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

1234 Main Street
Greenville, NY 12083

Buyer Name
01/11/2026 9:00AM

Inspector
Andrew Ballato
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Agent
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555-555-5555
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TABLE OF CONTENTS

SUMMARY

3
MAINTENANCE ITEM

7
RECOMMENDATION

1: INSPECTION DETAILS

Information

In Attendance
Client, Listing Agent

Occupancy
Vacant

Style
Ranch, Modern

Temperature
43 deg Fahrenheit (F)

43 deg

Type of Building
Single Family

Weather Conditions
Cloudy, Light Rain

Homeowners Guide and Responsibilities: Description

Whether this is your first home or one of many, it's important to know the "ins-and-outs" of homeownership to avoid major issues and costly repairs. Should you have any questions, please feel free to reach out to me at any time during your home purchasing experience or beyond.

Schedule Your Home Maintenance Inspection: Description

Got Your Six NY Home Inspections offer Annual Home Safety Inspections for those who wish to stay on top of potential concerns with your home. This is a comprehensive "walk-through" with you, the homeowner, to spot and address potential issues and safety hazards that may go unnoticed to prevent costly repairs and help you to enjoy a worry-free future. We will provide you with a complete report for your reference along with contractor recommendations and estimated costs. This way, you'll know exactly what you're facing in the projects and repairs to come. We've got your back!

2: EXTERIOR (DRIVEWAY AND SURROUNDING)

Information

Description

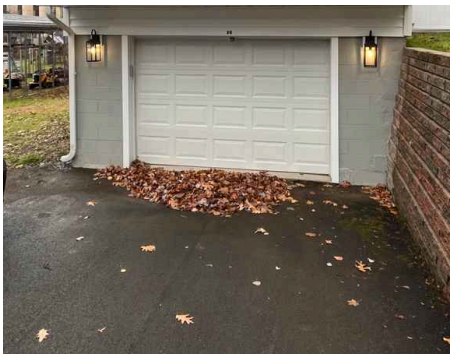
Exterior

Single story ranch style house. Asphalt shingle roof with white siding. Driveway leading to lower level garage.

Driveway and Parking Areas: Surface Type

Exterior

Blacktop , paved driveway with masonry brick type retaining wall.

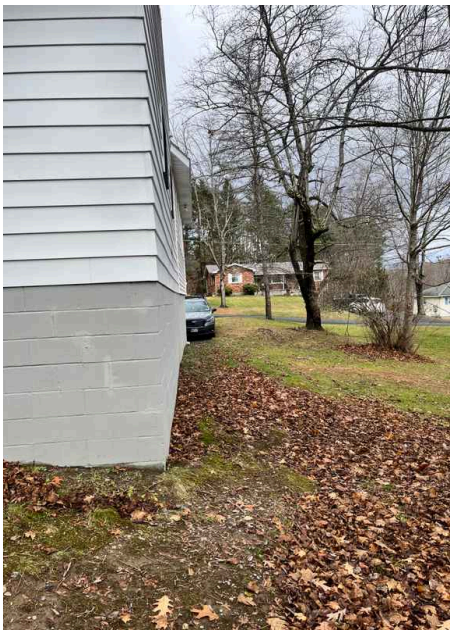
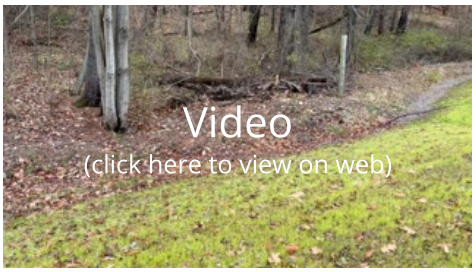


Landscaping and grading : Surface Type

Exterior

Grass. Full lawn present with gentle grade away from foundation structure.



Vegetation , Trees : Description

Exterior

Some small shrubs present in front planter area.

Outside outlet receptacles , GFCI : Description

Exterior (front)

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.

Tested "trip-reset" function operation. No defects noted.

Porches , Patios, Decks, Balconies: Description

Exterior

Note front walkway leading to front door of home. Concrete masonry type. No defects noted.

Rear deck landing platform from rear exterior door with step set and railing. No defects noted.

Limitations

Outside outlet receptacles , GFCI

ACCESS / AVAILABILITY

DWELLING

Unable to test branch circuit operation of outlet receptacles due to malfunction with Fluke ST-120 Socket Tester.Verify Electrical Inspection tag 11/25 (located on Main breaker panel).

Inspect and function test "Test / Reset" operation on GFCI outlet receptacle. No defects noted.

3: GARAGE / CARPORT

Information

Description
Garage

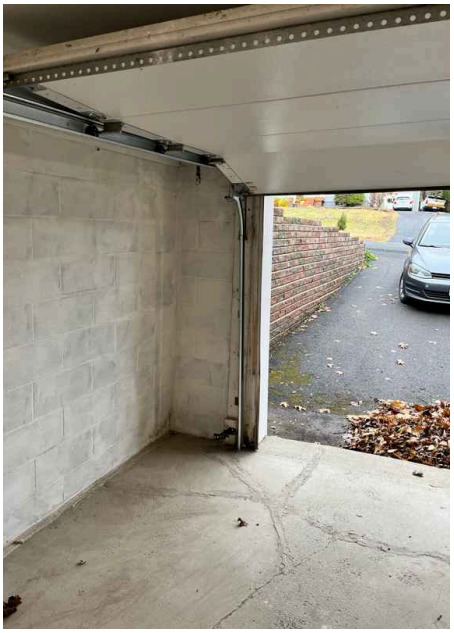
Garage structure located at end of house at slope grade. Partial below grade with retaining wall structure. No defects noted at this time.

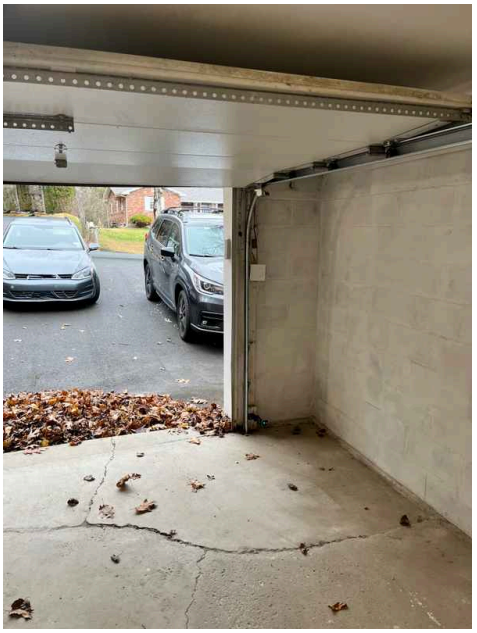
Ceiling / Lighting fixtures: Description
Garage

Ceiling light fixture integral to garage auto door opener assembly. Inspect operation, no defect noted.

Walls & Firewalls: Description
Garage

Foundation masonry block wall construction. Note presence of fire retardant, metal type door at exit of garage into basement and access to living area. No defects noted.





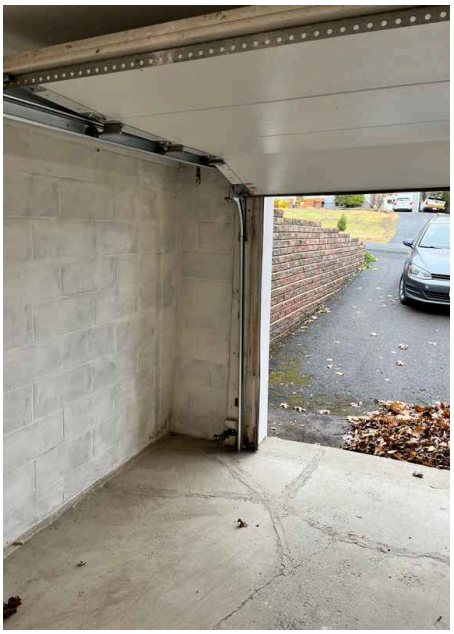
Floor: Description
Garage

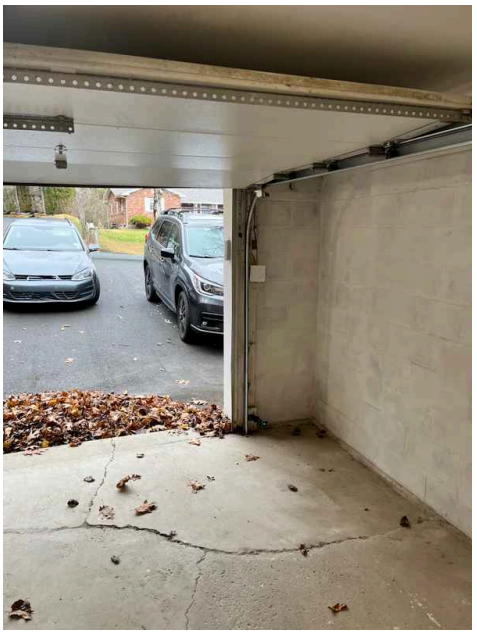
Poured concrete floor design. Some minor settle cracking noted.

Garage Door: Material

Garage

Insulated, Aluminum





Garage Door: Type

Up-and-Over

Garage Door Opener: Description

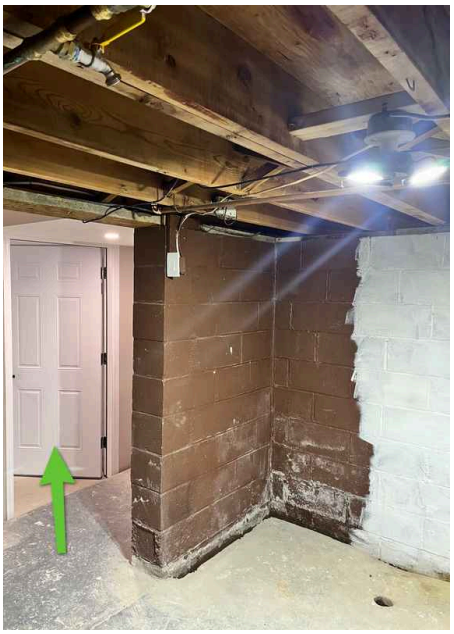
Garage

Automatic overhead door type garage door. Function test operation with client. Inspect all door hardware and operation of safety sensors, all ok. No defects noted at this time.

