GOT YOUR SIX NY HOME INSPECTIONS LLC
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RESIDENTIAL ROOM-BY-ROOM INSPECTION

1234 Main Street
Greenville, NY 12083

Buyer Name
12/15/2025 9:00AM

Inspector
Andrew Ballato
518-603-0947
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Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Client, Listing Agent

Occupancy
Furnished, Occupied

Style
Ranch

Temperature
23 deg Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: EXTERIOR GROUNDS / DRIVEWAY / GRADING ETC.

Information

Description
Exterior Overview

Single story ranch house design with attached garage. Blacktop style driveway with grass frontage.


Driveway and Parking Areas: Surface Type
Driveway and Surrounding

Blacktop / paved

Minor cracking and deterioration (normal) at entrance apron from street.




Landscaping and grading : Surface Type

Exterior

Note snow-covered ground conditions. Some areas exposed as grass coverage. Gentle grading away from house foundation.




Vegetation , Trees : Description

Exterior

Small frontage shrubbery in front of house. Adequate clearances between house dwelling and Vegetation growth. No issues noted.

Stairs, Steps , Stoops, Walkways , Ramps and Railings: Description

Exterior

Small attached dormer style front entrance stoop. Painted wood construction with roof overhang. Note presence of railing at stair set. No defects noted.

Outside outlet receptacles , GFCI : Description

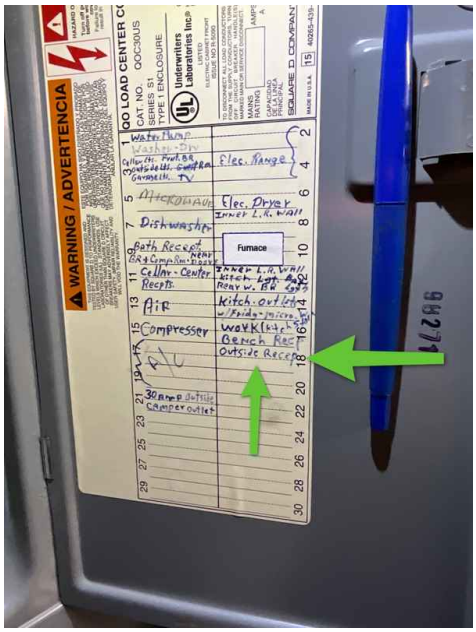
Exterior

GFCI (ground fault circuit interruptor) and AFCI (arc fault circuit interruptor) are critically important because they quickly interrupt the flow of electricity when a ground fault occurs. Particularly used in Kitchens, Bathrooms, and Exterior settings where water sources are nearby.

Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.

Note presence of GFCI Ground Fault Breaker located in Main Electrical circuit panel.

No defects noted



3: GARAGE / CARPORT

Information

Description
Garage / Carport

Single car attached garage with automatic overhead door.

Ceiling / Lighting fixtures: Description
Garage / Carport

Ceiling mount light fixture integral to garage door opener assembly. Additional ceiling-mount light operated via wall-mounted switch.

Windows: Description

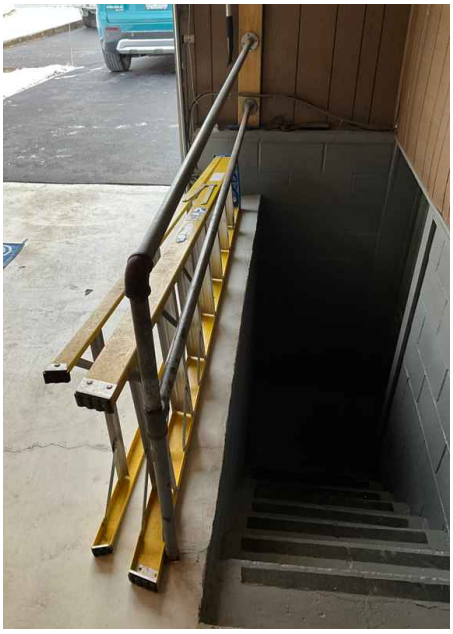
Garage

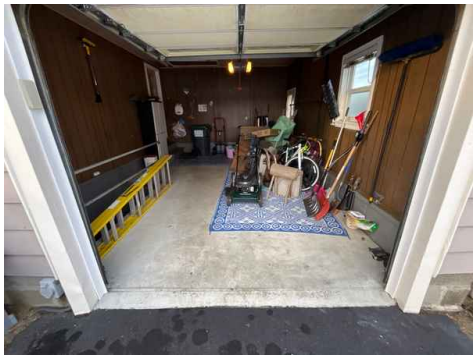
Note presence of (1) double hung window. Check operation of window function as well as latch / lock operation. No defects noted.

Floor: Description

Garage

Poured concrete type floor.





Garage Door: Material

Garage

Wood Composite

Garage Door: Type

Garage

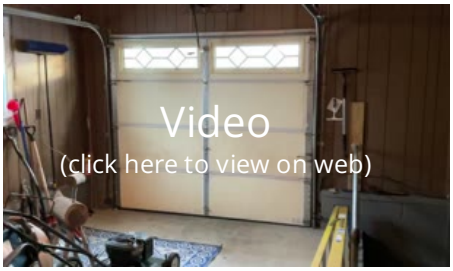
Up-and-Over, Automatic

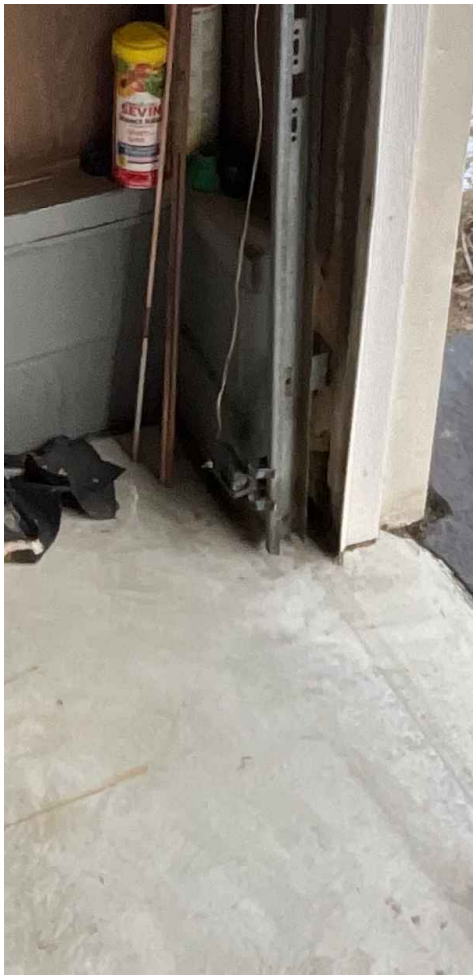
Garage Door Opener: Description

Garage

Overhead automatic garage door present. Check operation of Auto-retract feature, ok. Operated via wall-mount switch.

