. The bottom of the sinkbase cabinet appeared to have been damaged by a prior leak.



Countertops & Cabinets: Countertops OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the countertops.

Countertops & Cabinets: Cabinetry OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.

Dishwasher: Dishwasher OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

**Cooktop: Cooktop OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.

**Exhaust Fan: Exhaust System OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the exhaust system.

Oven/Range: Oven OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the oven.



**Refrigerator : Brand
Kitchen Aid**



15: LAUNDRY

Information

Dryer: Dryer Power Source

220 Electric

Dryer: Dryer Brand

Maytag

Dryer: Dryer Vent

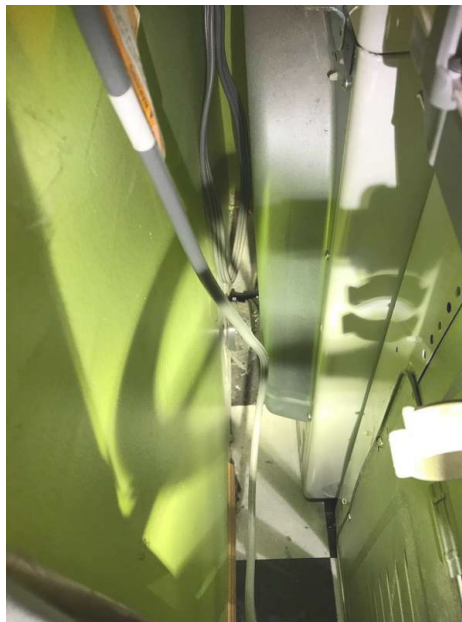
Metal (Flex)

Washer: Washer Brand

Maytag

Laundry - OK

The laundry area was in acceptable condition with no major defects noted. There were no leaks at the washing machine connections and there was an exhaust hose present to vent the dryer properly to the exterior.



Observations

15.2.1 Washer



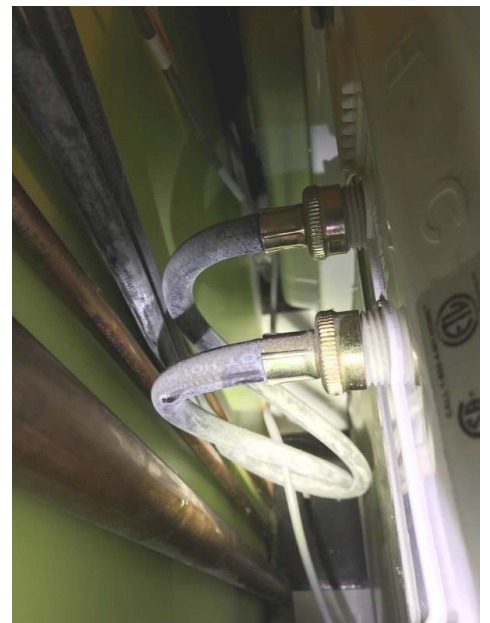
Recommendation

WASHING MACHINE HOSES

Washing machine supply hoses are standard black rubber non-pressure tested hoses. These hoses can rupture without warning and have been responsible for causing extensive damage from flooding. Recommend replacing with stainless steel braided pressure tested hoses.

Recommendation

Recommended DIY Project



STANDARDS OF PRACTICE

Site

(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.

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.

Roof

(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, lightning 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.

Garage

I. The inspector shall inspect:

- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

IV. The inspector is not required to:

- 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.

Basement, Foundation, CrawlSpace & Structure

(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.

Attic, Insulation & Ventilation

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.

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.

Heating

(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.

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.

Cooling

- (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.

Plumbing

- (a). Home inspectors shall observe and report on the following visible 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.

Electrical

- (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 overcurrent 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 disconnects 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.

Doors, Windows & 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.

Kitchen

I. Dishwasher

The inspector may report as deficient:

1. inoperative unit(s);
2. rust on the interior of the cabinet or components;
3. failure to drain properly;
4. the presence of active water leaks; and
5. deficiencies in the:
 - a. door gasket;
 - b. control and control panels;
 - c. dish racks;
 - d. rollers;
 - e. spray arms;
 - f. operation of the soap dispenser; g. door springs;
 - h. dryer element;
 - i. door latch and door disconnect;
 - j. rinse cap;
 - k. secure mounting of the unit; and l. backflow prevention.

II. Garbage Disposal

The inspector may report as deficient:

1. inoperative unit(s);
2. unusual sounds or vibration level;
3. the presence of active water leaks; and
4. deficiencies in the:
 - a. splash guard;
 - b. grinding components;
 - c. exterior casing; and

d. secure mounting of the unit.

III. Range Exhaust Vent

The inspector may report as deficient:

1. inoperative unit(s);
2. a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration;
3. inadequate vent pipe material;
4. unusual sounds or vibration levels from the blower fan(s);
5. blower(s) that do not operate at all speeds; and
6. deficiencies in the:
 - a. filter;
 - b. vent pipe;
 - c. light and lens;
 - d. secure mounting of the unit; and e. switches.

IV. Electric and Gas Range, Cooktop & Oven

The inspector may report as deficient:

1. inoperative unit(s);
2. the lack of a gas shut-off valve;
3. gas leaks; and
4. deficiencies in the:
 - a. controls and control panels;
 - b. thermostat(s) sensor support;
 - c. glass panels;
 - d. door gasket(s), hinges, springs, closure, and handles;
 - e. door latch;
 - f. heating elements or burners;
 - g. thermostat accuracy (within 20 degrees at a setting of 350° F); h. drip pans;
 - i. lights and lenses;
 - j. clearance to combustible material;
 - k. anti-tip device;
 - l. gas shut-off valve(s) and location(s);
 - m. gas connector materials and connections; and
 - n. secure mounting of the unit.

V. Microwave Oven

The inspector may:

1. inspect built-in units; and
2. report as deficient:
 - a. inoperative unit(s); and

b. deficiencies in the:

i. controls and control panels;

ii. handles;

iii. the turntable;

iv. interior surfaces;

v. door and door seal;

vi. glass panels;

vii. lights and lenses;

viii. secure mounting of the unit; and

ix. operation, as determined by heating a container of water or with other means of testing.

VI. Trash Compactor

The inspector may report as deficient:

1. inoperative unit(s);

2. unusual sounds or vibration levels; and

3. deficiencies in the secure mounting of the unit.