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

Garage-Basement-Access

Note presence of fire retardant, metal type door at exit of garage into basement and access to living area. No defects noted.



4: ROOF

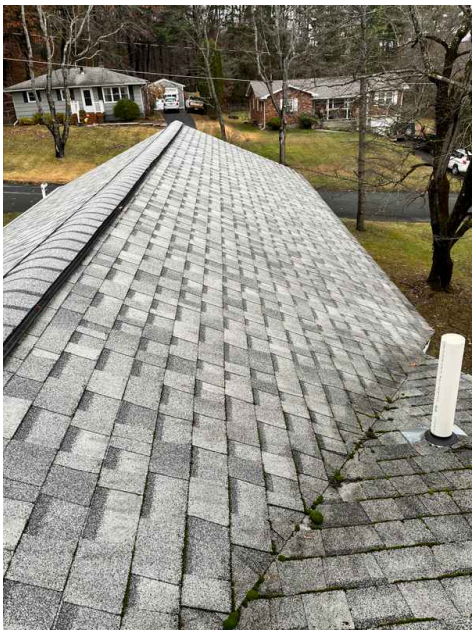
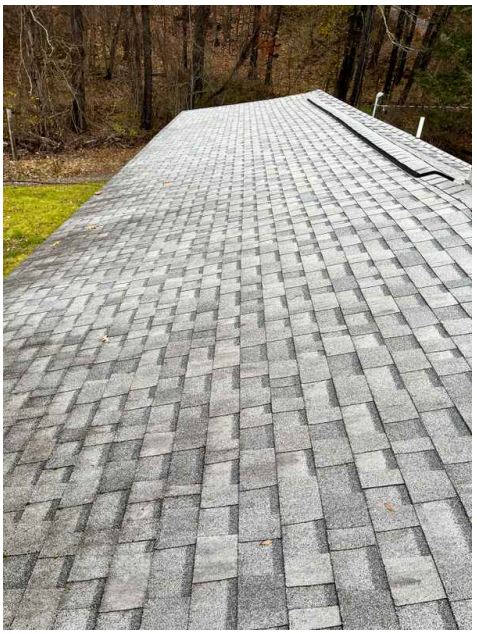
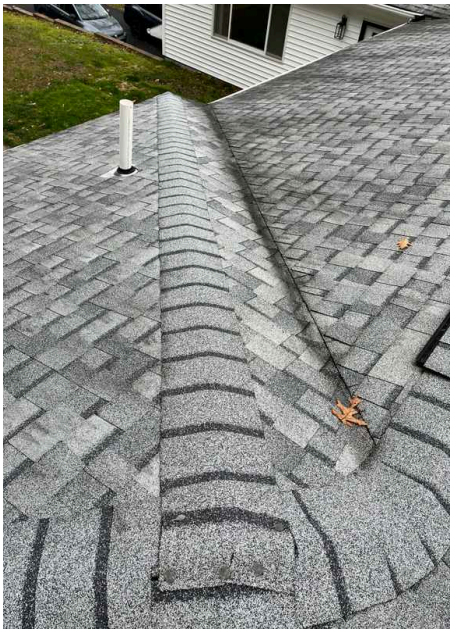
Information

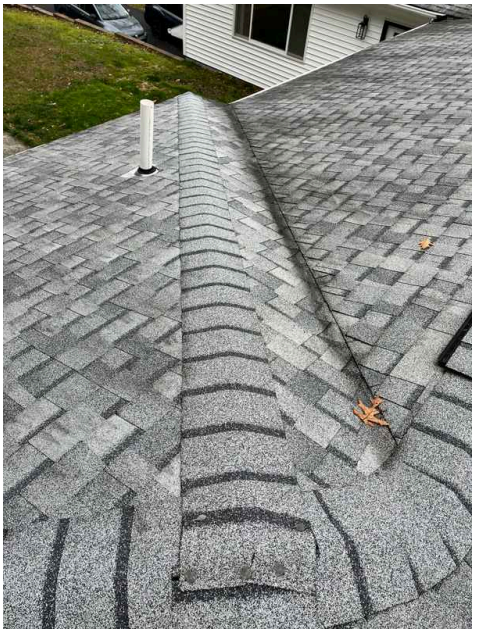
Inspection Method
Roof

Roof Type/Style
Gable, Hip

Coverings: Material
Roof
Asphalt

Architectural type asphalt shingle design.

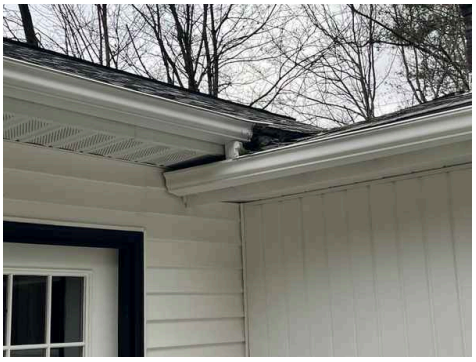


Roof Drainage Systems: Gutter Material

Eave / Roof

Aluminum

Note presence of gutters and downspouts.



Flashings: Material

Roof (Eave, Roof, Chimney)

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Type

Roof

Note presence mason type brick chimney.

Skylights, Chimneys & Other Roof Penetrations: Description

Roof

Note presence (2) PVC drain-waste vent pipes protruding from roofline. Verify 3" vents installed. No defects noted at this time.

Also note electrical service supply entrance mast and weatherhead. (Service -Drop). No defects noted.

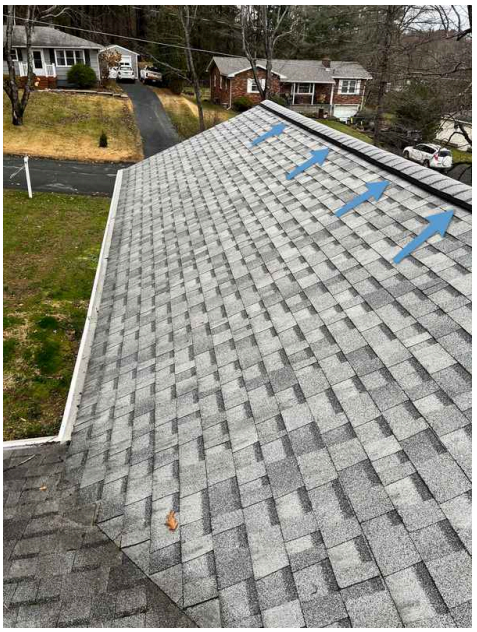





Vent system: Description

Eave (Soffit)

Note presence of Eave (Soffit) and Ridge vents. No defects noted at this time.



Deficiencies

4.1.1 Coverings

Recommendation

VEGETATION / MOSS / ETC.

ROOF

Note presence of moss debris on lower portion of rear side of roof. Also note smaller, minor, areas throughout roofline. Recommend further assessment and evaluation from qualified roofing professional.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

Maintenance Item

GUTTER DAMAGED

GARAGE OVERHEAD

Gutter end cap missing from portion above garage door.

Recommendation

Recommended DIY Project

4.3.1 Flashings

Recommendation

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified chimney contractor.




4.3.2 Flashings

Maintenance Item

LOOSE/SEPARATED

EAVE / SOFFIT AREA

Flashings observed to be loose or separated, which can lead to water and/or insect intrusion which could lead to deterioration and / or mold and mildew. Recommend a qualified roofing or siding contractor repair.

Recommendation

Contact a qualified roofing professional.



4.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY REPOINT

ROOF

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). Recommend client to monitor and, if necessary, be inspected and assessed by qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.

4.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

MORTAR CRACKED, MISSING PIECES, ETC.

CHIMNEY

Note cracked mortar portions at chimney flue cap trim. Recommend inspection and assessment from a qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.

5: SIDING AND / OR EXTERIOR COVERING

Information

Exterior Siding: Description
Exterior

Metal type aluminum with vinyl.





Deficiencies

5.1.1 Exterior Siding

DAMAGED / MISSING

EXTERIOR

Lower corner cap portion siding is loose.

Recommendation

Recommended DIY Project

Maintenance Item


1-800-542-5552
MAIN-Care
ENERGY
Service That Never Sleeps

6: ATTIC, INSULATION & VENTILATION

Information

Inspection Method

Attic

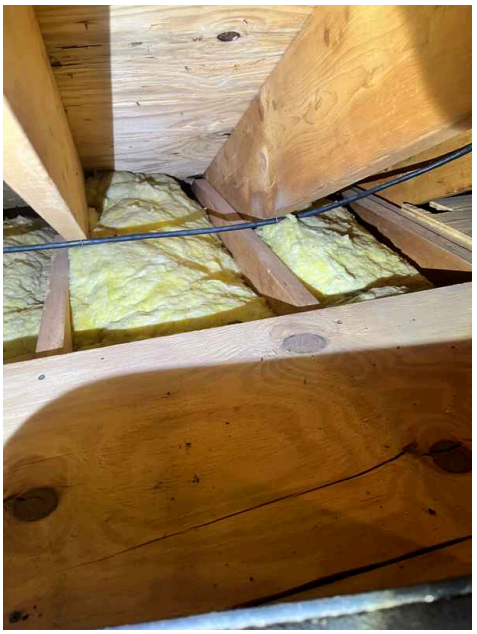
Inspect attic visually with access from ladder. Inspected via drop-down stairs along with access door.

