



Nassau (516) 822-0827 /Suffolk (631) 205-1340

Outside Long Island 1-888-886-1958

www.lihomeinspector.com

Inspection address:

CLIENT NAME:

Dear Mr.

In accordance with your request an inspection of the above property was made on 06/06/18 if you have any questions or concerns, please feel free to call us so that we may discuss them further. We take immense pride in giving you an honest and professional opinion on your new potential property. All inspections and reports are done in accordance with state regulations and guidelines. The inspection report is based on the current conditions of the home today and not in the future.

A separate termite/wood bore report for your mortgage lender has been mailed.

Edward T. Neyland, ACI, CRI, CMI

President

NYS License # 16000006034

Cole Neyland

Vice President

FAA Airframe & Power plant	License # 1313674
Magnetic Particle testing level 1&2	Certified
Penetrate testing level 1&2	Certified
Home improvement	License # 29884-H
NYS Department of Labor Asbestos Inspector	License # 00-17676
NYS Department of Environmental Conservation Termite	License # T1811491
Environmental Protection Agency Lead Inspector	License # NY-1-1214-3
NYS Home Inspector License	License # 16000006034
Connecticut Home inspector License	License # HOI.0000622
New Jersey Home Inspection License	License # 24G100107500
Virginia Home Inspection License	License # 3380 000463
Florida Home Inspection License	License #HI-4966
In ground oil tank Testing	License # 58-3674
VA approved inspector	VA # 500245
HUD approved inspector	License #C148
IAC2 Indoor air consultant's inspector	Certified
CMC energy audit inspector	Certified
203k Consultant inspector	License #P1596
Certified Master Inspector	# 05011184
NYS Licensed Engineers	Individual
NYS Mold inspector License	License # 00000004

Thank you for choosing AC & E Corp. As of today's date AC&E has performed over 100,000 inspections. If any additional services are required here is a list of our certifications and services.



- 1) **NYS Licensed Inspectors & Engineers**
- 2) **Residential Inspections**
- 3) **Commercial Building Inspections**
- 4) **Structure Inspections**
- 5) **Pre-Listing Inspections**
- 6) **VA approved inspectors**
- 7) **NYS Licensed Termite Inspectors**
- 8) **FHA/HUD certified inspectors**
- 9) **203k consultant inspectors**
- 10) **NYS Licensed Lead Paint Inspectors/ lead inspections**
- 11) **NYS Licensed Asbestos Inspectors /Asbestos Inspections and Demo Certifications**
- 12) **Certified for In-ground Non-Pressure EPA Approved Tank Testing**
- 13) **Oil tank locating**
- 14) **Soil testing for petroleum**
- 15) **Mold Testing & Allergens testing and inspection**
- 16) **Indoor air quality to include VOC'S and formaldehyde**
- 17) **Radon Testing**
- 18) **Insurance inspections**
- 19) **Phase I Inspections**
- 19) **Phase II Inspections**
- 20) **Windstorm Inspections**
- 21) **Well Water Testing**
- 22) **Well Mapping**
- 23) **Roof Certifications / Flat roof inspections**
- 24) **EIFIS Synthetic stucco inspections**
- 25) **Cesspool Certifications**
- 26) **Final Walk-through**
- 27) **Thermal Infrared Camera inspections**
- 28) **Energy audit inspections/ Home energy tune-up**
- 29) **Expert witness**
- 30) **Forensic Inspections**
- 31) **Water damage/water leak inspections/storm damage inspections**
- 32) **Construction disputes**
- 33) **Condo reserve study**
- 34) **Bed bug testing**
- 35) **Electromagnetic Field Survey**



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AC & E CORP.

CONCLUSION



DESCRIPTION OF HOUSE: Two Story custom

Approximate square footage was 11,000 sf

APPROXIMATE AGE: 9 years (according to the listing)

TYPE OF BASIC CONSTRUCTION: Poured concrete foundation with steel supports and a steel and wood frame

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The inspection pertains only to visible items and their conditions at the time of inspection, which was verbally indicated by AC&E during the inspection.