No defects noted.

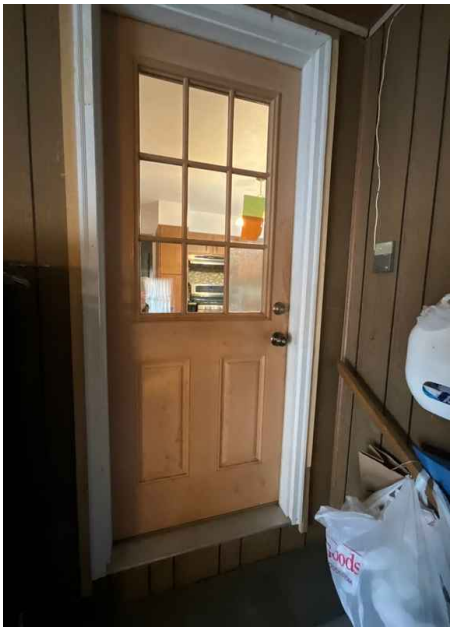


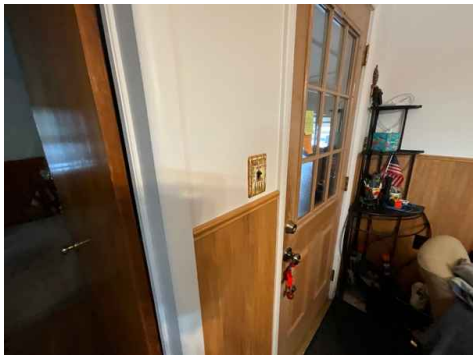


Occupant Door (From garage to inside of home): Description

Garage

Verify presence of metal type entrance door into kitchen from garage location.





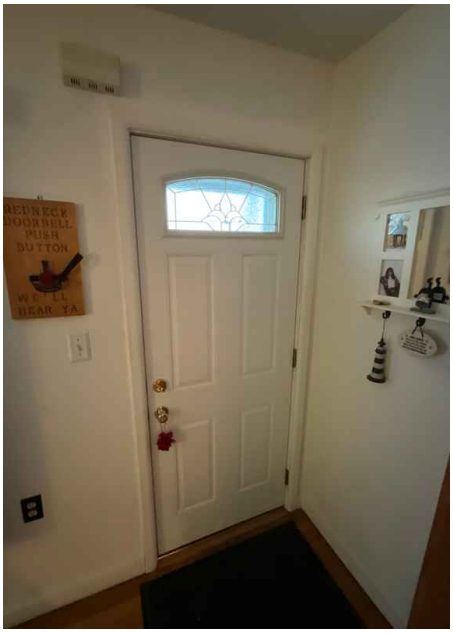
4: ENTRY DOOR

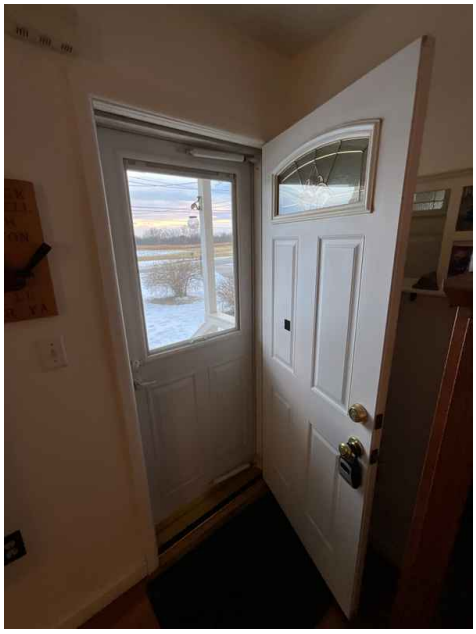
Information

General: Description

Living room to Exterior

Note presence of insulated exterior door with high mount glass insert. Check open / close function along with lock / unlock operation. No defects noted.





5: ROOF

Information

Inspection Method
Roof
Roof

Roof Type/Style
Roof
Gable

Coverings: Material
Roof
Asphalt, Fiberglass

Architectural style shingle design. Estimated age of roof 10 + / - yrs.




Roof Drainage Systems: Gutter Material

Roof

Aluminum

Verify roof drainage system present. Downspouts and run off gutters distanced at range away from foundation. No defects noted.

Flashings: Material

Roof

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Description

Roof

Block type masonry chimney. Inspected chimney cap , storm collar and flue chase covering. Inspected base flashing and surrounding shingle area. No defects noted.

Note presence of Plumbing DWV (Drain, Waste, Vent) 1 1/2" pipe at back portion of roof. Inspect base flashing and surrounding shingles for damage or wear. No defects noted.






Vent system: Description

Roof / Gable

Note presence of ridge / soffit roof vent system as well as gable vent louvres at each end of the house.









6: SIDING AND / OR EXTERIOR COVERING

Information

Description
Exterior Siding

Metal-type siding present. No defects noted.

Flashing and Trim: Type
Exterior Siding

Exterior Siding: Description

Exterior Siding

Metal-type siding present. Minor wear and tear present. No defects noted.













7: ATTIC, INSULATION & VENTILATION

Information

Description
Attic

Wood rafter / ridge design present with plywood type sheathing.


Inspection Method
Attic

Perform visual inspection via drop-down stair case access.

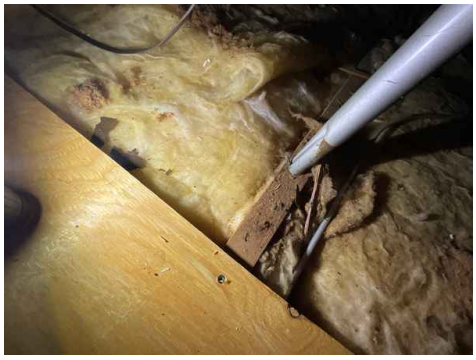
Attic Insulation: Description

Attic

Fiberglass Insulation present in attic.







Attic Insulation: Insulation Type

Attic

Fiberglass, Batt

Attic Insulation: R-value

Attic

R - 19

Ventilation: Description

Attic

Observe presence of venting at each end of the gable as well as both ridge and soffit venting on exterior. (see Roof section for details)

Note presence wasp nesting inside screen of gable vents.


Ventilation: Ventilation Type

Attic

Gable Vents, Ridge Vents

Structural Components , Supports etc : Description

Attic

Rafter / ridge roof support construction design.




Structural Components , Supports etc : Type of Roof Support

Attic

Wood constructed purlin / knee wall style support structures supporting portion of roof above garage portion of house. Possible may have been installed to support for drop down staircase assembly.