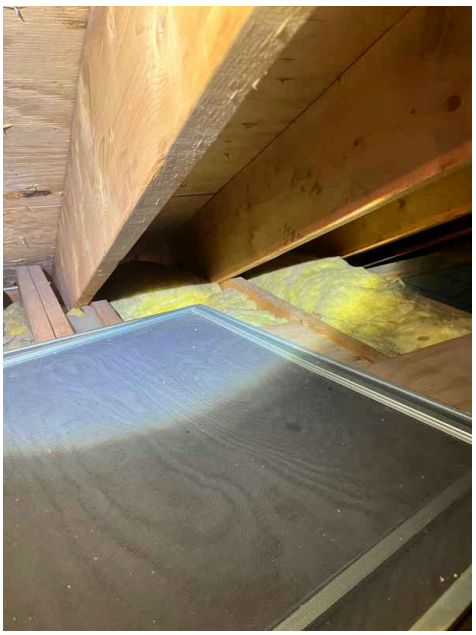
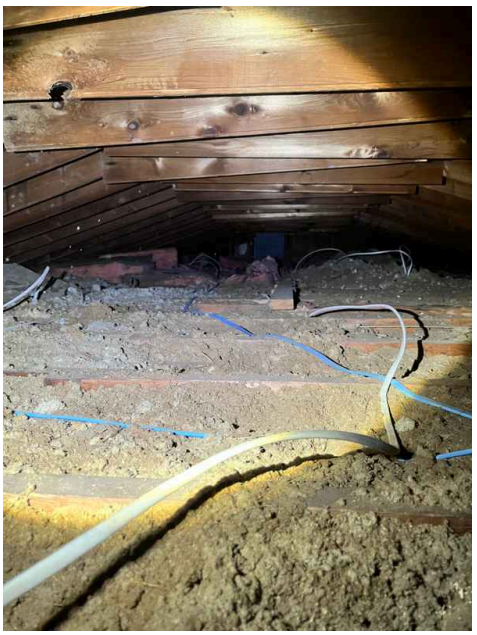
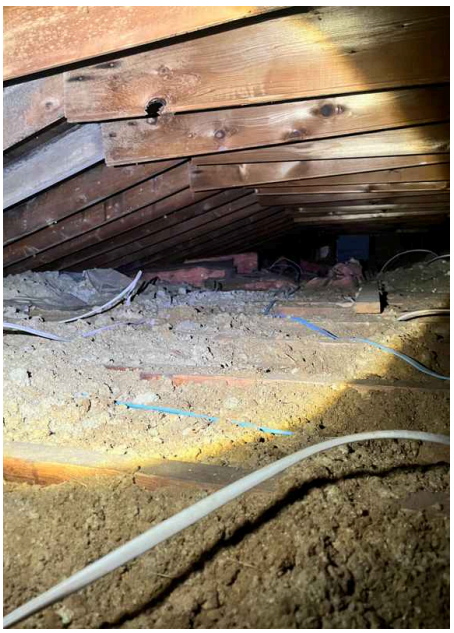
Attic Insulation: Insulation Type

Attic

Fiberglass, Blown





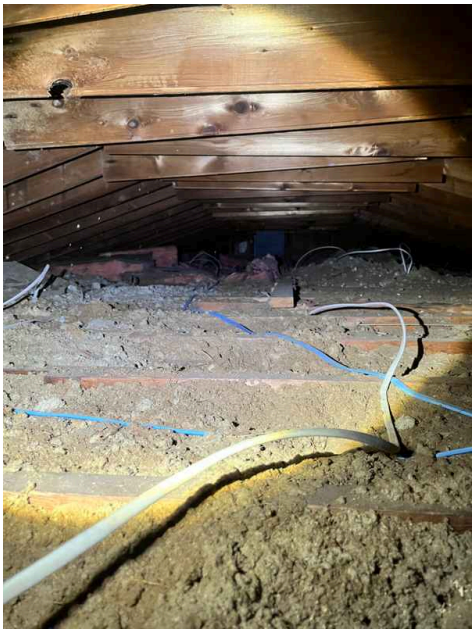
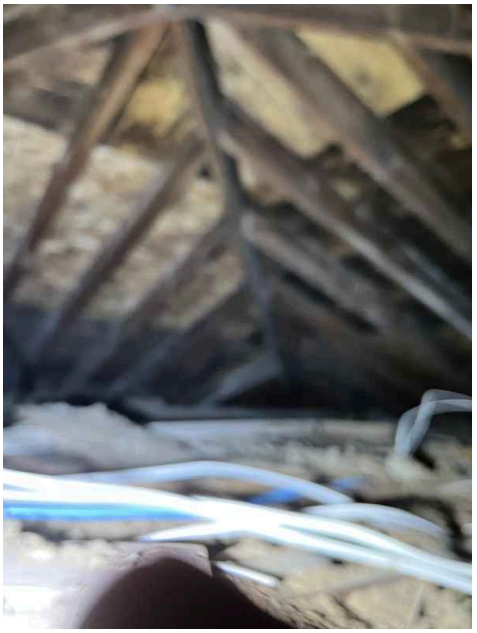
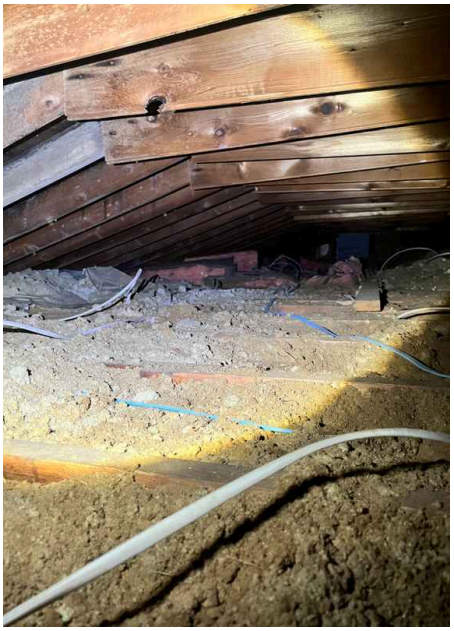
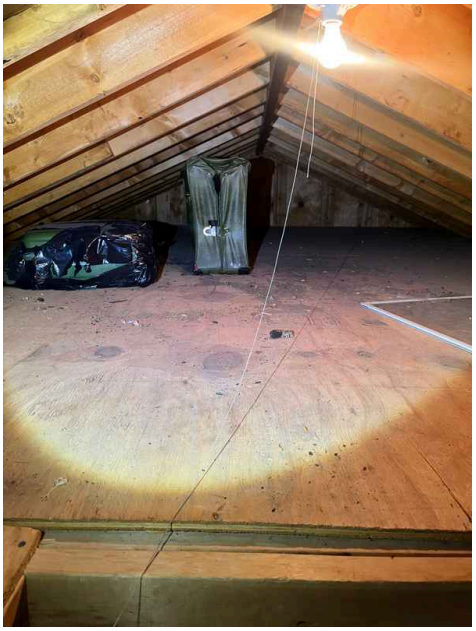




Attic Insulation: R-value
19

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Structural Components , Supports etc : Type of Roof Support
Attic

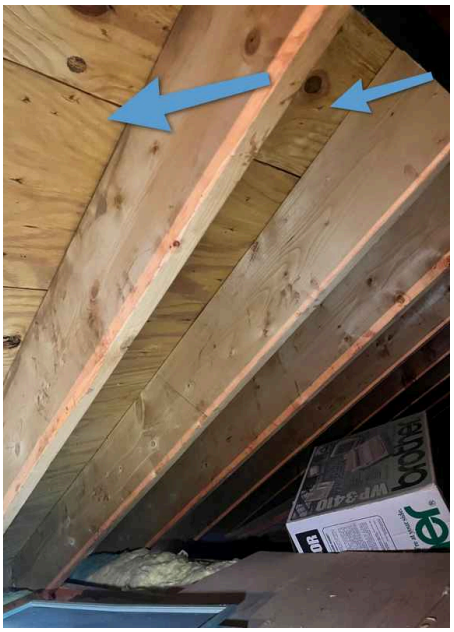
Note Rafter/ Ridge construction with presence of collar ties for support.

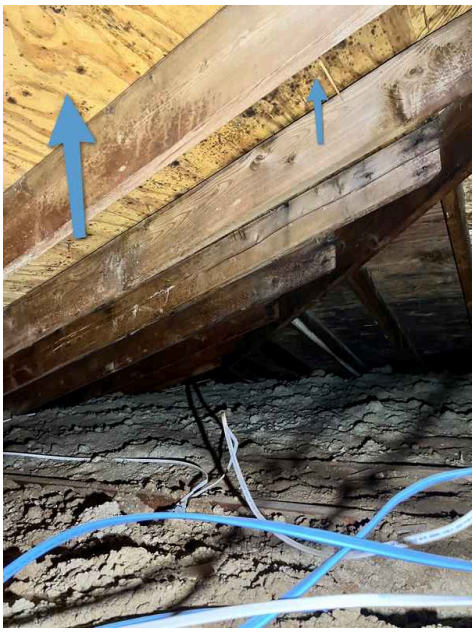






Sheathing : Type

Attic

Note plywood sheathing.





Limitations

Attic Insulation

LIMITED ACCESS

ATTIC

Unable to access entirety of attic for insulation inspection. Note installation of plywood sheathing on floor of attic crawlspace. Unable to determine full capacity of insulation present.

Deficiencies

6.2.1 Ventilation

Recommendation

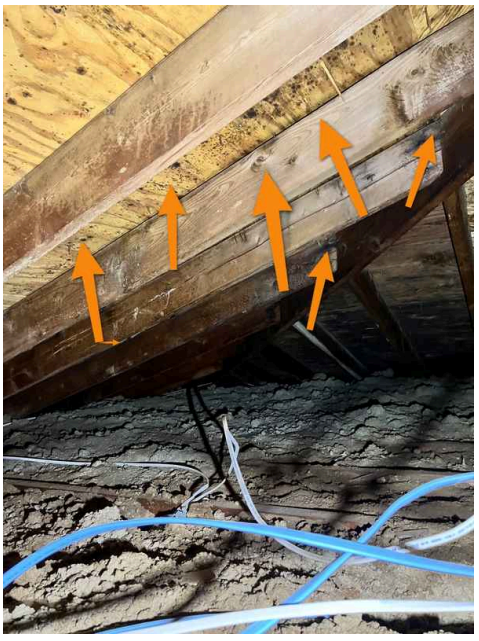
DISCOLORATION - POSSIBLE MOLD

ATTIC

Attic showed areas of discoloration and possible mold growth. Recommend a mold lab analysis to prevent spread of potential mold and damage to home or health risk.