Underground propane tanks can be subject to severe corrosion conditions and can degrade and start leaking over time with no visible signs. It is our recommendation to have cathodic testing performed on the propane tanks every 10 years to ensure the tanks is in proper operating order and free of leaks. The propane tanks are located on the front left side of the property. Recommend checking with the owner as to the size of the tanks.



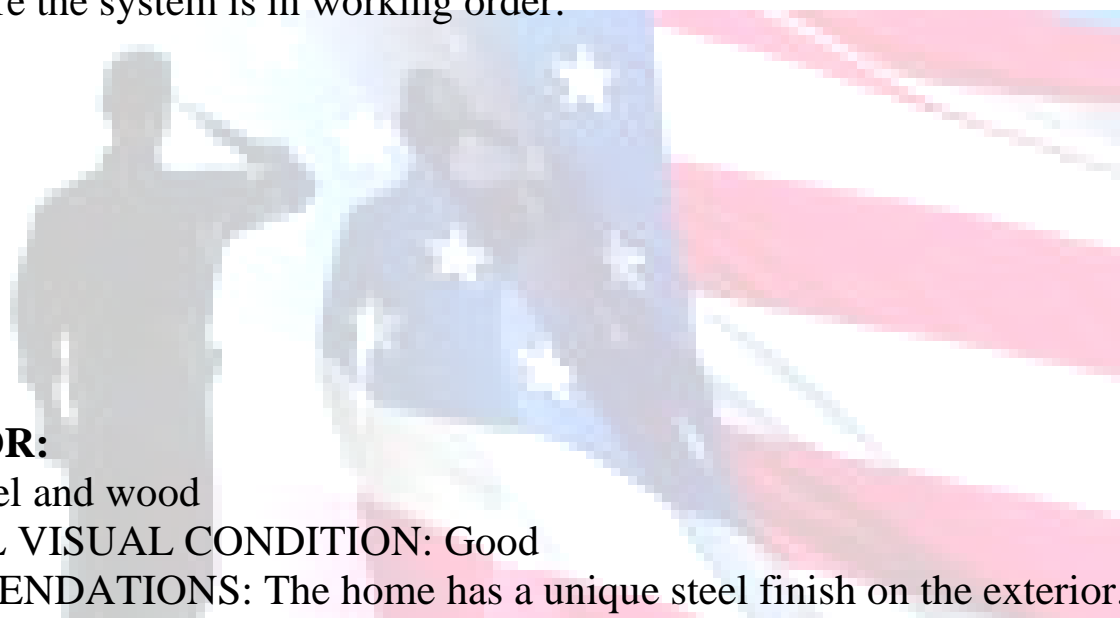
Recommend viewing a copy of the property survey and deed prior to closing to determine if there are any easements or right-of-ways on the property that may affect your plans for the premises. Based upon its current configuration, the property is not expected to have any easements or right-of-ways.

Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any pool, pool house, finished basements, tennis court or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

Recommend checking with the building department/town for any open permit or violations on the home. This should be checked for prior to closing to prevent any delays and costs.

I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

At the time of the inspection, the in-ground sprinklers were turned off and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order.



EXTERIOR:

TYPE: Steel and wood

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The home has a unique steel finish on the exterior. The design of the steel and pre-treatment was supposed to slow down the aging process. The problem is possibly due to the salt and beach many areas have extensive rust that is flaking and coming apart. Signs of this were noted around flat areas around windows, top flat panels on the roof and on the wall around the pool house. My recommendation would be to replace the flat panels on the roof and around the flat areas around the windows with stone or slate. Although the rusting under the pool house area appears to be extensive you have to consider that metal expands at 32x its normal size when it rusts. Other areas of the house and pool house can be treated to help slow down the extent of the rust.



Note some of the windows in the house did not open. Window repair and servicing will be required. All rear windows on the 2nd floor left side would not open and were stuck closed.

Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

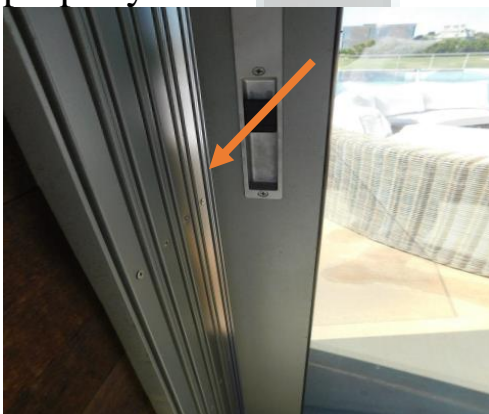
Recommend accomplishing a light power washing and re-staining to the decks in the near future. This will prolong the life of the decks.



Recommend replacing the curling board on the roof top deck as it poses a trip hazard.

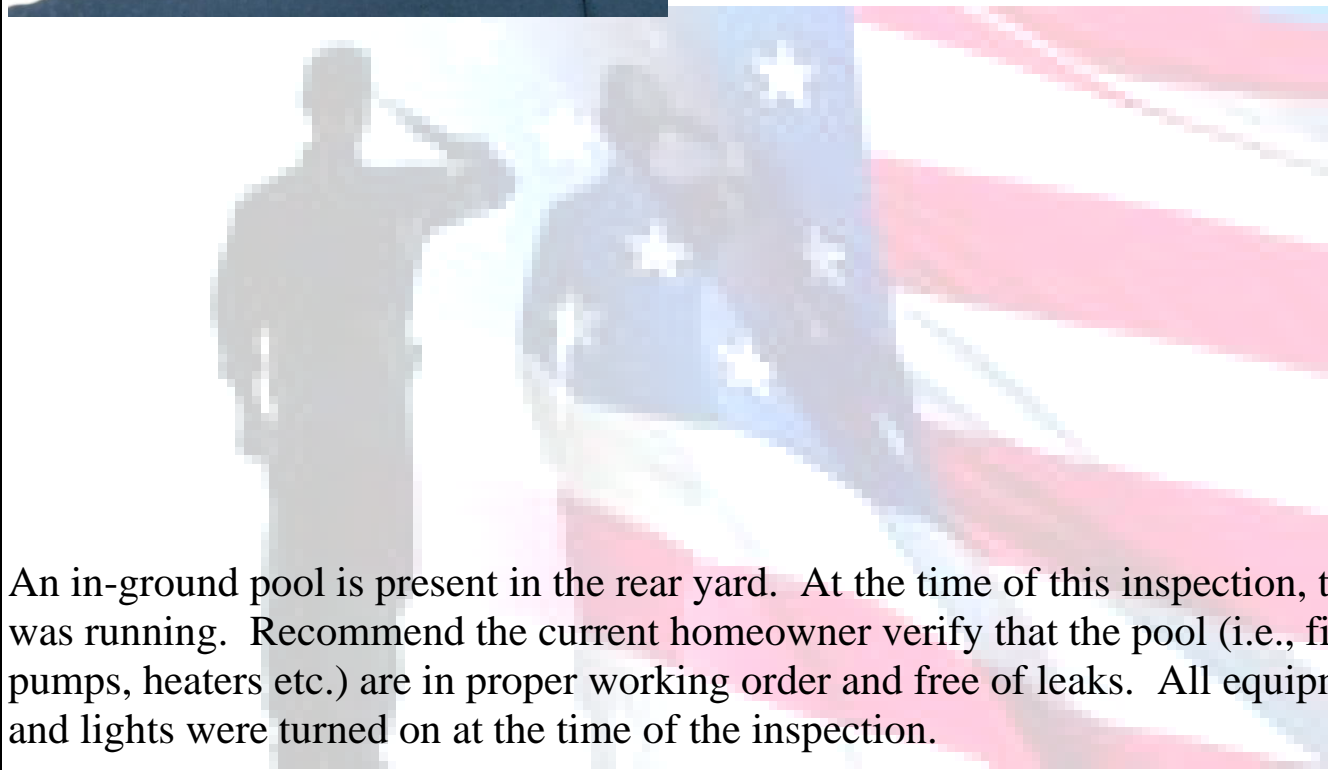
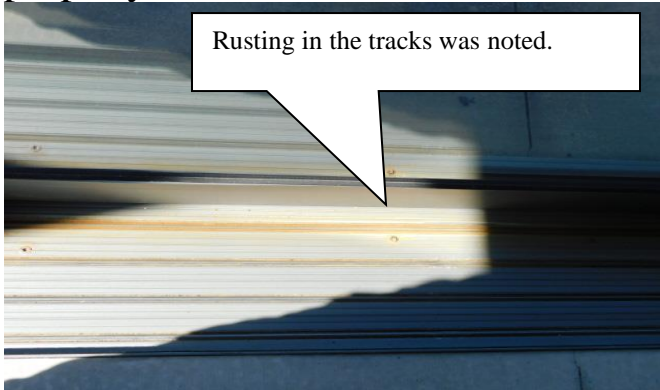


