



# Inspection Report

for

## Sample Report

on

5/10/2023 9:00:00 AM

### Inspected By

Eric Egan NYS Lic 16000072961, Don Egan

NYS Lic 16000036208

Advantage Home Evaluations

(631) 324-1753

don@advantagehomeevaluations.com

30 Ocean Parkway

East Hampton, NY, 11937



1234 Some Where  
Ave.  
East Bound, NY 11000

## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### ROOF MATERIAL

**IMP 1:** Architectural fiberglass/asphalt, Rolled roof material- Roofing in rear requires replacement.

### ROOF GUTTERS

**IMP 2:** Aluminum- Loose gutters in various locations should be secured properly. Damaged gutters in various locations should be repaired or replaced as necessary.

### ROOF CHIMNEY

**IMP 3:** The masonry chimney shows evidence of substantial deterioration. rebuilding is recommended.

### EXTERIOR TYPE

**IMP 4:** The wood siding is aging noticeably and should, eventually, be replaced. In the interim, localized repairs will be necessary. Wood/soil contact at the base of the siding should be eliminated. Moisture damaged or damaged siding that is uncovered should be repaired. Missing louver on vent.

### EXTERIOR TRIM

**IMP 5:** Moisture damage in various locations.

### EXTERIOR SOFFITS

**IMP 6:** Wood- Possible mold was observed. An evaluation of the presence or an identification of mold is beyond the scope of this inspection. If concerned, testing of the possible mold should be undertaken in accordance to the NY city testing protocol, the most stringent testing protocol currently available. Then, the recommendations of an industrial hygienist should be followed.

### EXTERIOR ENTRY DOOR

**IMP 7:** Metal- Exterior doors require replacement.

### EXTERIOR WINDOWS

**IMP 8:** Vinyl clad double hung

The windows are aging noticeably, localized repairs will be necessary. Damaged/covered windows in various locations.

## EXTERIOR BASEMENT WINDOWS

**IMP 9:** Vinyl, Metal- Damaged window. This should be repaired as required.

## EXTERIOR LIGHTING

**IMP 10:** Surface mount- Loose side fixture. Recommend repair or replacement.

## LOTS AND GROUNDS FENCES

**IMP 11:** Damaged sections of fencing should be repaired or replaced as necessary.

## ATTIC VENTILATION

**IMP 12:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

## INTERIOR OVERVIEW INTERIOR COMMENTS

**IMP 13:** On the whole, the interior finishes of the home are considered to be in below average condition. When redecorating, repairs will be necessary prior to painting or wallpapering.

## INTERIOR OVERVIEW FLOORS

**IMP 14:** Movement of the floors and ceilings is apparent. Refer also to the Structural Components section of this report.

## INTERIOR OVERVIEW DOORS

**IMP 15:** Doors need trimming/adjustment in various locations.

## INTERIOR OVERVIEW ELECTRICAL

**IMP 16:** Wiring exposed on interior finishes in various locations should be relocated or protected by a rigid conduit.

## INTERIOR OVERVIEW STAIRS/HANDRAILS

**IMP 17:** Loose stairway handrails should be better secured.

## BATHROOM SINK

**IMP 18:** This type of flex trap is prone to clogging and should be replaced.

## BATHROOM TUB/SURROUND

**IMP 19:** Tub drain stopper inoperative.

## BATHROOM BATH VENTILATION

**IMP 20:** Fan inoperative.

## KITCHEN COOKING APPLIANCES

**IMP 21:** Inoperative- This should be repaired as required.

## KITCHEN VENTILATOR

**IMP 22:** An exhaust fan vented to the exterior is recommended.



## KITCHEN ELECTRICAL

**IMP 23:** A ground fault circuit interrupter (gfc) outlet did not respond correctly to testing during the inspection. this receptacle should be replaced.

**IMP 24:** Light hanging to low and should be replaced.

## KITCHEN SINK

**IMP 25:** This type of flex trap is prone to clogging and should be replaced.

## BASEMENT SMOKE DETECTOR

**IMP 26:** The installation of a smoke/carbon monoxide detector is recommended.

## BASEMENT STAIRS AND RAILINGS

**IMP 27:** Concrete steps- Railings required at stairway.

## BASEMENT WALLS

**IMP 28:** Possible mold was observed. An evaluation of the presence or an identification of possible mold growth is beyond the scope of this inspection. If concerned, testing of the possible growth should be undertaken in accordance to the NY city testing protocol, the most stringent testing protocol currently available. Then, the recommendations of an industrial hygienist should be followed.

## STRUCTURE TYPE

**IMP 29:** The wood sills of the structure are at or near grade level at rear of home. Ideally, foundation walls should extend at least eight (8) inches above grade level so that the floor and wall structure are protected from moisture. Where insufficient clearance exists, grade level should be lowered or an effective moisture barrier should be provided. During these improvements, further investigation of the wood sills should be undertaken. Sill repairs should be undertaken where deterioration is found to exist. Bowed wall observed in rear. This should be repaired as required.

## STRUCTURE FOUNDATION

**IMP 30:** Cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. Repairs should be made as needed. Various methods of crack repair are available, including exterior caulking and sealing or if needed interior patching with an epoxy resin or hydraulic cement.

## STRUCTURE BEAMS

**IMP 31:** Solid wood- Dry rot observed on girder by basement entry, more damage to floor structure may be concealed by ceiling coverings.

## STRUCTURE WOOD BORING INSECTS

**IMP 32:** Evidence of termite damage was observed on sill by water heater area. Termites can do a substantial amount of damage to the wood structural components of a home. Additional damage may be concealed. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

## ELECTRICAL SERVICE

**IMP 33:** The service mast/conduit should be better sealed to keep water from entering the service panel.

## PLUMBING DRAINPIPES

**IMP 34:** PVC- Tape observed on pipes, this should be further investigated and repairs made as necessary. Exits toward right side of home. The septic is most likely an older system, it is recommended that a licensed septic company further investigate and make improvements as/if necessary.

## PLUMBING TPRV AND DRAIN TUBE

**IMP 35:** Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater. It should terminate not less than 6 inches or more than 24 inches above the floor.

## HEATING SYSTEM OPERATION

**IMP 36:** Not operational at the time at inspection. It is recommended that a licensed HVAC company further investigate and make repairs/replacement as necessary.