Recommendation

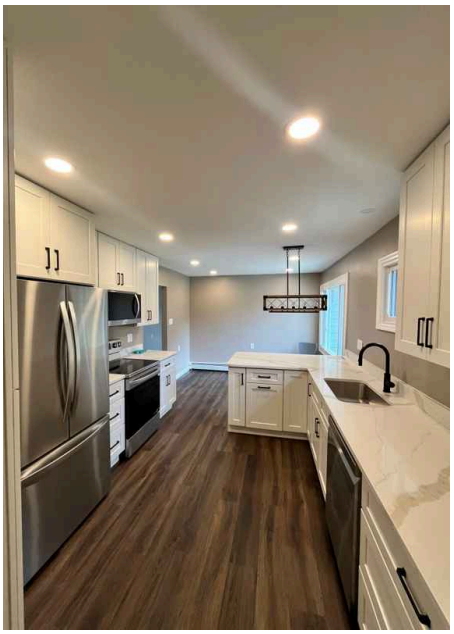
Contact a qualified mold inspection professional.

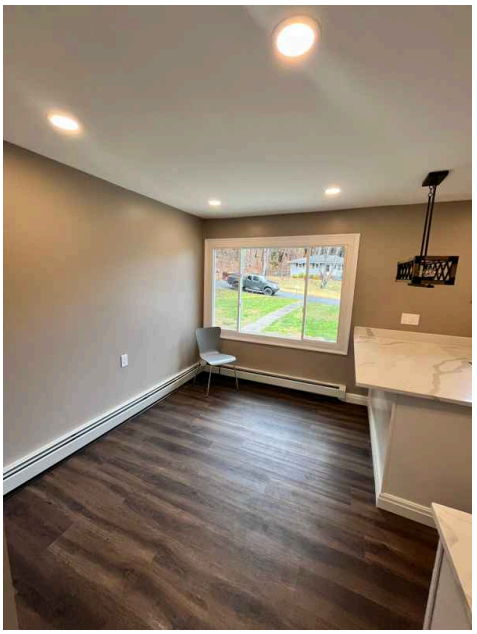


7: KITCHEN

Information

Description
Kitchen

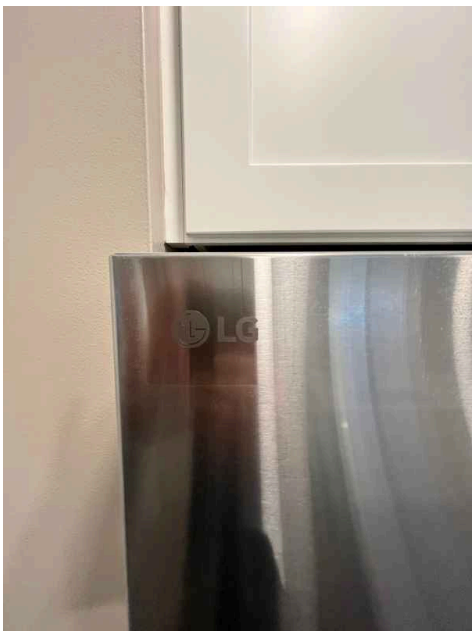




Refrigerator: Brand
Kitchen

Verify new appliance.

LG Brand


Sink : Type

Kitchen

Single-basin sink tub design with rear mounted high loop faucet.

Sink : Water supply material

Kitchen

Note presence PEX tubing with flex- braided supply hose for hot and cold water shut-off fixtures.

Sink : Drain type , material

Kitchen

PVC style DWV (drain, waste, vent)

Stove / Oven / Range Hood: Style / Brand / Type

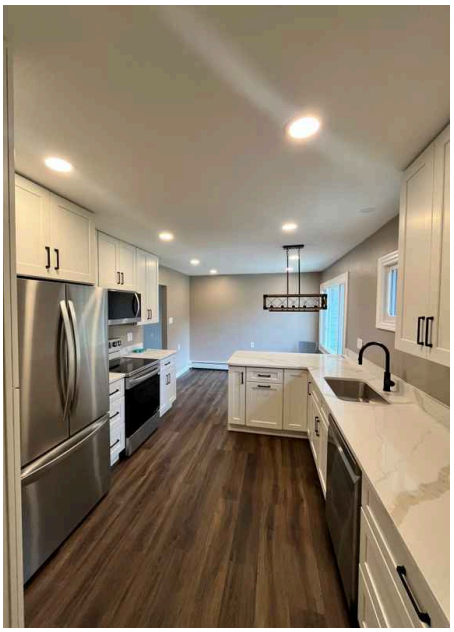
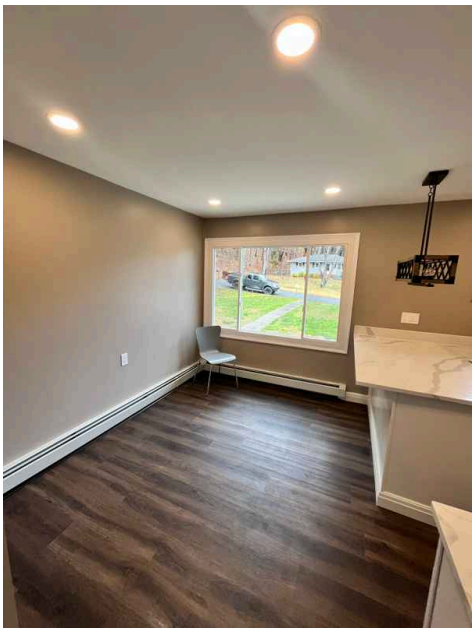
Kitchen

LG Brand

Ceiling / Lighting fixtures: Description

Kitchen

Note several flush mount lighting fixtures operated via wall mount switches.

Windows: Description

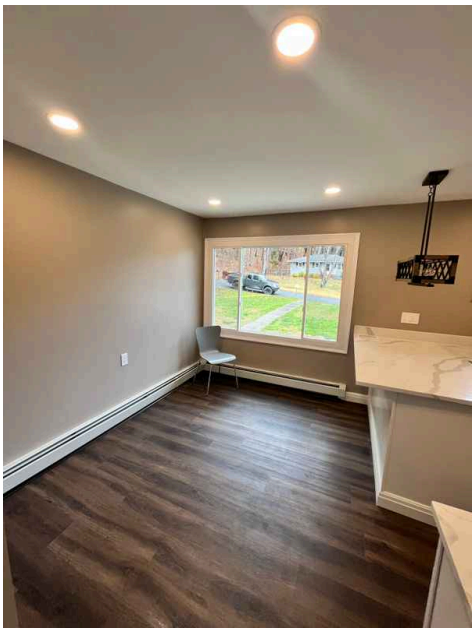
Kitchen

Note presence of vinyl type, double-pane, both sliding and hung styles present. No defects noted st this time.


Walls: Description

Kitchen

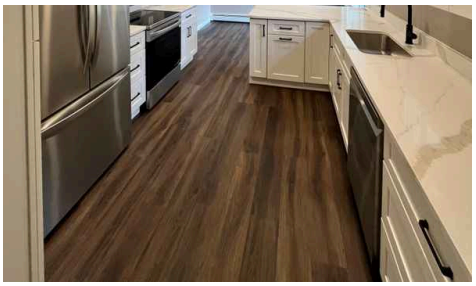
Painted, drywall construction, no defects noted at this time.



Flooring: Description

Kitchen

Synthetic , composite wood type flooring present. No defects noted.



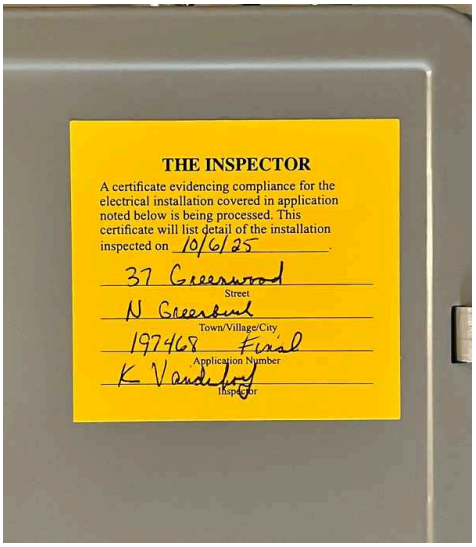
GFCI / Outlet receptacles / Switches: Description

Kitchen (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.

Note presence of GFCI circuit breakers in Main electrical panel.



Additional Appliances : Description

Kitchen

Note presence microwave unit. LG Brand.

8: LIVING ROOM

Information

Description
Living room

Open floor design with synthetic, composite wood type flooring. Texture paint type ceiling. Several wall outlet receptacles throughout. (1) window unit present.

Ceiling / Lighting fixtures: Description
Living Room

Note presence of textured ceiling paint with several flush mount lighting fixtures operated via wall mount switch.

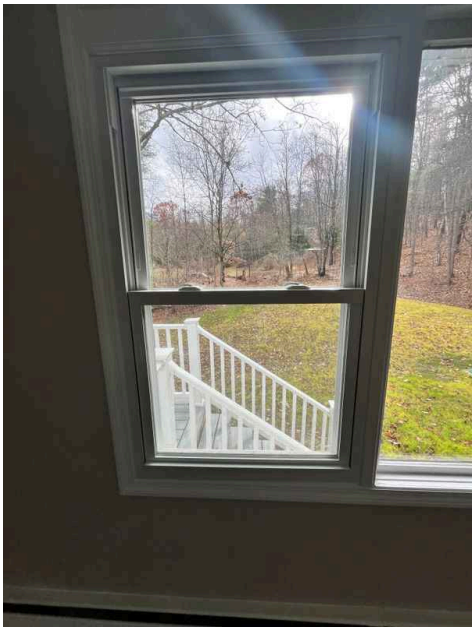
Walls: Description
Living Room

Painted drywall with several outlet receptacles present. verify baseboard heating units.

Windows: Description

Living Room

Note presence vinyl type, double-pane, double hung window units with larger center pane viewing window design. No defects noted at this time.


Flooring: Description

Living Room

Note presence synthetic , composite wood type flooring. No defects noted.


GFCI / Outlet receptacles: Description

Living Room

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.

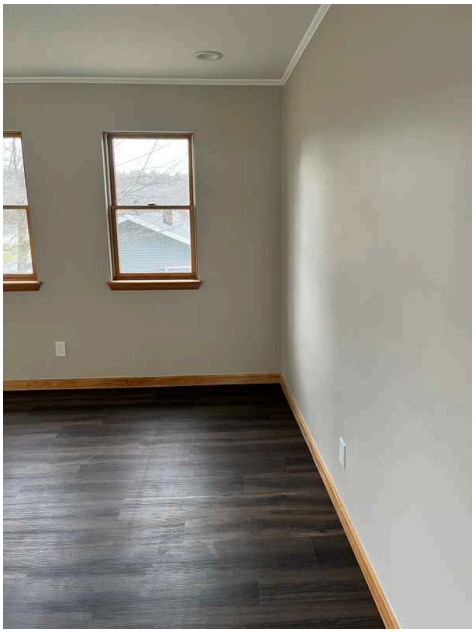
Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.