Note presence of metal type piping being fastened to ceiling joist and roof rafter.

Note presence of "sistering" of roof rafter above staircase access. Recommend further inspection from a qualified framing / general contractor.








Sistered with Plywood strip

Sistered rafter not cut to rake angle to tie into ridge


Sistered rafter

Sheathing : Description

Attic

Note presence of plywood style sheathing. Verify white painted substance on inside (attic-side) surface of sheathing. Typically this is indicative of covering past fire damage and/or moisture/mildew presence. Not consistent with entirety of attic sheathing.

Although Inspection of both moisture / mildew and smoke / fire damage showed no signs of presence, recommend further evaluation from a qualified mold / mildew inspector.










8: KITCHEN

Information

Description
Kitchen

Verify white painted walls with ceiling mount light fixture present. Standard countertop design with common appliance install. Roll type vinyl flooring present.

Refrigerator: Description
Kitchen

Stand up side-by-side style refrigerator with integral water/ ice maker.

Refrigerator: Brand
Kitchen

Whirlpool

Sink : Description
Kitchen

Dual basin, stainless steel, under counter mount design.

Sink : Water supply material
Kitchen

Sink : Drain type , material
Kitchen

Access under kitchen sink in limited due to obstructions in view of complete plumbing drain make up. Note PVC piping present.

Stove / Oven / Range Hood: Description
Kitchen

Gas fired stove / oven style present.

Stove / Oven / Range Hood: Brand
Kitchen

Electrolux (nat gas)

Dishwasher: Description
Kitchen

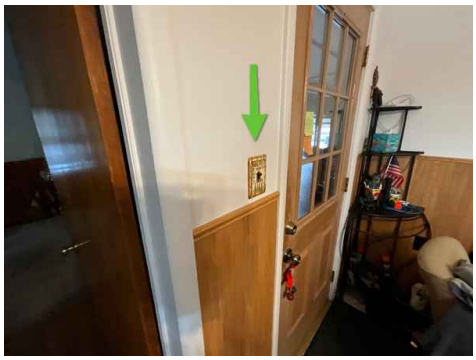
Under counter dishwasher assembly.

Dishwasher: Brand
Kitchen

Whirlpool

Ceiling / Lighting fixtures: Description
Kitchen

Ceiling mount kitchen light operated via wall mounted switch.



Windows: Description
Kitchen

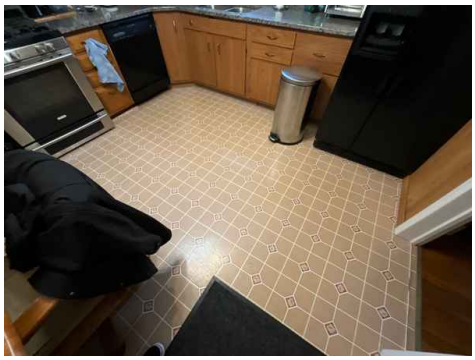
Flooring: Description

Kitchen

Minor peeling rolled flooring under dishwasher / stove area.

Peeling of baseboard bumper strip under kitchen sink area.






Cabinetry / Countertops: Description

Kitchen

Granite style countertops with wood style cabinets.

GFCI / Outlet receptacles / Switches: Description

Kitchen

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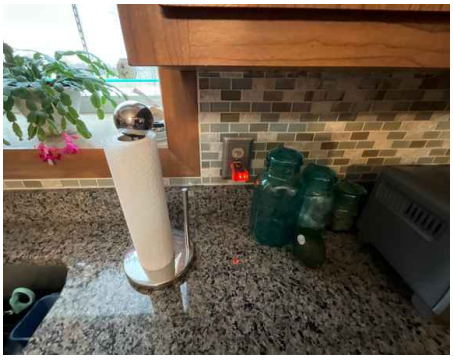
Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.



Additional Appliances :

Description

Kitchen

Note presence of microwave.

Limitations

Sink

ACCESSIBILITY

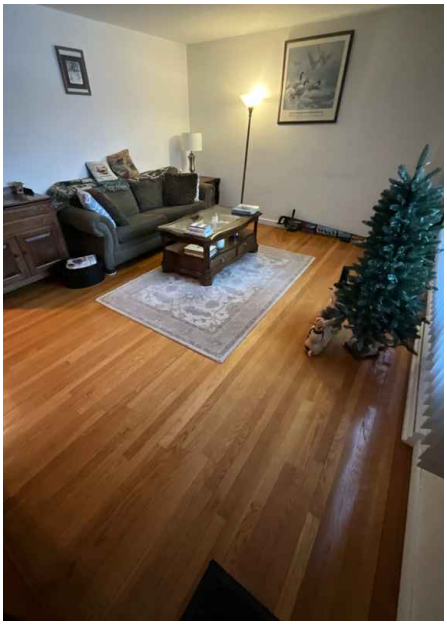
KITCHEN

Unable to access water supply lines to kitchen sink due to obstructions under cabinet.

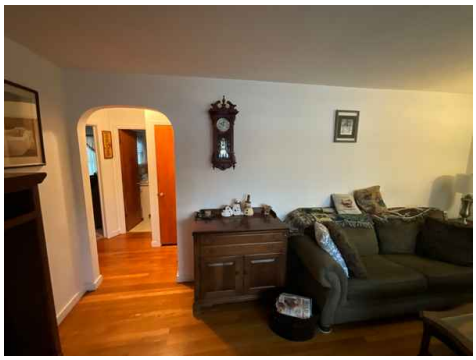
9: LIVING ROOM

Information

Description
Living Room



Ceiling / Lighting fixtures: Description
Living Room



Windows: Description
Living Room

Bow window. casement style window present. Check operation crank handles and locks. No defects noted.

Flooring: Description

Living Room

Wood style flooring throughout living room.


GFCI / Outlet receptacles / Switches: Description

Living Room

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Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.

Deficiencies

9.4.1 GFCI / Outlet receptacles / Switches

Safety Hazard

IMPROPERLY INSTALLED

LIVING ROOM

Tested Living room outlets with a Klein 110 outlet receptacle / GFCI tester. Note open ground circuit present. Recommend further inspection and evaluation for qualified electrical inspector.

Recommendation

Contact a qualified electrical contractor.