At the time of the inspection the sliding door for the pool house was not closing properly. This door needs to be serviced at this time.



At the time of the inspection the home has large glass doors and windows. The problem is due to the extensive size of the windows and door and sand and salt all

windows and doors will need to be cleaned and serviced often to ensure they work properly.



An in-ground pool is present in the rear yard. At the time of this inspection, the pool was running. Recommend the current homeowner verify that the pool (i.e., filter, pumps, heaters etc.) are in proper working order and free of leaks. All equipment and lights were turned on at the time of the inspection.



At the time of the inspection the pool equipment was located under the pool house area. The equipment consisted of 5 pool/spa pumps, 4 filters, 2 chorine generators for the salt water system a Jandy Aqualink Panel and 2 each Sta-Right pool heaters.



Recommend having the gunite pool re-marble dusted. Re-dusting should be accomplished every 7-12 years. Re-dusting is accomplished not only for looks but to keep the pool from leaking. At the time of the inspection the gunite was found to be

damaged near the hot tub area and pool leaks were noted along the outside pool wall in the equipment room and along the outside wall at the entrance to the pool equipment. Recommend having all pool leaks properly repaired at this time.



The following information on the pool heater was from the owners manual. The pool heaters are not rated for salt water use.

I WOULD ASSUME THIS IS DUE TO HAVING A SHORTER LIFE SPAN FROM THE SALT.

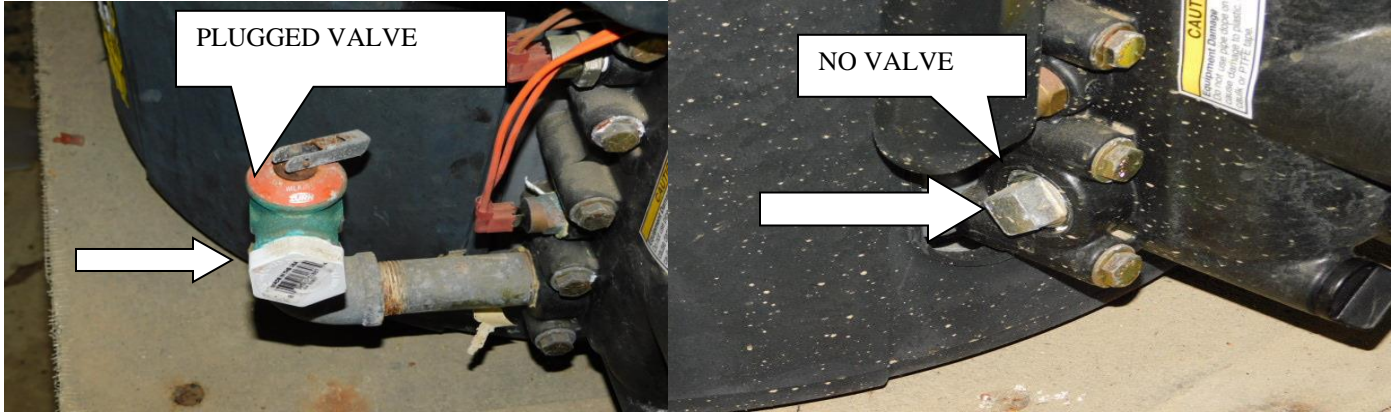
SR POOL AND SPA HEATER NATURAL GAS / LP GAS O W N E R ' S M A N U A L INSTALLATION, OPERATION & PARTS MODELS 200K BTU/HR SR200NA SR200LP 333K BTU/HR SR333NA SR333LP 400K BTU/HR SR400NA SR400LP Sta-Rite Pool/Spa Group 293 Wright Street, Delavan, WI 53115 International: 262-728-5551, FAX: 262-728-7550 www.starite.com Union City, TN • Delavan, WI • Mississauga, Ont. • Murrieta, CA © 2004, Sta-Rite Industries Printed in U.S.A. S396 (Rev. 2/13/04) If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or death. –