## HEATING SYSTEM DISTRIBUTION

**IMP 37:** Loose fitting joints and/or openings in the ductwork should be improved.

## HEATING SYSTEM BURIED OIL TANK

**IMP 38:** It is suspected that an underground oil storage tank may exist on the property. Oil line observed entering basement toward left rear, unknown where line exits-not visible. According to the Environmental Protection Agency (E.P.A.), this situation may or may not represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which Advantage is authorized to investigate or report upon. In most cases, based on these factors, removal of underground oil tanks and surrounding soil may be necessary. Other possible alternatives, subject to state and federal guidelines, may include having the tanks filled with sand and/or foam. Oil tank repair/removal costs vary depending on the extent of work required. It is recommended that a fuel oil/storage tank specialist be consulted.

## HEATING SYSTEM RECOMMENDATIONS

**IMP 39:** It is recommended you have your ducts cleaned as needed. For most homes, that is once every three to five years. It is recommended to consult with the homeowner as to when the last time the ducts have been cleaned.

Air duct cleaning is the thorough cleaning of various components of forced air systems that heat and cool your home. Most duct cleaning companies clean the supply and return ducts and registers, diffusers and grilles, system coils, condensate drain pan, fan motor, and the cabinetry that houses the system. Always hire a professional Air Duct Cleaning Company to do the proper job.

## INTERIOR OVERVIEW STAIRS/HANDRAILS

**SI 40:** The stairway opening is a safety Issue and should be repaired as required.

## INTERIOR OVERVIEW SMOKE DETECTOR

**SI 41:** The installation of smoke detectors is recommended in all bedrooms and living areas.

## INTERIOR OVERVIEW CARBON MONOXIDE

**SI 42:** The installation of carbon monoxide detectors should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms.

## PLUMBING FLUE PIPE

**MC 43:** Single wall- Rusting/disconnected pipe requires replacement. It is recommended to further investigate chimney to be sure there is a metal liner. Gas burning appliances can deteriorate clay flue chimneys over time.

Wednesday, May 10, 2023  
Sample Report  
1234 Some Where Ave.  
East Bound, NY 11000

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Wednesday, May 10, 2023 at:

1234 Some Where Ave.  
East Bound, NY 11000

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- IMP** = Improve - Denotes a typical improvement recommendation that should be repaired or replaced
- MON** = Monitor - Denotes an area where monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.
- SI** = Safety Issue - Denotes an observation or recommendation that is considered an immediate safety concern.
- MC** = Major Concern - Denotes an improvement recommendation that is uncommon for a building of this age or location and/or that needs immediate repair or replacement.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Don Egan  
Advantage Home Evaluations



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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.



## General Information

### HOUSE IN PERSPECTIVE

This is an average quality 43 year old (approximate age) home but it needs many repairs.

### ENTRANCE FACES

For the purpose of this report the house faces North

### ESTIMATED AGE

43 years old

### ELECTRIC ON

Yes

### GAS/OIL ON

Yes

### WATER ON

Yes

### TEMPERATURE

50 Degrees

### WEATHER

Partly cloudy

### SOIL CONDITIONS

Damp

### SPACE BELOW GRADE

Basement, crawl space

### BUILDING TYPE

Single family

### GARAGE

None

### SEWAGE/DISPOSAL

Septic

### WATER SOURCE

County/City

## Roof

### GENERAL COMMENTS

Main roofing on front appears to be in serviceable condition. Rear requires replacement.

## METHOD OF INSPECTION

Ladder at eaves

On roof

## MATERIAL

**IMP** Architectural fiberglass/asphalt, Rolled roof material- Roofing in rear requires replacement.



## TYPE

Gable

Shed

## PLUMBING VENT

PVC

## GUTTERS

**IMP** Aluminum- Loose gutters in various locations should be secured properly. Damaged gutters in various locations should be repaired or replaced as necessary.



## DOWNSPOUTS

Aluminum  
Plastic

## LEADERS/EXTENSIONS

Plastic

## CHIMNEY

Brick

**IMP** The masonry chimney shows evidence of substantial deterioration. rebuilding is recommended.



## FLUE/FLUE CAP

Clay

## LIMITATIONS OF ROOFING INSPECTION

The inspection of the roofing system was limited by (but not restricted to) the following conditions:

The entire underside of the roof sheathing is not inspected for evidence of leakage. Evidence of prior leakage may be disguised by interior finishes.



## Exterior

### GENERAL COMMENTS

The exterior of the home has lacked maintenance.

### TYPE

Wood

Wood shingle

Vinyl siding

**IMP** The wood siding is aging noticeably and should, eventually, be replaced. In the interim, localized repairs will be necessary. Wood/soil contact at the base of the siding should be eliminated. Moisture damaged or damaged siding that is uncovered should be repaired. Missing louver on vent.



Loose/damaged







## TRIM

Wood

Vinyl/aluminum

**IMP** Moisture damage in various locations.





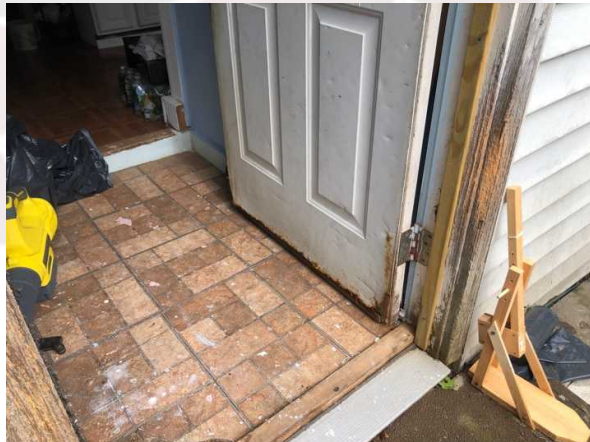
### SOFFITS

**IMP** Wood- Possible mold was observed. An evaluation of the presence or an identification of mold is beyond the scope of this inspection. If concerned, testing of the possible mold should be undertaken in accordance to the NY city testing protocol, the most stringent testing protocol currently available. Then, the recommendations of an industrial hygienist should be followed.