10: BEDROOM 1

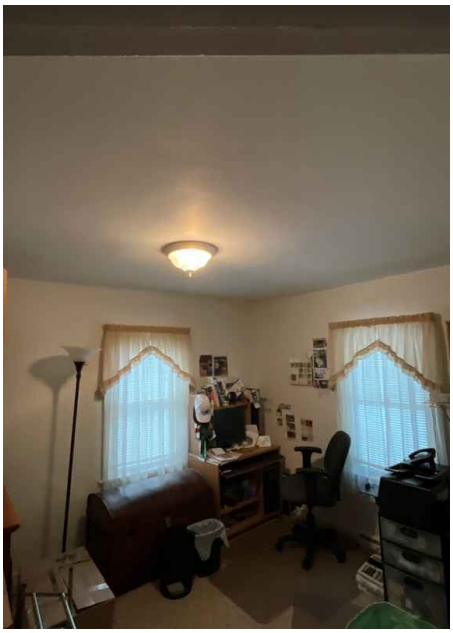
Information

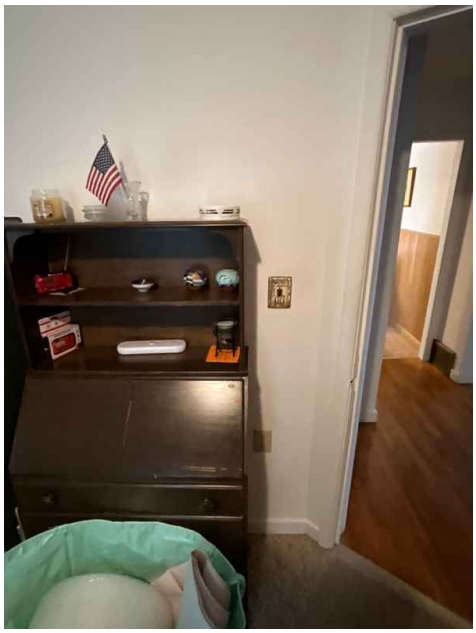
General: Description
Bedroom (Den)

Verify fully furnished room.

Ceiling : Decription
Bedroom

White painted ceiling with mounted light fixture operated via wall mount switch.





Windows: Description

Bedroom

Doors / locks / latches / hinges: Description

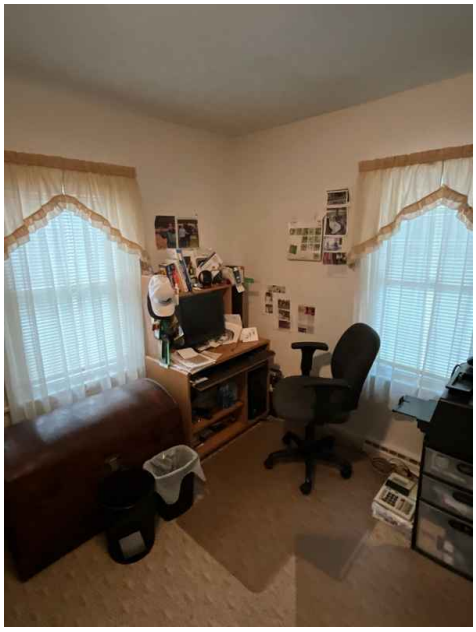
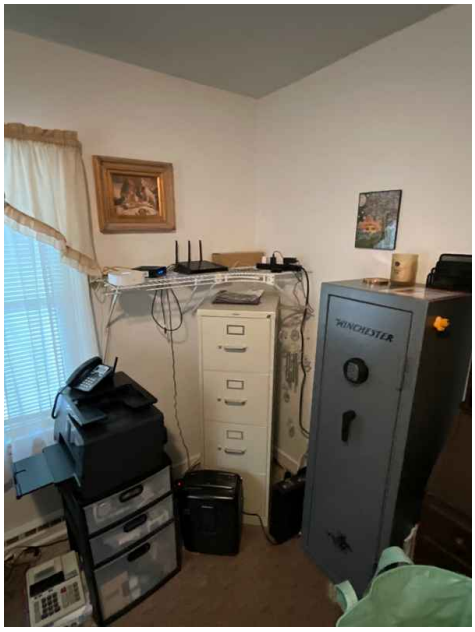
Bedroom

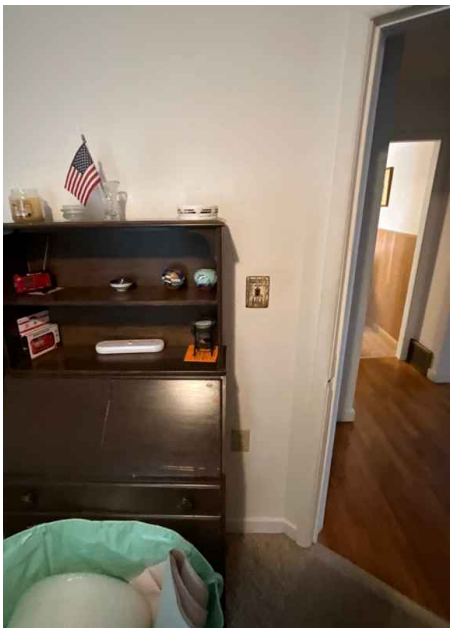
Inspect entry and closet door functions. Check for binding/ sticking, etc from opening and closure functions. No defects noted at this time.

Walls: Description

Bedroom

White painted drywall type walls.



Floors: Description

Bedroom

Carpet style flooring present

Radiators : Description

Bedroom

Baseboard style forced air heat register.

GFCI / Outlet receptacles / Switches: Description

Bedroom

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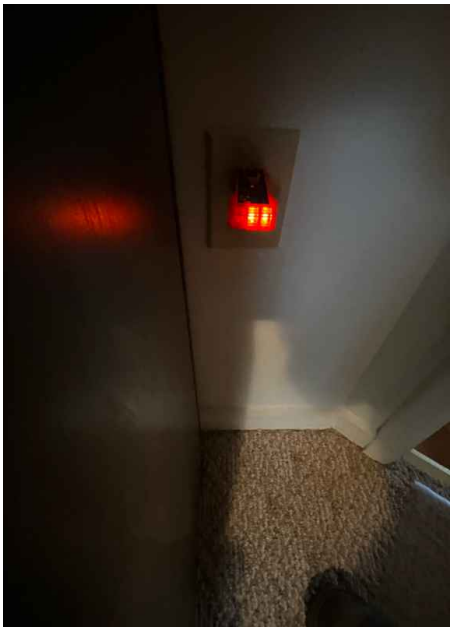


11: BEDROOM 2

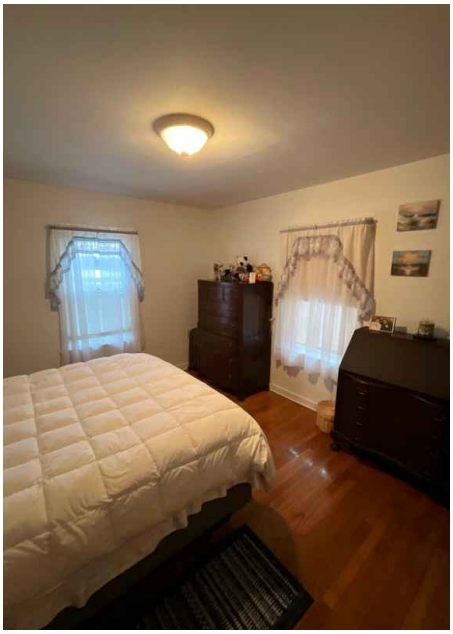
Information

General: Description
Bedroom

White painted drywall with visible wood flooring present. Occupant bed with several furniture fixtures. 2 windows present adjacent to each other.