NOTICE: Do not use this heater as a heating boiler, water heater, or for heating salt-water pools. This heater is intended for use in heating fresh water swimming pools or spas only. (Direct from the manual)

The following issue was noted with the pool heaters. The heater on the left had a plugged over pressure relief valve and the heater on the right had no over pressure relief valve and only a plug noted. Recommend for safety that properly installed over pressure relief valves be installed at this time.

A 3/4" NPT connection is provided in the manifold for installing a pressure relief valve. The relief valve must be installed vertically. To install the valve, use a 3/4" brass nipple and elbow, as illustrated in Figure 20. No valve is allowed to be placed between the manifold adapter and the relief valve.



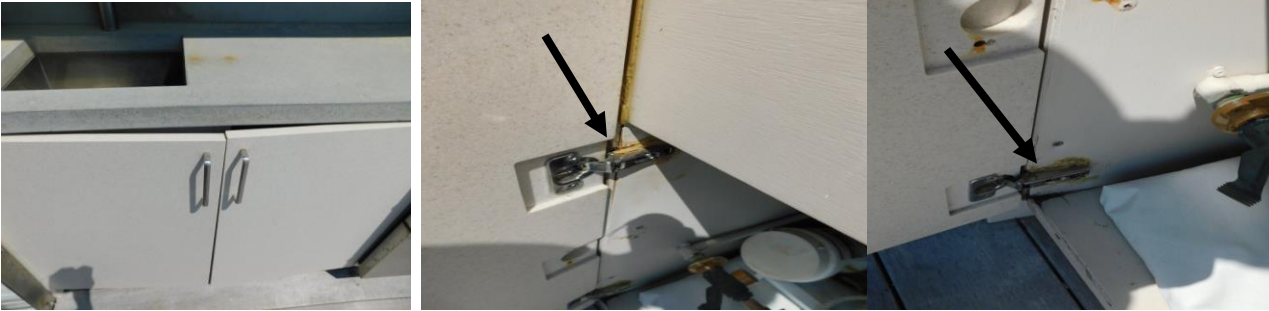
Recommend sealing the cracking patio around the pool area.



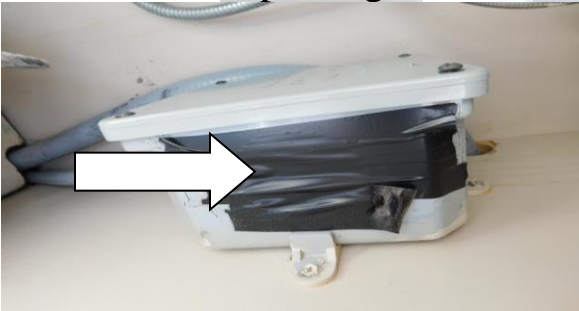
At the time of the inspection the home had a tennis court on the left side of the property. The court was found to be in good condition but the edges did require some sealing.