### ENTRY DOOR

**IMP** Metal- Exterior doors require replacement.





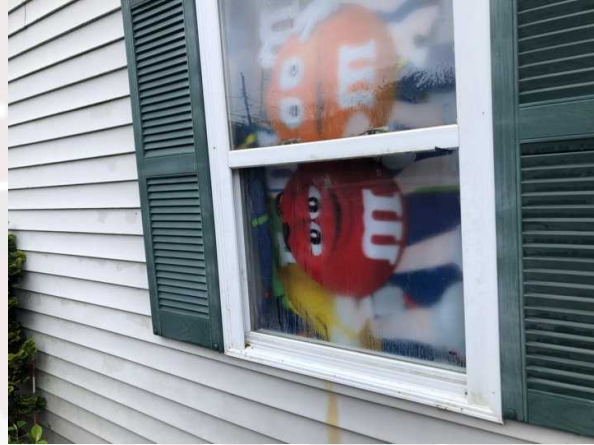
## PATIO DOOR

Metal entry door

## WINDOWS

**IMP** Vinyl clad double hung

The windows are aging noticeably, localized repairs will be necessary. Damaged/covered windows in various locations.



Fogged window



Damaged

## BASEMENT WINDOWS

**IMP** Vinyl, Metal- Damaged window. This should be repaired as required.



## EXTERIOR LIGHTING

**IMP** Surface mount- Loose side fixture. Recommend repair or replacement.



## EXTERIOR ELECTRIC

None observed

## HOSE BIBS

Rotary



## MAIN GAS VALVE

Left rear



## LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected. The inspection does not include an assessment of geological conditions and/or site stability. Landscape components and storage restricted a view of some exterior areas of the house.

## Lots and Grounds

### DRIVEWAY

Gravel

### STEPS/STOOPS

Stone

Concrete

### PORCH

Concrete

### VEGETATION

Plantings, shrubs, trees

### WINDOW WELLS

Wood

**MON** Window wells protect basement windows from surface water, prevent contact with the soil and helps eliminate water leaking into the basement, these should be cleaned out of debris.



Keep clean

## GRADING

Flat

**MON** The grading typically should slope away from the home to promote the flow of storm water away from the home. Water intrusion also depends on the type of soil around the home, sandy soil typically has good drainage, Soils with high clay content tend to hold a lot of water and drain poorly. Soil conditions of this lot is unknown. This home the grading is flat and should be monitored, if water intrusion becomes a serious problem in the basement/crawl space then a drainage expert should be consulted. Virtually all basements/crawl spaces exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement/crawl space leakage rarely affects the structural integrity of a home.

## FENCES

Wood

**IMP** Damaged sections of fencing should be repaired or replaced as necessary.



## IRRIGATION

No

## LIMITATIONS OF LOTS AND GROUNDS

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the lots and grounds was limited by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected. The inspection does not include an assessment of geological conditions and/or site stability. An inspection of the Pool/Hot tub and its components were not inspected they are outside the scope of this inspection. Any reporting of the swimming pool or hot tub is a courtesy only and you are not charged for a swimming pool/Hot tub inspection. We recommend that you get a letter from the pool service company stating the condition of the pool/hot tub. They would be the only people that could know if the pool has a leak, they are there once a week servicing the pool and would know if they have to add more than a normal amount of water.

Any detached building(s) are not inspected.

## Attic

### POSITIVE ATTRIBUTES

Insulation levels are typical for a home of this age and construction.

### METHOD OF INSPECTION

In the attic

### ROOF FRAMING

2x8 Rafter

### SHEATHING

Dimensional wood

### VENTILATION

Ridge vents

**IMP** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

### INSULATION

Fiberglass

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R-values or depths are rough average values.



## Interior Overview

### INTERIOR COMMENTS

**IMP** On the whole, the interior finishes of the home are considered to be in below average condition. When redecorating, repairs will be necessary prior to painting or wallpapering.

### WALLS AND CEILINGS

Drywall/plaster

**MON** Evidence of past or present water staining in various locations, this should be monitored.



**MON** Evidence of patching was detected in various locations, this should be monitored.

### FLOORS

Tile

Engineered

Carpet

Vinyl floor covering

**IMP** Movement of the floors and ceilings is apparent. Refer also to the Structural Components section of this report.



Trip hazard



Trip hazard





## DOORS

Hollow wood

**IMP** Doors need trimming/adjustment in various locations.

## ELECTRICAL

**IMP** Wiring exposed on interior finishes in various locations should be relocated or protected by a rigid conduit.



## HVAC SOURCE

Forced air

## VENTILATION

Electric ventilation fans and windows

## STAIRS/HANDRAILS

Wood stairs with metal handrails

**IMP** Loose stairway handrails should be better secured.



**SI** The stairway opening is a safety Issue and should be repaired as required.



No Head Room/Opening Safety Issue

## SMOKE DETECTOR

None

**SI** The installation of smoke detectors is recommended in all bedrooms and living areas.

## CARBON MONOXIDE

None

**SI** The installation of carbon monoxide detectors should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms.

## ENVIRONMENTAL ISSUES

There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

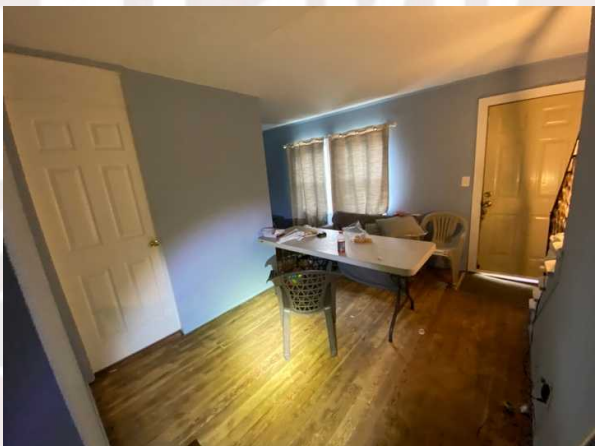
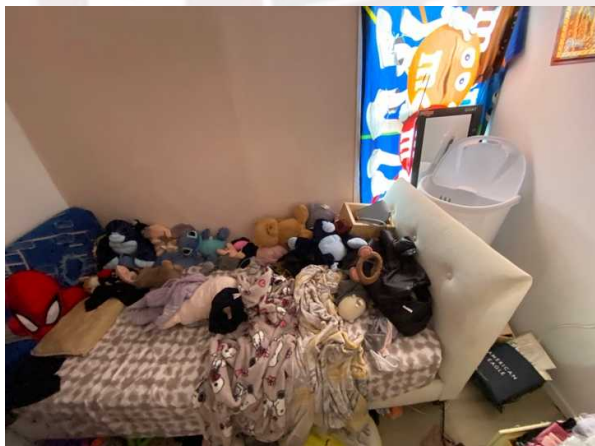
Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

### **LIMITATIONS OF INTERIOR INSPECTION**

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions: Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior. One bedroom locked not inspected.