9: LIVING ROOM 2

Information

Description
Living room 2

Open area design with several double hung , wood style windows present. Synthetic, composite wood type flooring throughout. White painted ceiling with flush mounted ceiling light fixtures. Ceiling fan / light fixture unit present at center of room all operated via wall mount switches. Several outlet receptacles present. No defects noted


GFCI / Outlet Receptacle : Description

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.

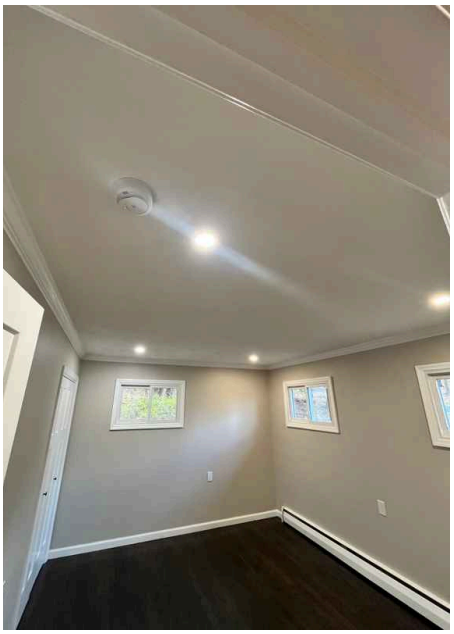
10: BEDROOM 1

Information

General: Description

Bedroom 1

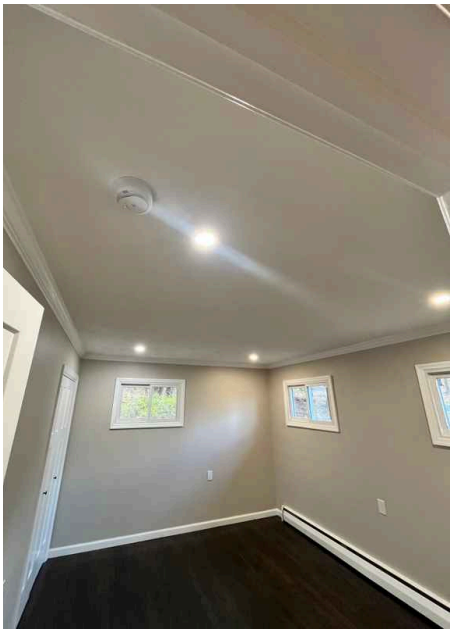
Texture painted ceiling design with painted drywall walls. Synthetic , composite wood type flooring with several wall mount outlet receptacles present.

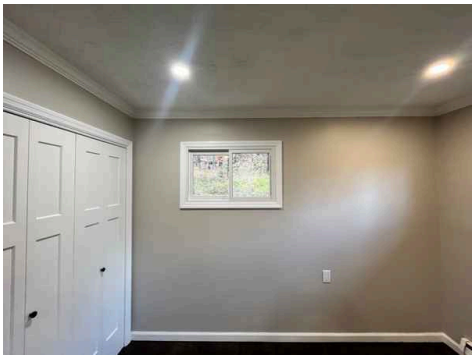


Ceiling : Decription

Bedroom 1

Texture paint ceiling with several flush mount lighting fixtures operated via wall mount switch. No defects noted.





Windows: Description

Bedroom 1

(3) Vinyl type, double pane, sliding window present. No defects noted.

Doors / locks / latches / hinges: Description

Bedroom 1

Note presence of walk-in door. inspect latch and hinge operation. No defects noted.

Also note presence of double closet door units. check all hinges and latches, no defects notes.

Walls: Description

Bedroom 1

Painted drywall style with several outlet receptacles. No defects noted.

Floors: Description

Bedroom 1

Note presence synthetic , composite wood type flooring. No defects noted.

GFCI / Outlet receptacles: Description

Bedroom 1

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.

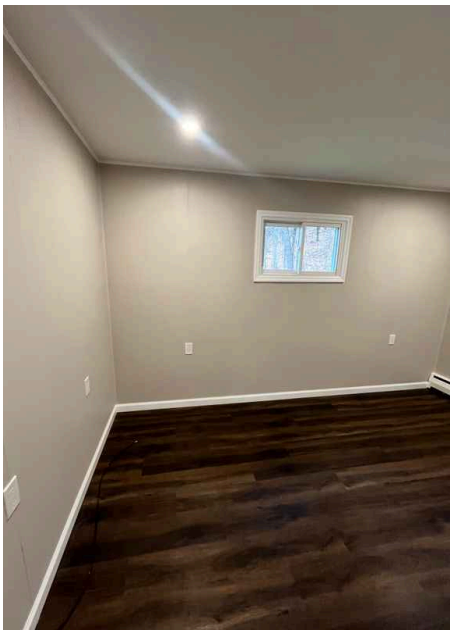
Although the NEC (National Electric Code) and the GFCI / AFCI instructions do not specify as to how many outlets may be run in a GFCI circuit, the amperage capacity should not exceed the individual rating of that circuit.

11: BEDROOM 2

Information

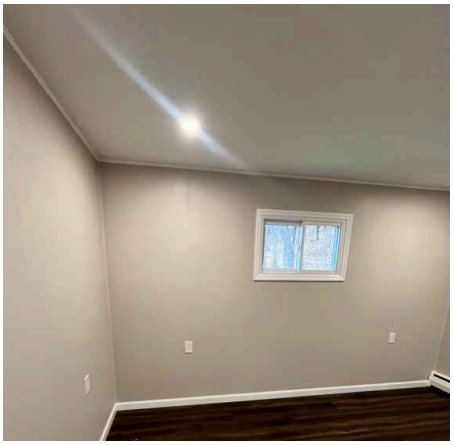
Description
Bedroom 2

Bedroom 2 adjacent to Bedroom 1 and similar in design and layout. Texture painted ceiling design with painted drywall walls. Synthetic , composite wood type flooring with several wall mount outlet receptacles present.



Ceiling : Decription
Bedroom 2

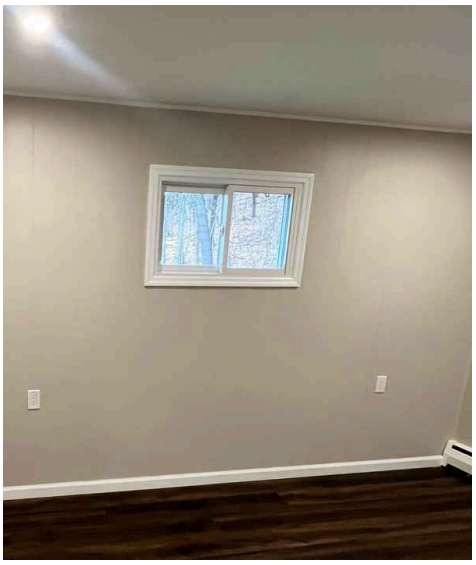
Texture painted ceiling design with several flush mounted lighting fixtures operated via wall mount switch present.



Windows: Description

Bedroom 2

(3) Vinyl type double pane, sliding window units. No defects noted.



Doors / locks / latches / hinges:

Description

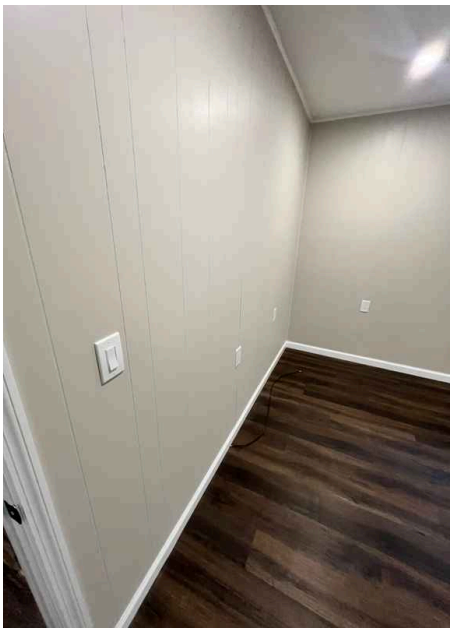
Bedroom 2

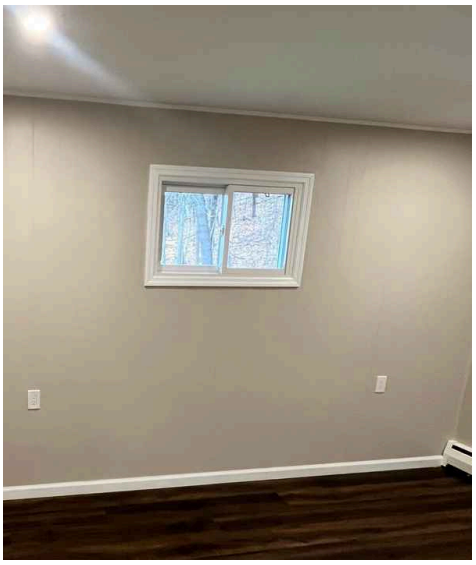
No defects noted

Walls: Description

Bedroom 2

Note presence painted, wood panel type wall design. No defects noted at this time.





Floors: Description

Bedroom 2

Note presence synthetic, composite wood type design. No defects noted.

GFCI , Outlet receptacles : Description

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.

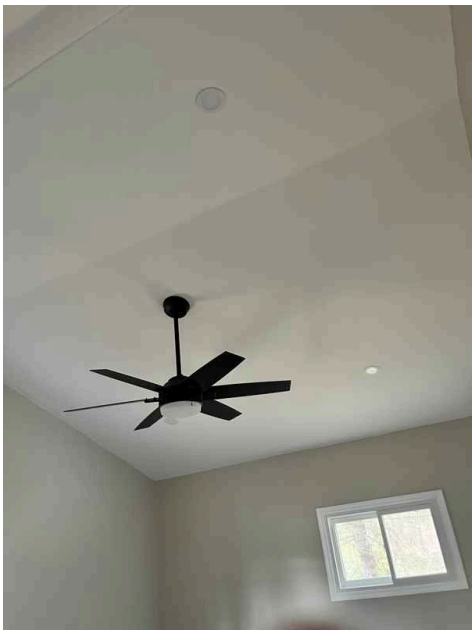
12: BEDROOM 3

Information

General: Description

Bedroom 3

Cathedral type ceiling design with center mount ceiling fan lighting fixture operated via wall mount switch. Painted texture type ceiling with additional flush mount auxiliary lighting present. Several vinyl / wood type double pane sliding window units present along with multiple outlet receptacles. Painted drywall design with synthetic, composite wood type flooring.