Ceiling : Decription
Bedroom

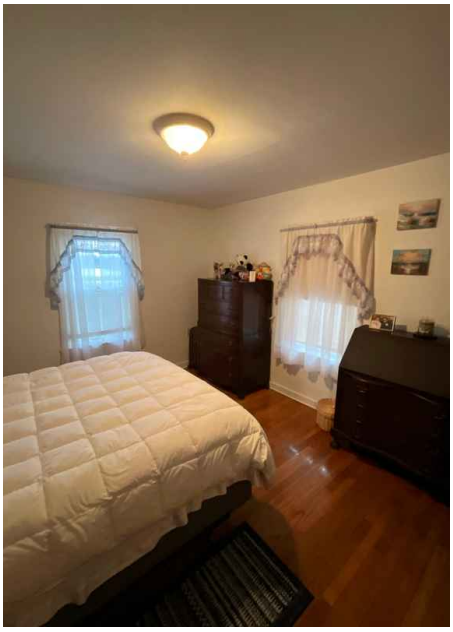
Painted ceiling with mounted light fixture controlled via wall mount switch.



Windows: Description

Bedroom

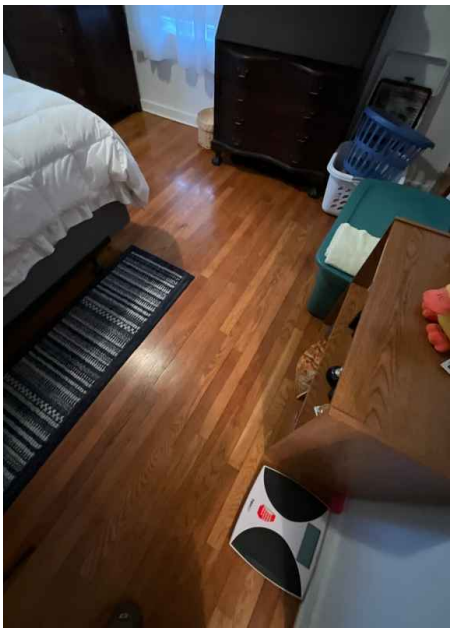
2 double hung, dual pane vinyl style windows present. check for proper operation. No defects noted.

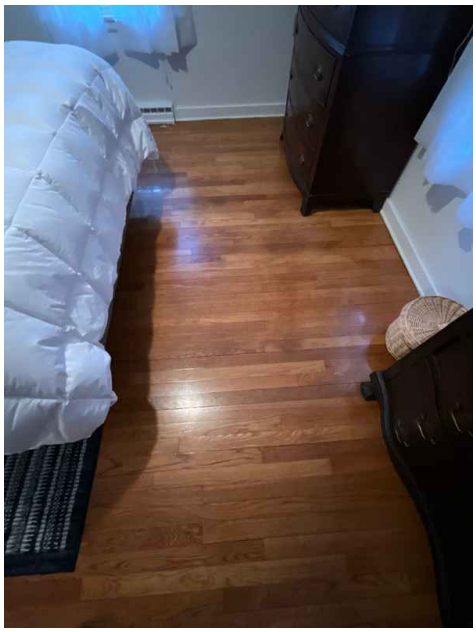


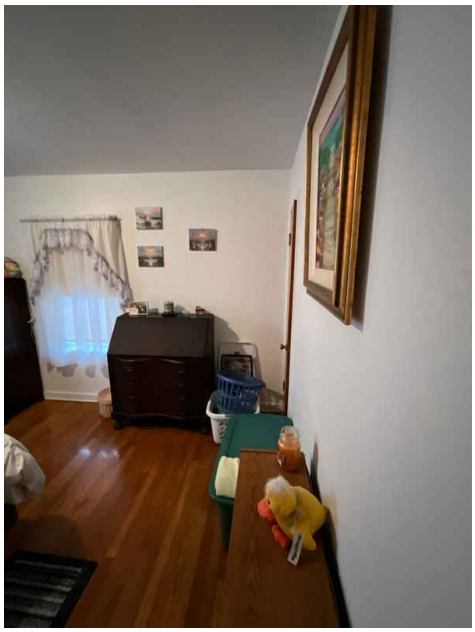
Floors: Description

Bedroom

Wood flooring present. No defects noted.







Radiators : Description

Bedroom

Baseboard style heat register and return.

GFCI / Outlet receptacles / Switches: Description

Bedroom

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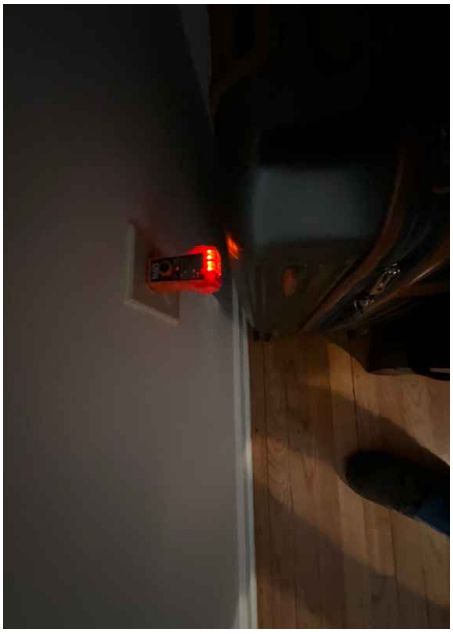

12: LAUNDRY ROOM

Information

Description
Laundry Room

Laundry appliances located in finished basement portion of home.

Note presence of electric (110v) washing machine and Nat Gas dryer.





Water supply, drains: Description
Laundry Room


Electrical supply: Description
Laundry Room

GFCI / Outlet receptacles / Switches: Description
Laundry Room

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Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.

Venting: Description
Laundry Room

Corrugated dryer vent pipe routed through existing foundation block to exterior. No defects noted.

Deficiencies

12.2.1 Electrical supply

Recommendation

ROUTING

LAUNDRY ROOM

Drain hose for washing machine routing near operational electrical outlet receptacle. Recommend re-routing washer drain (or continuing a sealed PVC drain to a close proximity to washer) away from electrical outlet to eliminate potential water intrusion into operational outlet receptacle.

Recommendation

Contact a qualified plumbing contractor.