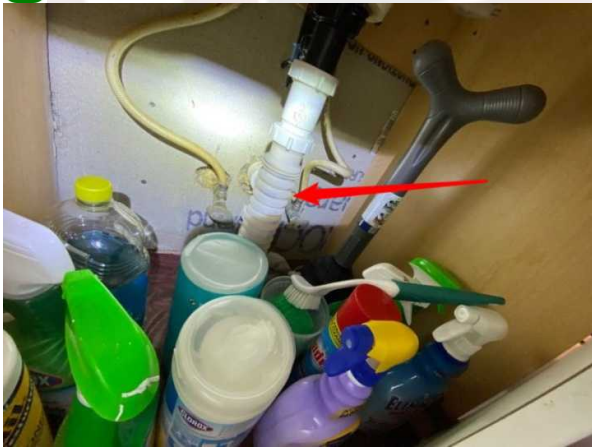
## Bathroom

### DISCLAIMER

Tile shower stalls, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years, depending on the quality of the installation (usually not verifiable during a visual inspection) and the level of maintenance. At some point (typically when leakage occurs), rebuilding the tile shower stall becomes necessary.

### SINK

**IMP** This type of flex trap is prone to clogging and should be replaced.



### TUB/SURROUND

**IMP** Tub drain stopper inoperative.

## BATH VENTILATION

**IMP** Fan inoperative.



## CABINETS/TOPS

The bathroom counters are older. Improvement may ultimately be desirable.

The bathroom cabinets are older. Improvement may ultimately be desirable.

## Kitchen

## COOKING APPLIANCES

Gas Range

**IMP** Inoperative- This should be repaired as required.

## VENTILATOR

No Vent

**IMP** An exhaust fan vented to the exterior is recommended.

## DISPOSAL

None

## DISHWASHER

None

## REFRIGERATOR

Yes

**MON** The refrigerator is an older unit. While replacement is not needed right away, it would be wise to budget for a new refrigerator. In the interim, a higher level of maintenance can be expected.

## MICROWAVE

None

## ELECTRICAL

**IMP** A ground fault circuit interrupter (gfc) outlet did not respond correctly to testing during the inspection. this receptacle should be replaced.

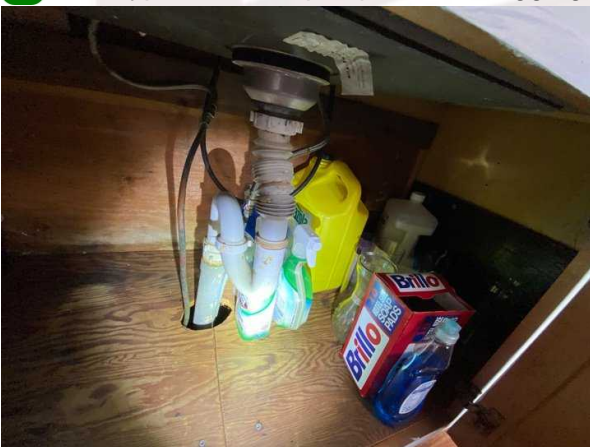


**IMP** Light hanging to low and should be replaced.



## SINK

**IMP** This type of flex trap is prone to clogging and should be replaced.



## COUNTER TOPS

The kitchen counters are older.



## CABINETS

The kitchen cabinets are older. Improvement may ultimately be desirable.

## APPLIANCE LIMITATIONS

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a homeowner's warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

## Laundry Room

### Basement

#### GENERAL COMMENTS

No appliances



#### WASHER HOSE BIB

Rotary

#### DRYER VENT

None

#### WASHER/DRYER ELECTRIC

110-240 vac

#### WASHER DRAIN

Not visible

#### WASHING MACHINE

None

#### DRYER

None

## Basement

### SMOKE DETECTOR

none

**IMP** The installation of a smoke/carbon monoxide detector is recommended.

### INSULATION

Unknown

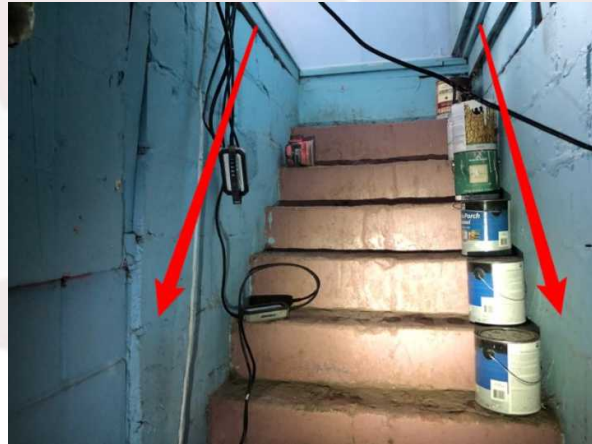
### VENTILATION

Windows

**MON** It is recommended to run a Dehumidifier/AC during the summer months, it will help keep humidity levels low.

### BASEMENT STAIRS AND RAILINGS

**IMP** Concrete steps- Railings required at stairway.



## BASEMENT LEAKAGE

The basement shows evidence of previous moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is considered average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. It is recommended to receive a letter from the sellers disclosing whether or not there has ever been a chronic water intrusion issue in the past.



Water staining



Water staining



Water staining



## CEILING

**MON** Evidence of past or present water staining.



## WALLS

**IMP** Possible mold was observed. An evaluation of the presence or an identification of possible mold growth is beyond the scope of this inspection. If concerned, testing of the possible growth should be undertaken in accordance to the NY city testing protocol, the most stringent testing protocol currently available. Then, the recommendations of an industrial hygienist should be followed.