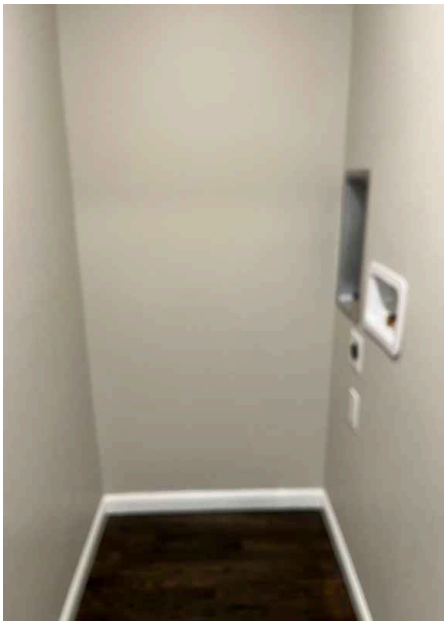


13: LAUNDRY ROOM

Information

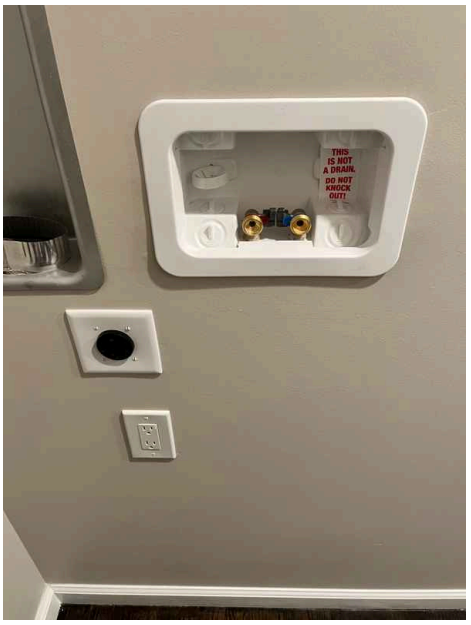
Description
Laundry Room

Located at center of house near walk through hallway.



Water supply, drains: Description
Laundry Room

Note presence of water supply fixture box and drain (plug cap installed).

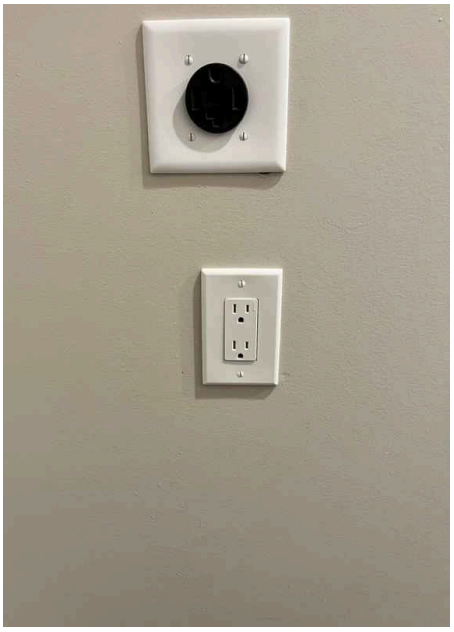


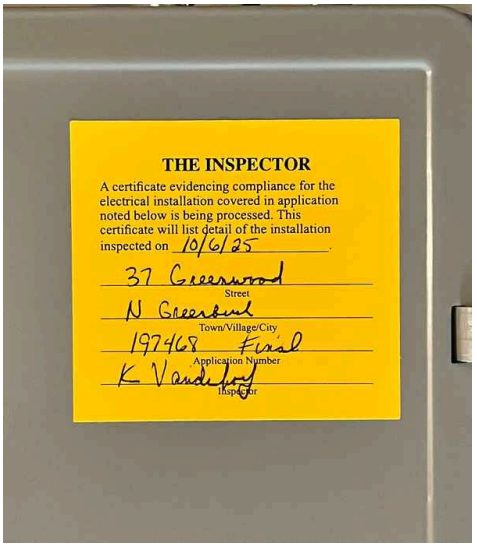
Electrical supply: Description

Laundry

Note presence of electrical supply to washer.

Verify GFCI circuit breakers present in Main electrical panel.





Venting: Description

Laundry Room

Verify presence dryer vent.

Flooring: Description

Laundry Room

Note presence synthetic, composite wood type flooring. No defects noted.

GFCI / Outlet receptacles: Description

Laundry Room

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.

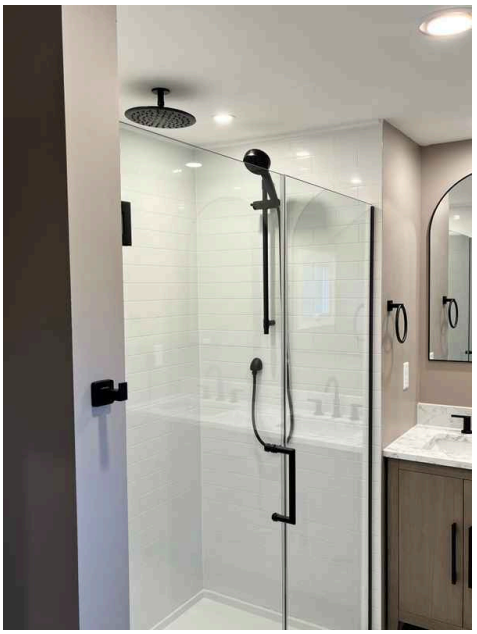
14: BATHROOM 1

Information

Description
Bathroom 1

Walk-in bathroom containing his-hers vanity sink, stand-up shower unit, and toilet. Flush mount ceiling light fixtures and a ceramic type tile floor. Tested GFCI outlet receptacle for "trip-reset" function. No defects noted.





GFCI / Outlet Receptacle : Description
Bathroom 1

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.

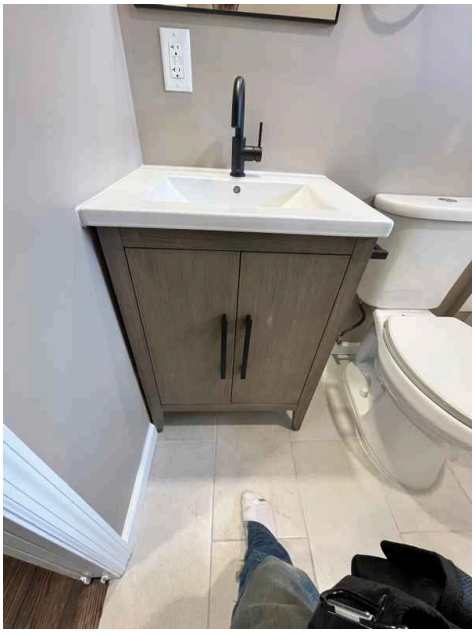
15: BATHROOM 2

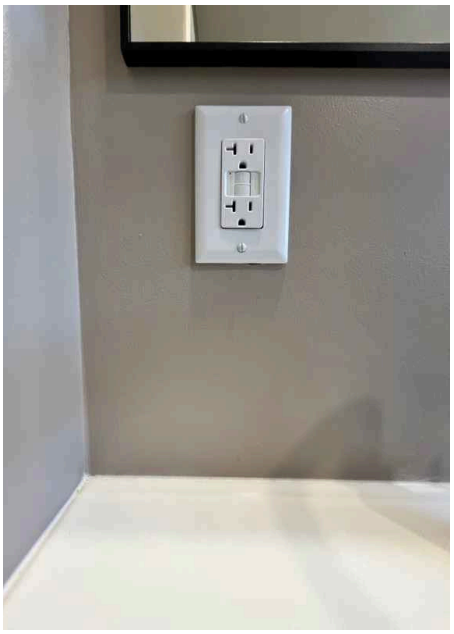
Information

Description

Bathroom 2

Note presence of tub / shower , single vanity sink and toilet units. White painted drywall ceiling with flush mounted lighting operated via wall mount switch. several mounted hanger fixtures present. Ceramic type tile design floor. Tested GFCI outlet receptacle for "trip-reset" function. No defects noted.



GFCI / Outlet Receptacle : Description

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.

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material

Basement

Masonry Block

Evidence of recent repair upgrades to foundation exterior and interior. Noite slight efflorescence form moisture intrusion however No defects notes at time of inspection. No evidence of water intrusion and / or flooding.








Floor Structure: Basement/Crawlspace Floor

Concrete

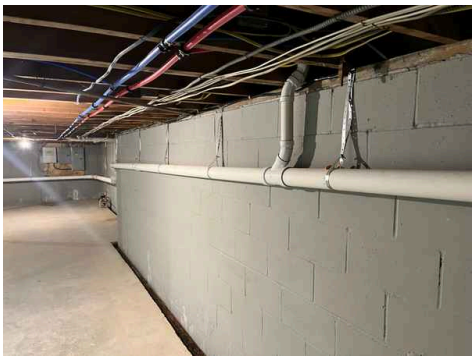
Floor Structure: Material

Concrete

Ceiling Structure: Description

Basement

Exposed floor joist construction.



Windows (if applicable): Description , Type

Basement

Note presence of vinyl type hopper style windows. No defects noted.

17: 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.