12.3.1 GFCI / Outlet receptacles / Switches

Recommendation

MISSING / NOT INSTALLED

Recommend installing GFCI outlet receptacle for washing machine due to proximity to potential water source.

Note: It is recommended that the refrigerator be on its own dedicated circuit.

Recommendation

Contact a qualified electrical contractor.

13: BATHROOM 1

Information

Description
Bathroom

Full bathroom present on main floor of dwelling. white painted ceiling with exhaust fan fixture present. Wallpaper walls with sconce style lighting above vanity mirror.

Note presence of tub / shower , toilet, and vanity sink.

Ceiling / Lighting Fixtures, Fans: Description
Bathroom

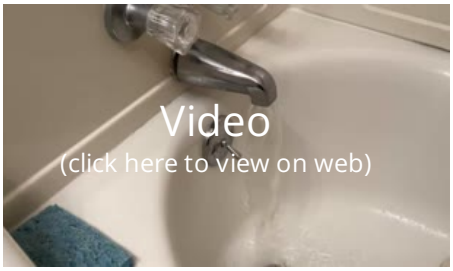
Ceiling mount exhaust fan fixture present.

Floor: Description
Bathroom

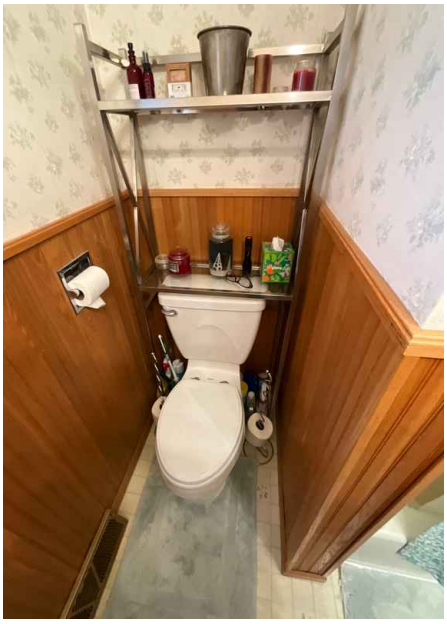
Composite type tile floor covering. Several throw rugs / mats present covering portions of bathroom flooring. No defects noted.

Tub / Shower : Description
Bathroom

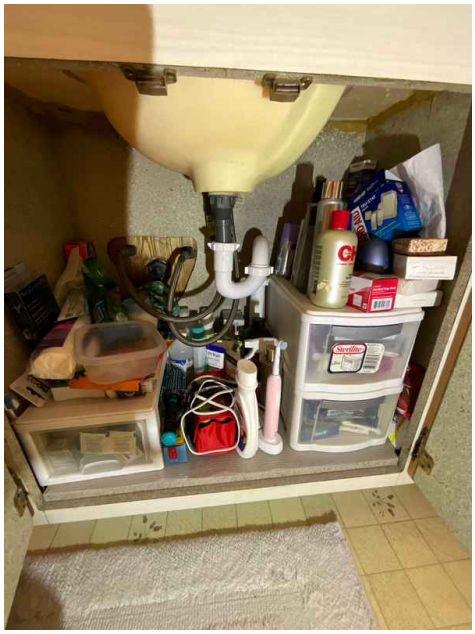
Tub / shower assembly. Inspected faucet and diverter function along with drain operation and quality.



Toilet: Description
Bathroom



Sink / Vanity: Description
Bathroom



GFCI / Outlet Receptacle : Description

Bathroom

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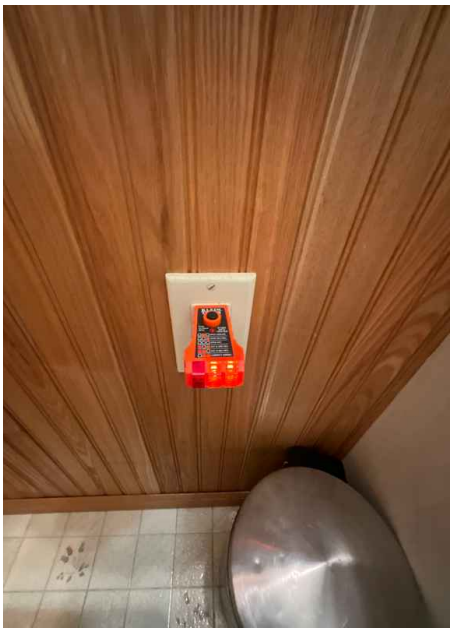
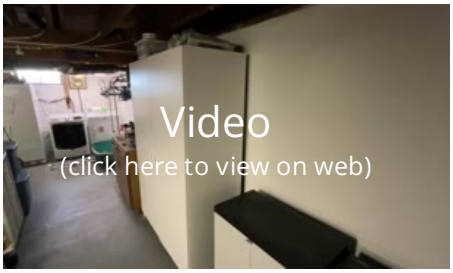


14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Description
Basement



Foundation: Material

Basement

Masonry Block

Note at two locations in foundation, corner blocking was not utilized. If future concerns / issues observed, recommend further evaluation from a qualified foundation contractor.









Floor Structure:
Basement/Crawlspace Floor
Basement
Concrete

Floor Structure: Material
Basement
Concrete

Wall Structure: Description
Basement
Painted masonry block wall structure.



Ceiling Structure: Description
Basement
Wood constructed floor joist design. No defects noted.



Windows : Description
Basement

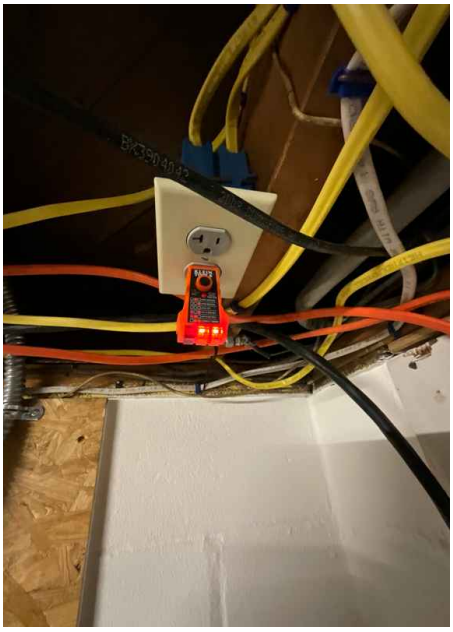


GFCI / Outlet Receptacle : Description

Basement

GFCI (ground fault circuit interruptor) and AFCI (arc fault circuit interruptor) are critically important because they quickly interrupt the flow of electricity when a ground fault occurs. Particularly used in Kitchens, Bathrooms, and Exterior settings where water sources are nearby.

Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.