## Structure

### GENERAL COMMENTS

As is typical of homes of this age, the building exhibits many unusual conditions. Numerous structural improvements could be undertaken. In practice, however, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. Older timbers, for example, may exhibit evidence of rot and prior insect activity. In a perfect world, these timbers would be replaced. In most cases, improvement is only undertaken if the timber fails or is substantially weakened. It is not the intention of this report to make this old house new again. Improvements will only be recommended where they are considered critical. Unless substantial renovation is anticipated, it is important that one have an "old house mentality" when it comes to living in a home of this nature. Unexpected repairs are an ongoing occurrence. A substantial investment will be required to bring the house up to acceptable condition. The costs of these repairs and the end result should be weighed against the cost of demolition and reconstruction. While many of the observations made in this report suggest that serious conditions exist, it is possible that the house could be inhabited in the short term.

The structural components of the home in rear crawlspace area exhibit conditions that represent potentially serious structural problems. Substantial improvement may be necessary. Since evaluating the structural integrity of the building is beyond the scope of this inspection, it is recommended that a structural engineer be consulted to further evaluate the building and to propose corrective measures.

### STRUCTURE TYPE

Wood frame

**IMP** The wood sills of the structure are at or near grade level at rear of home. Ideally, foundation walls should extend at least eight (8) inches above grade level so that the floor and wall structure are protected from moisture. Where insufficient clearance exists, grade level should be lowered or an effective moisture barrier should be provided. During these improvements, further investigation of the wood sills should be undertaken. Sill repairs should be undertaken where deterioration is found to exist. Bowed wall observed in rear. This should be repaired as required.



Bowed

### FOUNDATION

Block

**IMP** Cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. Repairs should be made as needed. Various methods of crack repair are available, including exterior caulking and sealing or if needed interior patching with an epoxy resin or hydraulic cement.



## BEAMS

**IMP** Solid wood- Dry rot observed on girder by basement entry, more damage to floor structure may be concealed by ceiling coverings.



## BEARING WALLS

Frame

## JOISTS/TRUSSES

2x6

2x10

## PIERS/POSTS

Block piers

## FLOOR/SLAB

Poured slab

**MON** The floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.



## SUB FLOOR

Plank

### WOOD BORING INSECTS

**IMP** Evidence of termite damage was observed on sill by water heater area. Termites can do a substantial amount of damage to the wood structural components of a home. Additional damage may be concealed. A licensed pest control specialist should be engaged to evaluate this condition and recommend measures to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.



### LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified licensed professional engineer (p.e.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions: Ceiling coverings limited view of flooring system. Rear crawlspace inaccessible.





## Electrical

### GENERAL COMMENTS

The electrical system is, for the most part, an aging system. In addition to engaging a licensed electrician to improve the areas listed below, it is recommended that electrical components and connections be further investigated. Additional defects may be concealed from view. Unsafe electrical conditions represent a shock hazard. Substantial updating may be required.

### SERVICE AMPS

100

### VOLTS

110-240 VAC

### SERVICE

Copper, Overhead  
Overhead



**IMP** The service mast/conduit should be better sealed to keep water from entering the service panel.



### 120 VAC BRANCH CIRCUITS

Copper

### 240 VAC BRANCH CIRCUITS

Copper

### CONDUCTOR TYPE

Romex

Non-metallic sheathed cable

BX

### GROUND

Rod in ground

### PANEL LOCATION

Basement



Main

### MAIN PANEL

100 Amps



## MAIN BREAKER SIZE

100 Amps

## BREAKERS

Copper

## GFCI

Kitchen and bathroom

## LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components.

## Plumbing

## GENERAL COMMENTS

The plumbing system is showing signs of age. Updating the system will be required over time.

The plumbing fixtures are older. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

## SERVICE LINE

Copper

## MAIN WATER SHUTOFF

Basement



Main

## WATER LINES

Copper

## VENT PIPES

PVC

## DRAINPIPES

**IMP** PVC- Tape observed on pipes, this should be further investigated and repairs made as necessary. Exits toward right side of home. The septic is most likely an older system, it is recommended that a licensed septic company further investigate and make improvements as/if necessary.



## SERVICE CAPS

Accessible

## W/H LOCATION

Basement

## W/H SYSTEM OPERATION

Functional at time of inspection

## MANUFACTURE

A.O. Smith



## TYPE

Propane

## CAPACITY

40 Gal.

## APPROX. AGE

1 Year



## FLUE PIPE

**MC** Single wall- Rusting/disconnected pipe requires replacement. It is recommended to further investigate chimney to be sure there is a metal liner. Gas burning appliances can deteriorate clay flue chimneys over time.

## TPRV AND DRAIN TUBE

None

**IMP** Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater. It should terminate not less than 6 inches or more than 24 inches above the floor.



## LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.



## Heating System

### SYSTEM OPERATION

**IMP** Not operational at the time at inspection. It is recommended that a licensed HVAC company further investigate and make repairs/replacement as necessary.

### MANUFACTURER

Goodman



### TYPE

Forced air

### FUEL TYPE

Propane gas

### APPROX. AGE

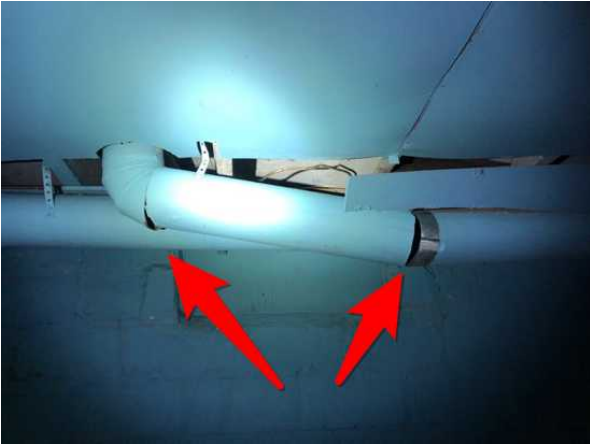
15 Years



### DISTRIBUTION

Metal duct

**IMP** Loose fitting joints and/or openings in the ductwork should be improved.



**DRAFT CONTROL**

Automatic

**FLUE PIPE**

PVC

**THERMOSTATS**

Individual

**FUEL TANK**

Propane tank

**FUEL TANK LOCATION**

Left rear

## BURIED OIL TANK

**IMP** It is suspected that an underground oil storage tank may exist on the property. Oil line observed entering basement toward left rear, unknown where line exits-not visible. According to the Environmental Protection Agency (E.P.A.), this situation may or may not represent an environmental risk depending on factors such as tank age, condition and maintenance, none of which Advantage is authorized to investigate or report upon. In most cases, based on these factors, removal of underground oil tanks and surrounding soil may be necessary. Other possible alternatives, subject to state and federal guidelines, may include having the tanks filled with sand and/or foam. Oil tank repair/removal costs vary depending on the extent of work required. It is recommended that a fuel oil/storage tank specialist be consulted.