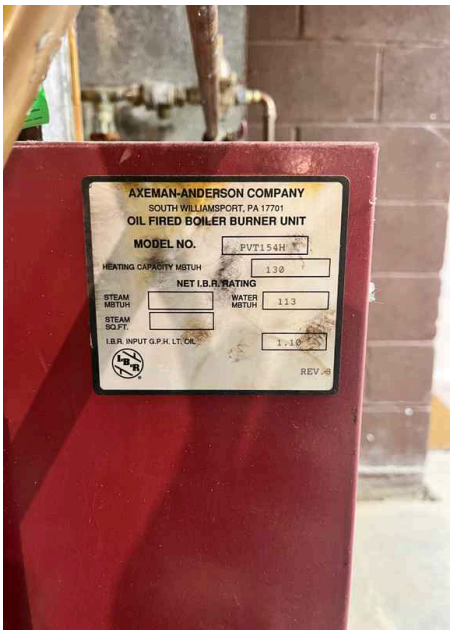
Equipment: Brand

Basement

Axeman-Anderson (VESTA)

Age Unknown (estimated age 10-15 yrs old) Axeman-Anderson boiler units have been manufacturing since the 1940's. Evidence of recent repair upgrades. No signs of leakage, corrosion , or malfunction. Verify boiler operation and satisfy operated via wall mount thermostat.

Recommend further investigation, boiler inspection and adjacent plumbing service from qualified plumbing / heating contractor (confirmed with client as to options).



Equipment: Energy Source

Oil

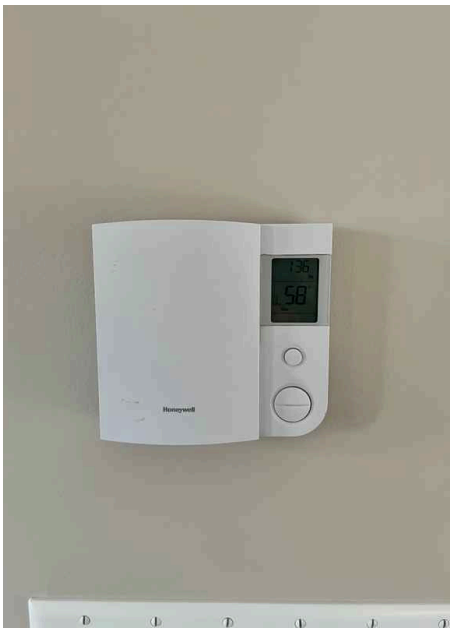
Equipment: Heat Type

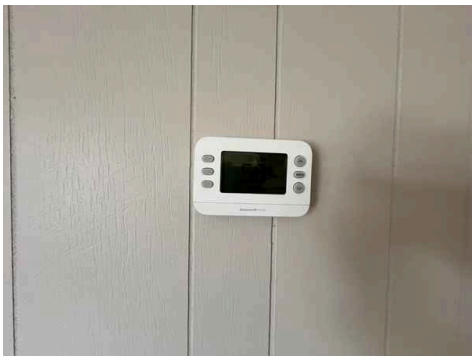
Radiant Heat, Hydronic

Normal Operating Controls: Description

MainFloor

Verify presence of working wall mount thermostats. No defects noted.

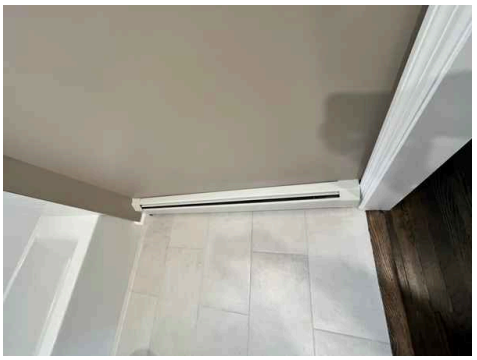


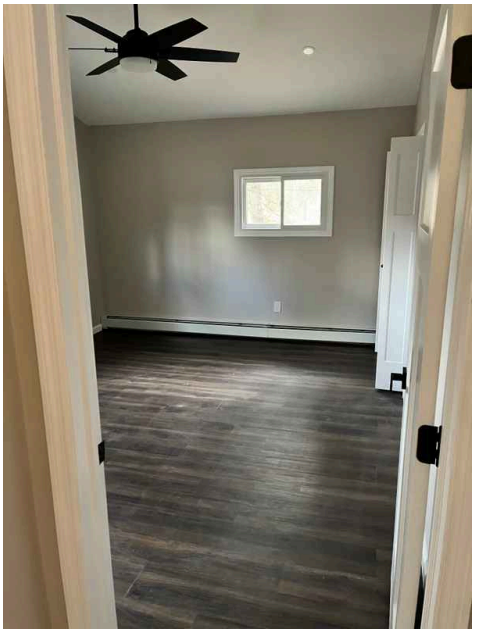


Presence of Installed Heat Source in Each Room: Description

Main Floor





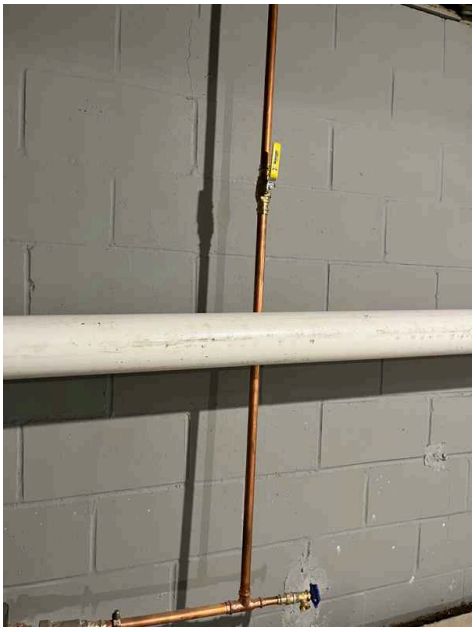
18: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Description
Basement



Main Water Shut-off Device: Location
Basement

Main Drain, Waste, & Vent Systems: Drain Size
2", 1 1/2"

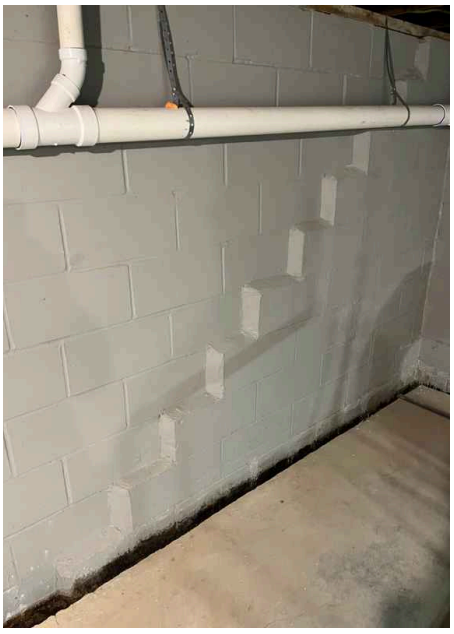
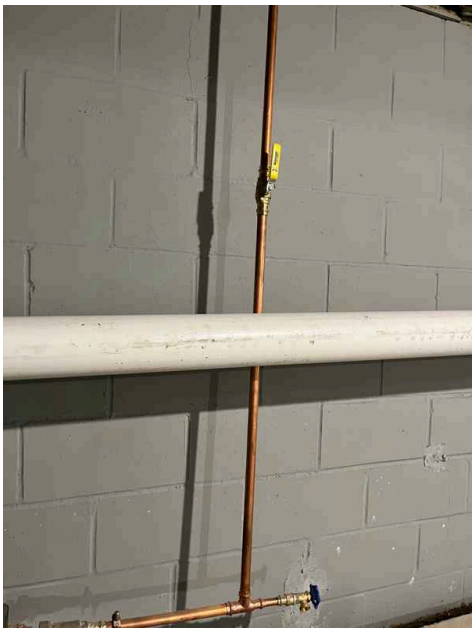
Main Drain, Waste, & Vent Systems: Material

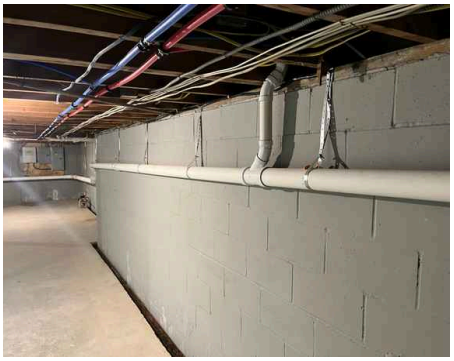
Basement / Fixtures

PVC

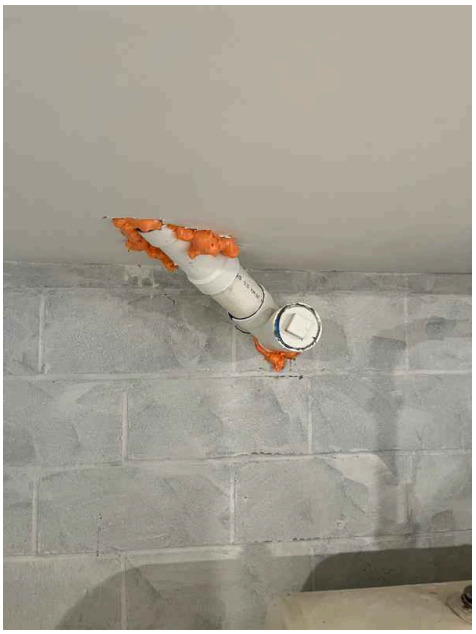
It appears that the Main DWV (drain, waste, vent) system and piping has been recently replaced. Note presence of new 3" PVC piping into basement with what appears to be foundation repairs from main waste drain pipe to septic tank replacement. Note no information as to when this system ,tank, and components were replaced.