15: HEATING

Information

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

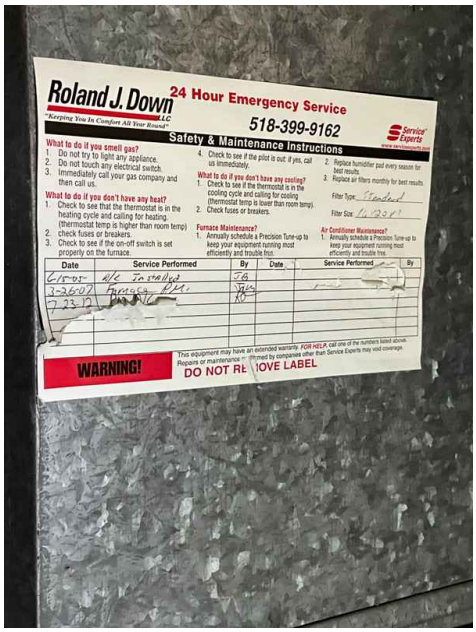
It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

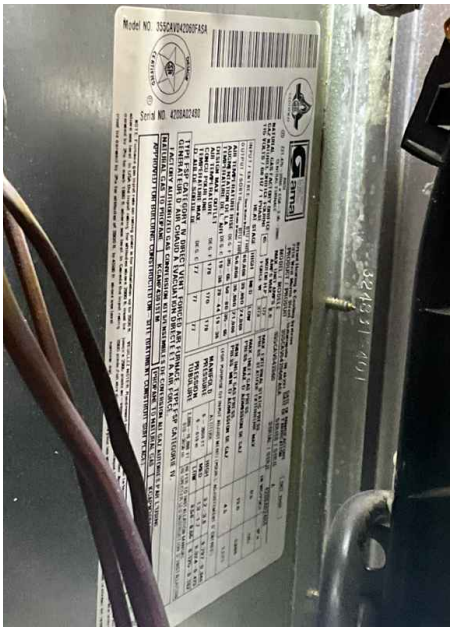
Equipment: Brand

Basement

Bryant

Hi-efficiency, condenser-less furnace assembly with split A/C system integrated. Inspect operation and functionality. No defects noted.





Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls: Description
Main Living Area

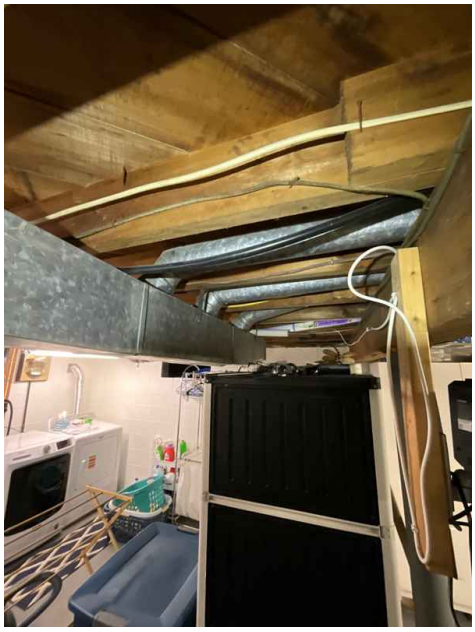
Note presence of thermostat control.

Distribution Systems: Description

Basement

Note presence of metal type hot air ductwork.





Distribution Systems: Ductwork

Non-insulated

Fuel supply type , storage: Description

Exterior (Meter)

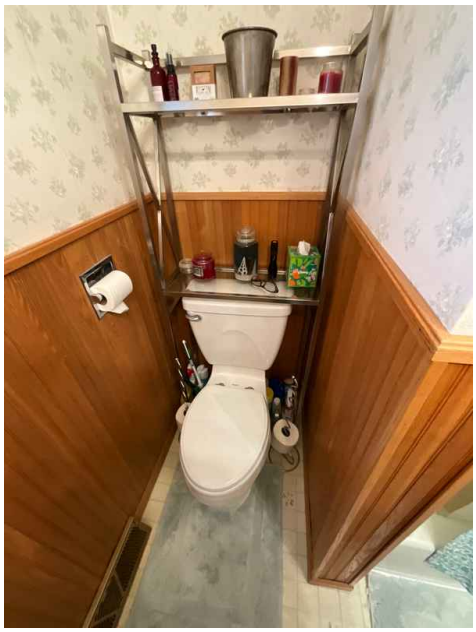
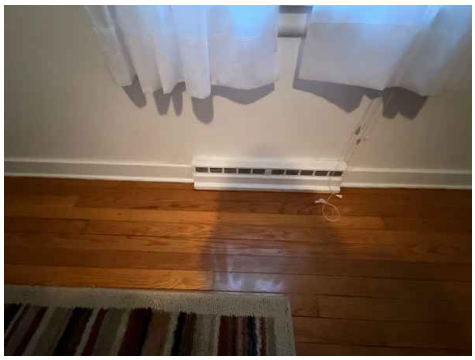
Natural Gas meter mounted on the exterior.

Presence of Installed Heat Source in Each Room: Description

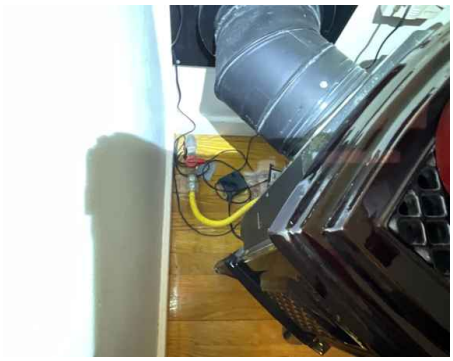
Room by Room

Presence of baseboard style heat / return registers.

Note presence of auxiliary gas powered heat stove in living room.






16: COOLING

Information

Description

Exterior / Basement

Note presence of split A/C system.