## RECOMMENDATIONS

**IMP** It is recommended you have your ducts cleaned as needed. For most homes, that is once every three to five years. It is recommended to consult with the homeowner as to when the last time the ducts have been cleaned.

Air duct cleaning is the thorough cleaning of various components of forced air systems that heat and cool your home. Most duct cleaning companies clean the supply and return ducts and registers, diffusers and grilles, system coils, condensate drain pan, fan motor, and the cabinetry that houses the system. Always hire a professional Air Duct Cleaning Company to do the proper job.

## Air Conditioning

## GENERAL COMMENTS

No air conditioning



## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

### MAIN GAS VALVE

#### EXTERIOR

Left rear



### PANEL LOCATION

#### ELECTRICAL

Basement



Main

**MAIN WATER SHUTOFF**  
**PLUMBING**  
Basement



Main

### Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

## MAINTENANCE ADVICE UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

1. Change the locks on all exterior entrances, for improved security.
2. Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
3. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.  
Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
4. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
5. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
6. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
7. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
8. Review your home inspection report for any items that require immediate improvement or further investigation.  
Address these areas as required.
9. Install rain caps and vermin screens on all chimney flues, as necessary.
10. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

## REGULAR MAINTENANCE EVERY MONTH

1. Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
2. Examine heating/cooling air filters and replace or clean as necessary.
3. Inspect and clean humidifiers and electronic air cleaners.
4. If the house has hot water heating, bleed radiator valves.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.



6. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or showerheads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.

#### SPRING AND FALL

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
3. Trim back tree branches and shrubs to ensure that they are not in contact with the house.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
5. Survey the basement and/or crawl space walls for evidence of moisture seepage.
6. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.
8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
10. Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
11. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
12. Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
13. Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
14. Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
15. Replace or clean exhaust hood filters.
16. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

## ANNUALLY

1. Replace smoke detector batteries.
2. Have the heating, cooling and water heater systems cleaned and serviced.
3. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
4. Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
5. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
6. If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

## PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!

## **SUBPART 197-5    STANDARDS OF PRACTICE FOR (NY State) HOME INSPECTORS**

### **Section 197-5. 1       Definitions**

- (a) Alarm Systems: means installed or freestanding warning devices including, but not limited to, smoke detectors, carbon monoxide detectors, flue gas and other spillage detectors and security equipment.
- (b) Central Air Conditioning: means a system that uses either ducts to distribute cooled and/or dehumidified air to more than one room of a residential building or pipes to distribute chilled water to heat exchangers in more than one room in a residential building, and which is not plugged into an electrical convenience outlet.
- (c) Component: means a readily accessible and observable aspect of a system such as a floor or a wall, but not individual pieces such as boards or nails where many similar pieces make up the component.
- (d) Dangerous or Adverse Situations: means situations that pose a threat of injury to the home inspector including, but not limited to, those situations in which the home inspector is required to use special protective clothing or other safety equipment.
- (e) Decorative: means a component or part thereof that is ornamental and not required for the proper operation of the essential systems and components of a home.
- (f) Dismantle: means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened and that a homeowner in the course of normal household maintenance would not dismantle.
- (g) Engineering, Practice of: means as that term is defined in Education Law, title VIII, Article 145, Section 7201.
- (h) Engineering Study: means a study requiring engineering services.
- (i) Functional Drainage: means the operation of a drain whereby a drain empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
- (j) Functional Flow: means a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.
- (k) Further Evaluation: means the examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.
- (l) Household Appliances: means kitchen and laundry appliances, room air conditioners, and similar appliances.
- (m) Inspect: means to visually examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily operable access panels.
- (n) Installed: means attached or connected such that the installed item requires tools for removal.
- (o) Normal Operating Controls: means homeowner operated devices such as a thermostat, wall switch, or safety switch.
- (p) Observable: means able to be observed at the time of the inspection without the removal of covering, fixed, finished and or stored materials.
- (q) Observe: means the act of making a visual examination.
- (r) On-site Water Supply Quantity: means the volume of water that is available for domestic use.
- (s) Operate: means to cause systems or equipment to function.
- (t) Primary Windows and Doors: means windows and exterior doors that are designed to remain in their respective openings year-round.
- (u) Readily Accessible: means available for visual inspection without requiring the home inspector to remove or dismantle any personal property, use destructive measures, or take any action which will likely involve risk to persons or property.
- (v) Readily Operable Access Panel: means a panel provided for homeowner inspection and maintenance, which has removable or operable fasteners or latch devices in order to be lifted,



swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. The panel must be within normal reach and not blocked by stored items, furniture or building components.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Section 197-5.2 Purpose and Scope**

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

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

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

### **Section 197-5.3 Minimum Requirements**

- (a) Home inspectors shall observe and report on readily accessible, visually observable installed systems and components as set forth in these Standards of Practice.
- (b) Home inspectors shall report on those systems and components observed that, in the professional opinion of the home inspector, are deficient, not functioning properly and/or unsafe.
- (c) If a home inspector has not observed a particular system or major component, he or she shall list said item in the inspection report as an item that was not observed and shall set forth the reasons why said item was not observed.

#### Section 197-5.4 Site Conditions

- (a) Home inspectors shall observe and report the following site conditions:
  - 1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
  - 2. Trees and vegetation that adversely affect the residential building;
  - 3. Walkways, steps, driveways, patios and retaining walls.
- (b) Home inspectors are not required to observe and report on the following site conditions:
  - 1. Fences and privacy walls;
  - 2. The health and condition of trees, shrubs and other vegetation.

#### Section 197-5.5 Structural Systems

- (a) Home inspectors shall observe and report on the following:
  - 1. Any deteriorated and/or damaged structural component including the building foundation and framing;
  - 2. The floor structure;
  - 3. The wall structure;
  - 4. The ceiling structure;
  - 5. The roof structure.