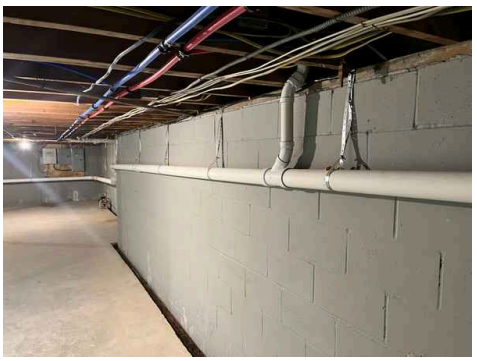


Water Supply, Distribution Systems & Fixtures: Distribution Material

Basement / Fixtures

Copper, Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Pex

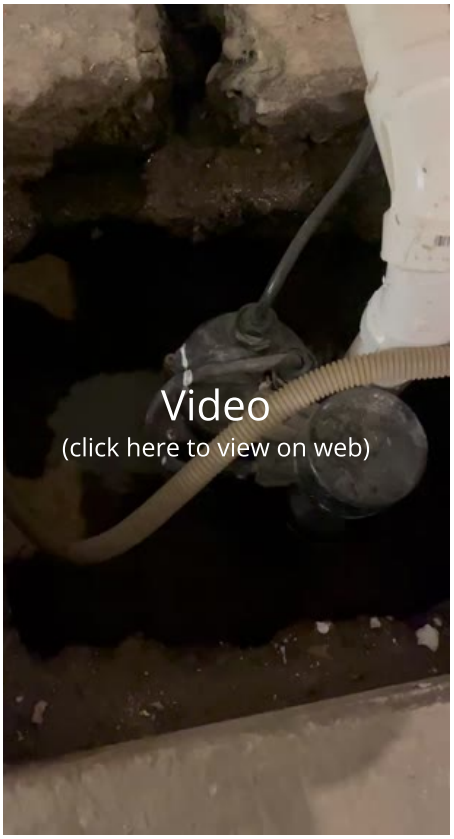
Sump Pump and / or Sump Pit : Description

Basement

Basement

Metropolitan Industries : An advanced solution for water management, such as a high-capacity sump pump with a digital level control switch to prevent flooding. These systems are trusted by homeowners and contractors for their reliability and are part of a broader company that offers custom-engineered pump and control solutions for residential, commercial, and municipal needs.

Locate and inspect sump pump and drain operation. Verify sump pump operation and drain via float activation. No defects noted.



19: ELECTRICAL

Information

Description
Basement

Note 200 amp service entrance supply.

Service Entrance Conductors: **Electrical Service Conductors**
Roof / Basement

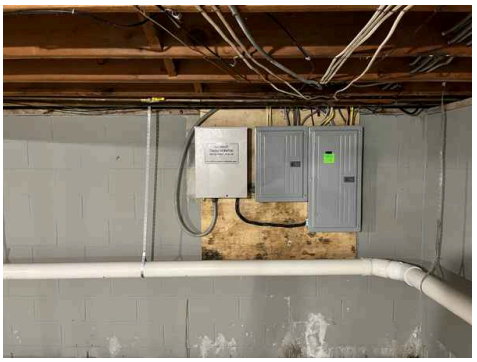
Overhead

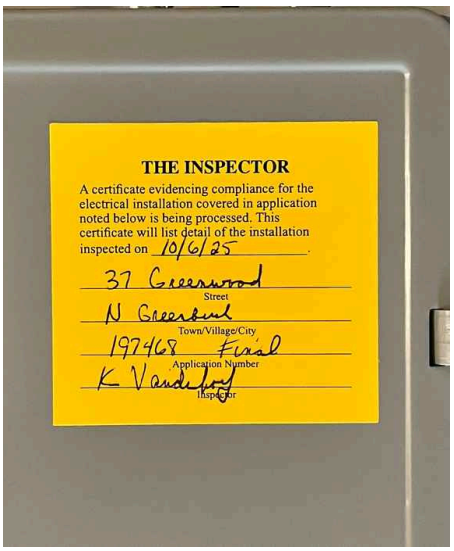
Service drop via weather head mast and down pipe.

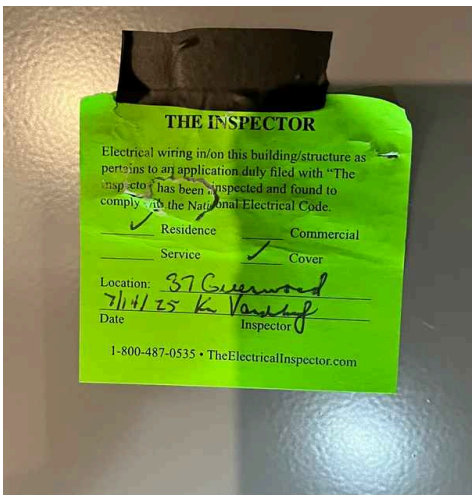
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement

Basement







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

200 AMP

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

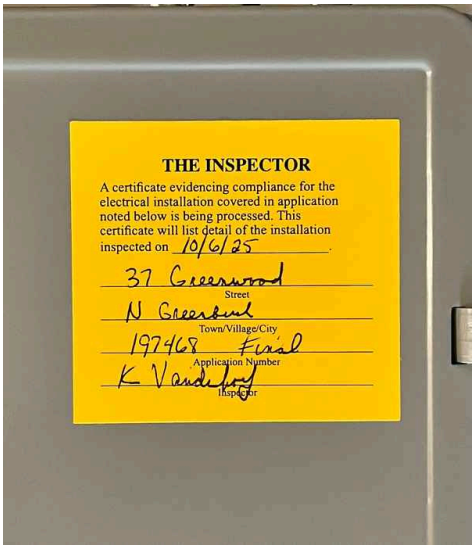
Siemens

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

Basement

Circuit Breaker

Note presence of GFCI circuit breakers.



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

Left

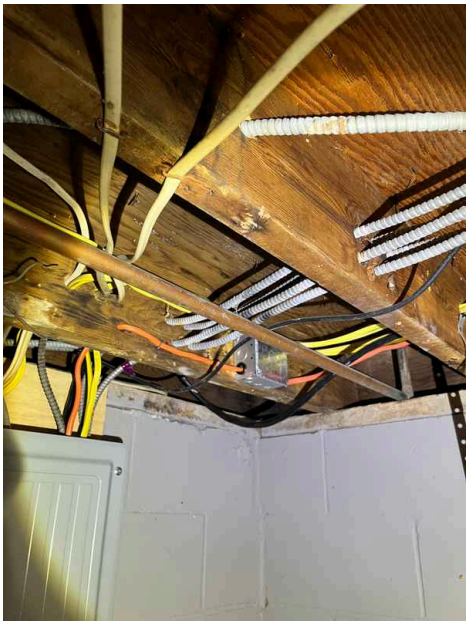
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 , 20, and 30 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Basement

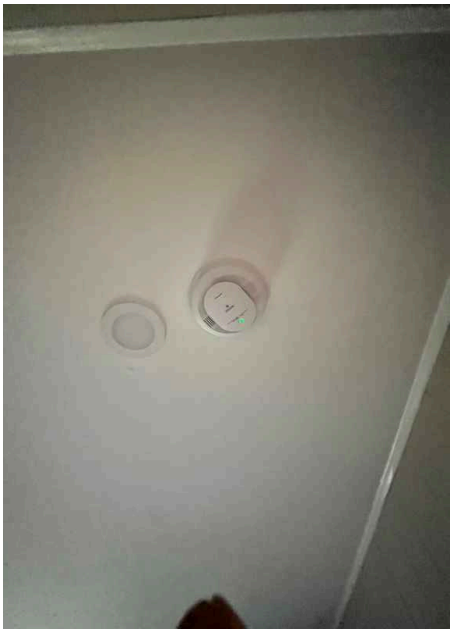
Romex, Conduit



Smoke Detectors: Description

Main Living

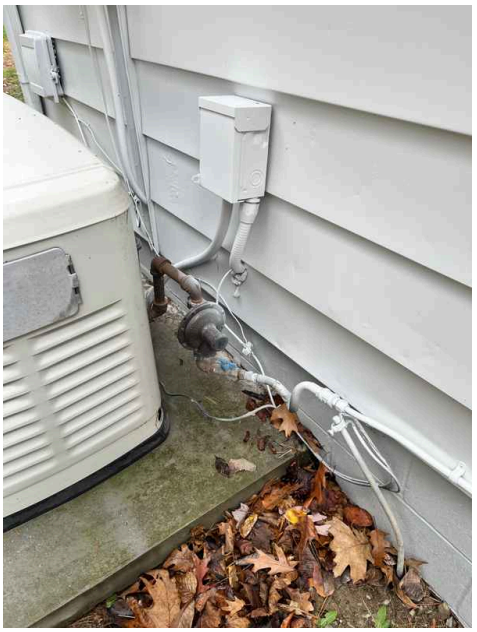
Note presence smoke / fire detection system.



Generator / Solar / etc.: Description

Exterior

Note presence of Propane fired Generac generator.



Deficiencies

19.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

UNSECURED / MISROUTED

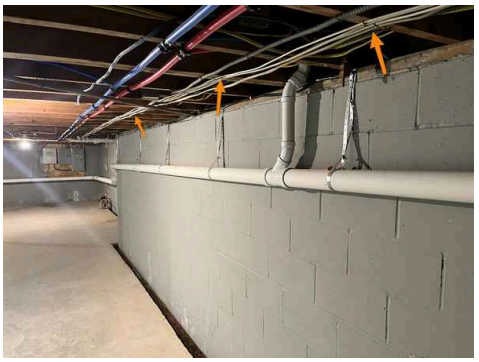
Note no Romex connector securing 10 gauge branch supply into junction box. Recommend further inspection from a qualified electrical contractor.

Electrical branch wiring routed interference with plumbing drain piping.

Branch circuit wiring mounted to bottom edge of floor joist.

Recommendation

Contact a qualified electrical contractor.



19.3.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation

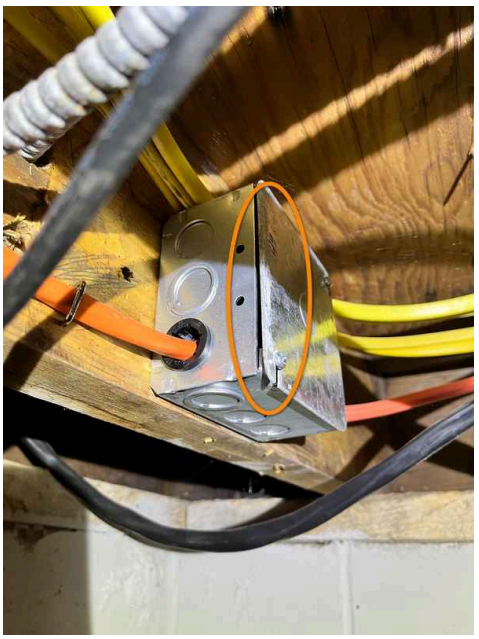
UNSECURED / UNCOVERED / LOOSE MOUNTING FIXTURES

BASEMENT

Noted loose cover for junction box.

Recommendation

Contact a qualified electrical contractor.



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.

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.