17: PLUMBING

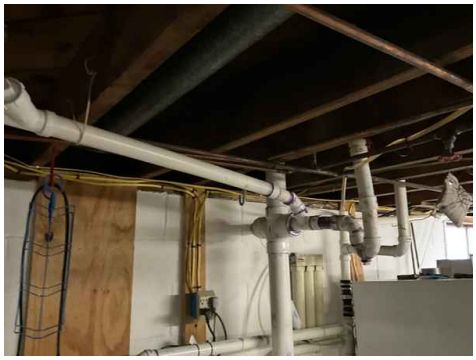
Information

Filters
Whole house conditioner

Water Source
Unknown

Main Water Shut-off Device: Location
Basement
Basement

Main Drain, Waste, & Vent Systems: Drain Size
1 1/2", 4" Main to septic. / 3" Waste to Main



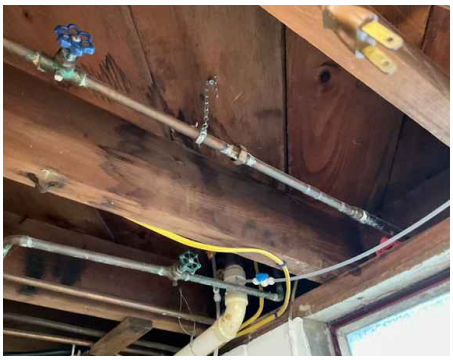
Main Drain, Waste, & Vent Systems: Material

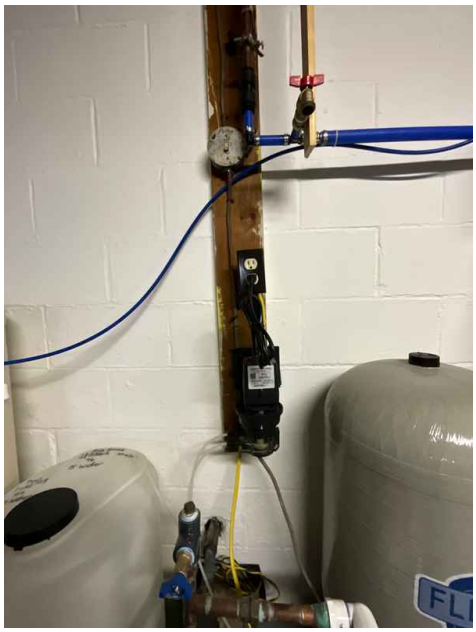
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Basement

Copper, Pex





Water Supply, Distribution Systems & Fixtures: Water Supply Material

Basement

PVC, Galvanized

Hot Water Tank: Capacity
Basement
40 gal Gallons

Hot Water Tank: Location
Basement

Hot Water Tank: Manufacturer
Whirlpool

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.

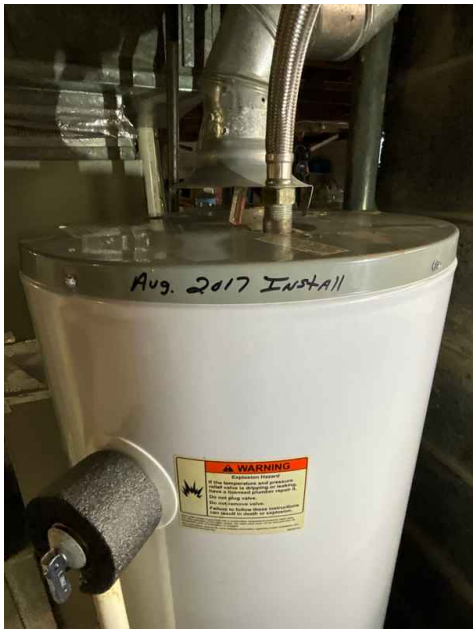
Here is a nice maintenance guide from Lowe's to help.

Hot Water Tank: Power Source/Type
Basement
Gas

Hot Water Tank: Serial Number / Date of Manufacture

Basement

Date, Serial Number



Sump Pump and / or Sump Pit :

Description

Basement

Basement

Deficiencies

17.2.1 Main Drain, Waste, & Vent Systems

Recommendation

IMPROPER CONNECTION

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

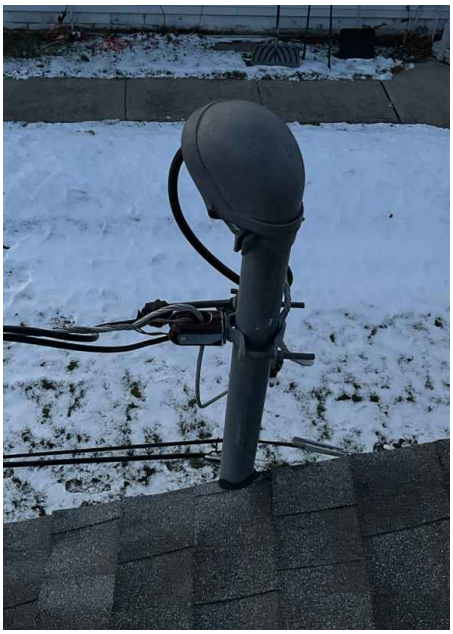
Contact a qualified plumbing contractor.

18: ELECTRICAL

Information

Description
Exterior / Basement

Service Drop style electrical supply



Service Entrance Conductors:
Electrical Service Conductors
Overhead, 220 Volts

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

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

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

Square D

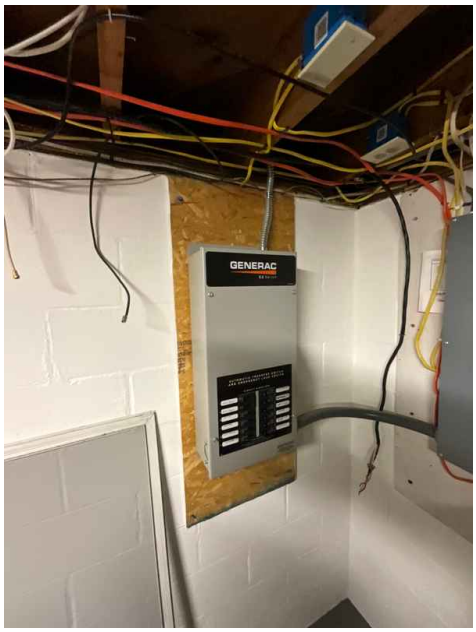
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

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

Basement (left of main panel)

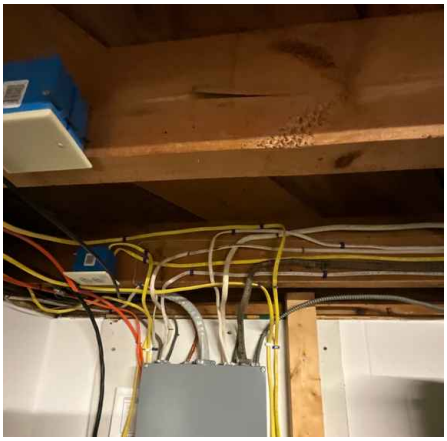
Basement



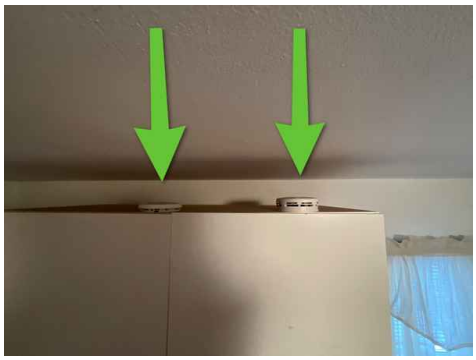
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 , 20, and 30 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Basement
Romex, Not Visible



Smoke Detectors: Description
Main Living



STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.