#### Section 197-5.6 Exterior

- (a) Home inspectors shall observe and report on:
  - 1. All exterior walls and coverings, flashing and trim;
  - 2. All exterior doors including garage doors and operators;
  - 3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
  - 4. All eaves, soffits and fascias where accessible from the ground level;
  - 5. All adjacent walkways, patios and driveways on the subject property;
  - 6. The condition of a representative number of windows.
- (b) Home inspectors are not required to observe and report on the following:
  - 1. Screening, shutters, awnings and other seasonal accessories;
  - 2. Fences;
  - 3. Geological and/or soil conditions;
  - 4. Recreational facilities;
  - 5. Out-buildings other than garages and carports;
  - 6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
  - 7. Erosion control and earth stabilization measures;
  - 8. The operation of security locks, devices or systems;
  - 9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

#### Section 197-5.7 Roof Systems

- (a) Home inspectors shall observe and report on readily accessible:
  - 1. Roofing materials and condition;
  - 2. Roof drainage systems;
  - 3. Flashing;
  - 4. Skylights, chimneys and roof penetrations.
- (b) The home inspector shall report on the methods used to observe the roof and other components set forth in this section.

- (c) All home inspection reports shall describe the observed condition and type of roofing materials and shall describe the methods used to observe the roofing.
- (d) Home inspectors are not required to observe and report on:
  - 1. Antennas, lightening arresters or similar attachments;
  - 2. Any flue or chimney interior that is not readily accessible;
  - 3. Other installed accessories.
- (e) Home inspectors are not required to operate powered roof ventilators.
- (f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.
- (g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

#### Section 197-5.8 Plumbing System

- (a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
  - 1. Interior water supply and distribution systems including fixtures and faucets;
  - 2. Drain, waste and vent systems;
  - 3. Water heating equipment and vents and pipes;
  - 4. Fuel storage and fuel distribution systems and components;
  - 5. Drainage sumps, sump pumps, ejector pumps and related piping;
  - 6. Active leaks.
- (b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
  - 1. Fixtures and faucets;
  - 2. Domestic hot water systems;
  - 3. Drain pumps and waste ejectors pumps;
  - 4. The water supply at random locations for functional flow;
  - 5. Waste lines from random sinks, tubs and showers for functional drainage;
- (c) Home inspectors are not required to:
  - 1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
  - 2. Observe and report on any system that is shut down or secured;
  - 3. Observe and report on any plumbing component that is not readily accessible;
  - 4. Observe and report on any exterior plumbing component or system or any underground drainage system;
  - 5. Observe and report on fire sprinkler systems;
  - 6. Evaluate the potability of any water supply;
  - 7. Observe and report on water conditioning equipment including softener and filter systems;
  - 8. Operate freestanding or built in appliances;
  - 9. Observe and report on private water supply systems;
  - 10. Test shower pans, tub and shower surrounds or enclosures for leakage;
  - 11. Observe and report on gas supply system for materials, installation or leakage;
  - 12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
  - 13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
  - 14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
  - 15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
  - 16. Observe and report on any solar water heating systems.



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

#### Section 197-5.9 Electrical System

(a). Home inspectors shall observe and report upon readily accessible and observable portions of:

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

(b). Home inspections shall describe readily accessible and observable portions of:

1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c). Home inspectors are not required to:

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

#### Section 197-5.10 Heating System

(a). Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;

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

#### Section 197-5.11 Air Conditioning Systems

- (a). Home inspectors shall:
  1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
  2. Operate the system using the thermostat;
  3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
  4. Observe and report on the condition of normally operated controls and components of the system.
- (b). Home inspectors are not required to:
  1. Activate or operate air conditioning systems that have been shut down;
  2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
  3. Check the pressure of the system coolant or determine the presence of leakage;
  4. Evaluate the capacity, efficiency or adequacy of the system;
  5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
  6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
  7. Dismantle any equipment, controls or gauges;
  8. Check the electrical current drawn by the unit;
  9. Observe and report on electronic air filters.

#### Section 197-5.12 Interior

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

5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.
- (b). Home inspectors are not required to:
  1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
  2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
  3. Determine clearance to combustibles in concealed areas;
  4. Observe and report on paint, wallpaper or other finish treatments;
  5. Observe and report on window treatments;
  6. Observe and report on central vacuum systems;
  7. Observe and report on household appliances;
  8. Observe and report on recreational facilities;
  9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

#### Section 197-5.13 Insulation and Ventilation

- (a). Home inspectors shall:
  1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
  2. Observe, describe and report on ventilation of accessible attics and foundation areas;
  3. Observe and report on mechanical ventilation systems in visible accessible areas.
- (b). Home inspectors are not required to:
  1. Disturb insulation;
  2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

#### Section 197-5.14 Fireplaces

- (a). Home inspectors shall:
  1. Observe and report on visible and accessible system components;
  2. Observe and report on visible and accessible chimneys and vents;
  3. Observe and report on chimney caps;
  4. Observe and report on fireplaces and solid fuel burning appliances;
  5. Observe and report on chimneys;
  6. Observe, operate and report on accessible fireplace dampers.
- (b). Home inspectors are not required to:
  1. Observe and report on the interiors of flues or chimneys;
  2. Observe and report on fire screens and doors;
  3. Observe and report on automatic fuel feed devices;
  4. Observe and report on mantles and fireplace surrounds;
  5. Observe and report on combustion make-up air devices;
  6. Observe and report on heat distribution assists;
  7. Ignite or extinguish fires;
  8. Determine draft characteristics;
  9. Move fireplace inserts and stoves or firebox contents.

#### Section 197-5.15 Attics

- (a). Home inspectors shall observe and report on any safe and readily accessible attic space describing:
  1. The method of observation used; and
  2. Conditions observed.
- (b). Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

#### Section 197-5.16 Limitations and Exclusions

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



stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.

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

(c). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.

(d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e). Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

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

(g). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.

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

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

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

(k). Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible;
2. The remaining life expectancy of any system or component;
3. The strength, adequacy, effectiveness or efficiency of any system or component;
4. The causes of any condition or deficiency;
5. The methods, materials or costs of corrections;
6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
12. Operating costs of systems of components;
13. Acoustical properties of any system or component;
14. Soil conditions related to geo-technical or hydrologic specialties.

(l). Home inspectors are not required to offer:

1. To perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

- (m). Home inspectors are not required to operate:
  - 1. Any system or component that is shut down or otherwise inoperable;
  - 2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
  - 3. Shut off valves or manual stop valves;
  - 4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.
- (n). Home inspectors are not required to observe:
  - 1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
  - 2. Items that have not been installed;
  - 3. Installed decorative items;
  - 4. Items that are not entered in accordance with subdivision 15 of this section;
  - 5. Detached structures other than garages and carports.
- (o). Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.
- (p). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (q). These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

## **SUBPART 197-4 CODE OF ETHICS AND REGULATIONS FOR HOME INSPECTORS**

### Section 197-4.1 - Fundamental Rules

- (a) Home inspectors shall exhibit honesty and integrity in furtherance of the honor of the home inspection profession. A home inspection has a direct and vital impact on the quality of life for all home buyers. In performing home inspection services, home inspectors shall adhere to the highest principles of ethical conduct.
- (b) This Code of Ethics and Regulations reflects the current ethical standards for home inspectors. It is the department's intention that this document be a living document and that changes and updates to this Code of Ethics and Regulations be made as deemed necessary by the department in consultation with the Home Inspection Council.
- (c) Home inspectors shall fully adhere to and comply with the provisions of Article 12-B of the Real Property Law and all regulations promulgated thereunder including, but not limited to, this Code of Ethics and Regulations and the Standards of Practice.
- (d) Home Inspectors shall be required to cooperate with investigations by the Department of State. Each applicant or licensee shall be obligated, on request of the Secretary of State, to supply such information as may be required concerning his, her or its business, business practices or business methods, or proposed business practices or methods.

### Section 197-4.2 Written Contracts

- (a) Prior to performing a home inspection, home inspectors shall provide a client with a written pre-inspection agreement that clearly and fully describes the scope of service to be provided and the cost associated with that service. All said contracts shall contain the following clauses which shall be printed in type size of not less than six point:

"Home inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering or architectural services."; and

"If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property."

- (b) Home inspectors shall discuss the scope of the inspection with the client and only perform services which have been duly authorized by the client.

### Section 197-4.3 Non-Disclosure

Home inspectors shall not disclose to a third party the contents of a home inspection report or any observations, deductions, opinions that pertain to a home inspection report without the prior consent of the client or the client's representative.

### Section 197-4.4 Unlicensed and Unlawful Activity

- (a) Home inspectors shall not engage in, knowingly permit or aid and abet, unlicensed or activity that is prohibited by Article 12-B of the Real Property Law or the regulations promulgated thereunder.
- (b) In the event that a client insists upon a home inspector engaging in unlawful and/or unethical conduct, the home inspector shall, after notice to the client that such conduct is unlawful or unethical, be permitted to immediately withdraw from the assignment or contract.
- (c) Home inspectors shall not determine property boundary lines or encroachments, easements or any limitations of use of the property.
- (d) Home inspectors shall not determine compliance with regulations, codes, laws or ordinances.



(e) Home inspectors shall not determine the market value of the property or its marketability.

#### Section 197-4.5 Competence

(a) Except as provided in section 197-4.6 and 197-5.2(c), home inspectors shall conduct home inspections in compliance with the Standards of Practice.

(b) Home inspectors shall not accept or perform services in which the home inspector knows or has reason to know that he or she is not competent to perform.

(c) Home inspectors shall not delegate responsibility to another when the home inspector delegating such responsibility knows or has reason to know that such person is not a duly licensed home inspector and/or qualified by training and experience to perform said task.

#### Section 197-4.6 Written Reports

(a) Home inspectors shall provide a written report containing the results of a home inspection.

(b) Home inspectors shall not willfully make a false report or false or misleading statements in the context of home inspection activities and/or a home inspection report.

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

#### Section 197-4.7 Conflicts of Interest

(a) The duty of every home inspector shall be to the client. Home inspectors shall avoid conflicts of interest or activities that compromise their professional objectivity, or have the potential of creating an appearance that their professional objectivity has been compromised.

(b) Prior to accepting any home inspection assignment, home inspectors shall disclose to the potential client all known or potential conflicts of interest that could influence or appear to influence the home inspector's judgment or the quality of the home inspector's services.

(c) Home inspectors shall not solicit or accept compensation, financial or otherwise, from more than one interested party for a home inspection unless the circumstances are fully disclosed to the client and agreed upon by all interested parties.

(d) Home inspectors shall not solicit or accept an assignment or contract from a governmental body on which a principal or officer of the home inspector's office or organization serves as a member.

(e) Home inspectors shall not directly or indirectly compensate, in any way, real estate brokers, real estate salespersons, real estate brokerage companies, lending institutions or any other party or parties that expect to have a financial interest in closing the transaction, for future referrals of inspections or for inclusion on a list of recommended inspectors or preferred providers or any similar arrangement.

(f) Home inspectors shall not accept financial or other consideration, such as material or equipment, from suppliers for suggesting the use of, or promoting a specific product in the course of performing a home inspection.

(g) In connection with performing home inspections, home inspectors shall not accept commissions, fees or other consideration directly or indirectly from contractors or other persons or entities dealing with clients or employers of the home inspector in connection with work for which the inspector is responsible for, or has reported upon.

(h) Home inspectors shall not inspect any residential building in which said home inspector or relative thereof has a financial interest or any interest in the transfer thereof, including the receipt of any commission as an agent.

(i) Home inspectors shall not inspect a home if the home inspector's compensation is contingent upon the sale of the home or if compensation is contingent upon the results of the home inspection.

#### Section 197-4.8 Fraud, Misrepresentation and Dishonesty

Home inspectors shall not engage in fraud, fraudulent activity, misrepresentation or dishonesty.

#### Section 197-4.9 Promotion and Advertising

(a) Home inspectors shall not advertise in a false, misleading or deceptive manner.

(b) Home inspectors shall not falsify or misrepresent their experience, education or qualifications or permit any such misrepresentation by their employees or associates.

(c) Home inspectors shall not advertise home inspection services as an engineer or architect or under the heading of engineers, engineering, architects or architecture in any form of print or electronic media unless the individual and/or firm is licensed to provide engineering or architectural services by the New York State Education Department.

(d) Home inspectors shall refrain from making any claim relating to the quality and effectiveness of services which cannot be substantiated by the home inspector.

(e) Home inspectors placing or authorizing advertisements shall maintain or cause to be maintained an exact copy of each advertisement for a period of one year following the advertisement's last publication. This copy shall be made available for inspection, upon request, by the Department or an authorized representative of the Department.

(f) Nothing herein shall prohibit a home inspector from advertising his or her services or advertising for the purpose of recruiting employees provided that no such advertisements shall be misleading or deceptive.