At the time of the inspection the roof top sink area has some doors that were damaged and no longer closing properly. Recommend replacing the hardware.



Recommend replacing the broken electric junction box under the roof top sink.



At the time of the inspection the hot tub on the roof was drained and turned off. Recommend having the system up and running prior to closing.



At the time of the inspection there was a large window in the center rear of the house that showed signs of chronic leaking. At this point in time I would have the window completely sealed and then monitor.



ROOF: EDPM rolled rubber roofing with a rock cover



GENERAL VISUAL CONDITION: Good

APPROXIMATE AGE: 9 years

RECOMMENDATIONS: A thorough visual inspection was made from the roof area from the outside, and where visible from the inside. The roof was found to be sound and did not appear to be leaking in any location at this time.

Note all motorized sky lights were tested.

Recommend replacing the missing roof cover for the drain system.



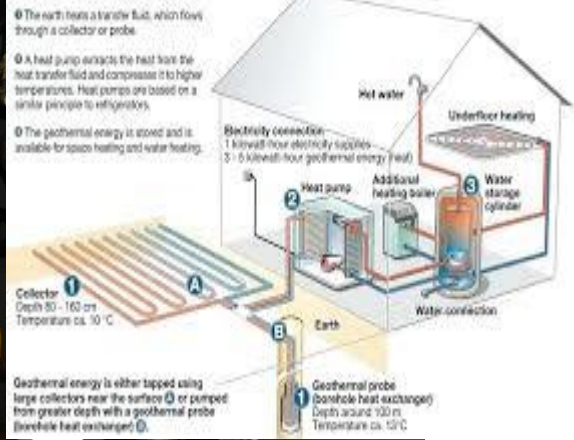
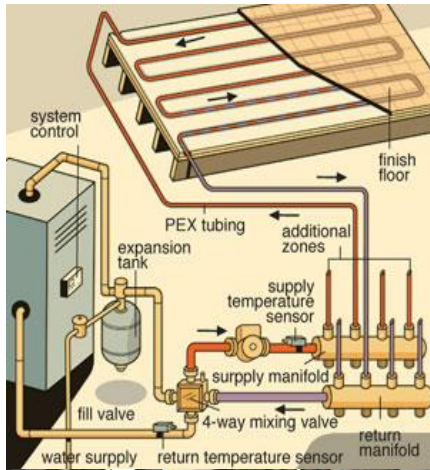
Chimney: I recommend having the chimney flues cleaned and camera inspected by a chimney service company yearly.

Recommend having the gas fireplace on the roof up and running prior to closing. This fireplace has a steel door. The door when opened does not lock as the fireplace appears to have settled. Due to the cracked stone around this fireplace, my recommendation is to remove the door and replace the damaged stone around this fireplace.

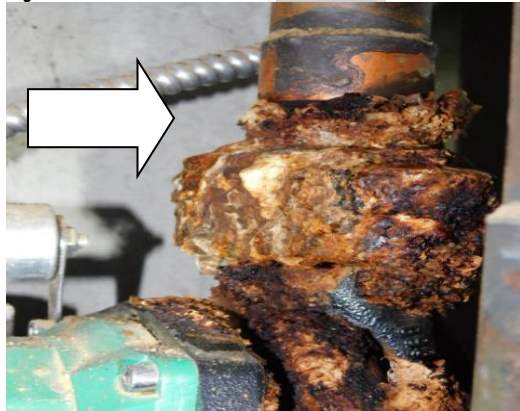


HEATING SYSTEM:

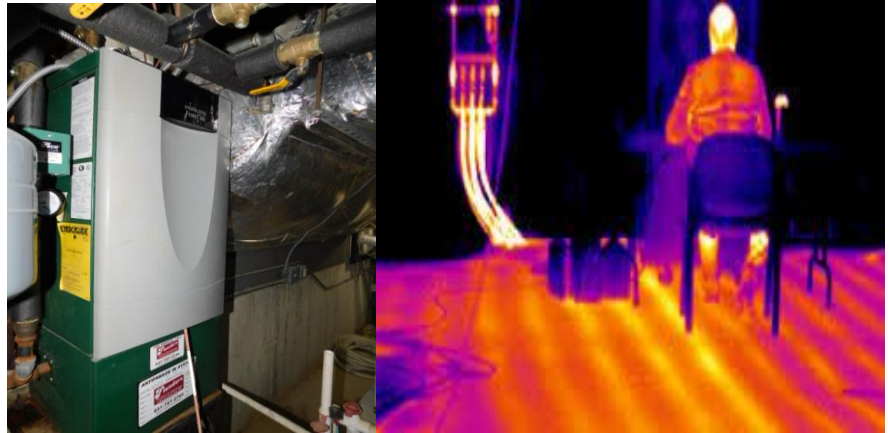
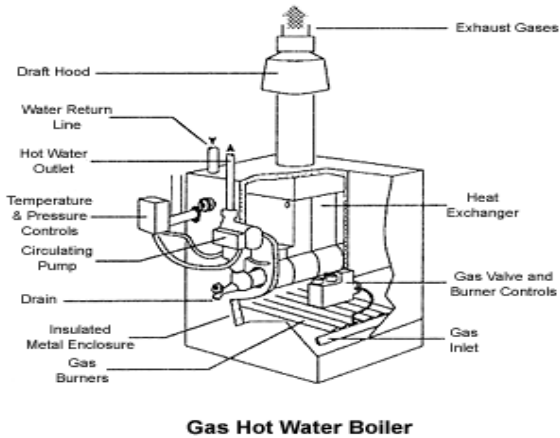
TYPE: The home is heated from 8 each Geo thermal systems and supplemented with 2 each Peerless gas fired high efficient heating systems each with 399,000 btus.



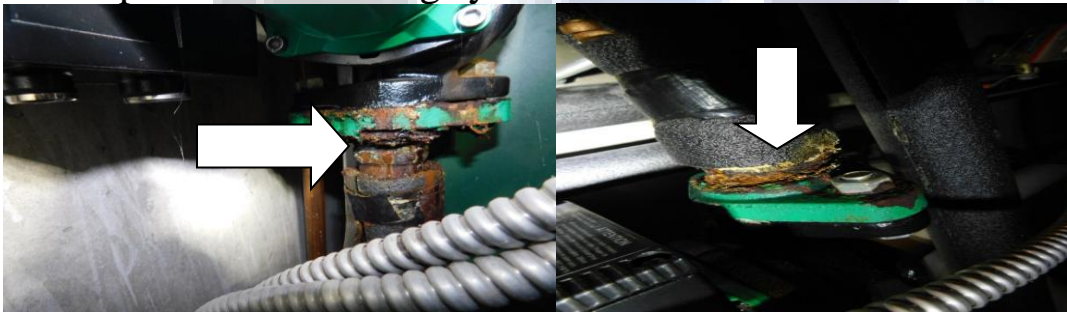
Recommend repairing the leaking circulator pump gasket for the Peerless heating system in the basmeent on the left side.



The heating system in the pool house was a Peerless gas fired hydronic forced air and radiant heat high efficiency system with 167,000 btus and one zone. The system is located under the pool house.



Recommend replacing the 2 leaking circulator pump gaskets for the heating system on the pool house heating system.



The area under the pool house had a hanging Dayton hydronic forced hot air system. This is to help keep pipes from freezing in this location.



The garage had a radiant heat floor.

GENERAL VISUAL CONDITON: Good

RECOMMENDATIONS: Recommend having the units serviced and maintaining a service contract. The heating systems were working properly at the time of the inspection. The systems are appropriately sized for this home.

For your reference, for every 1 degree you lower your thermostat below 68 degrees Fahrenheit in the winter will save you 1-3% on your heating bill. However, no thermostat should be set below the 62 degrees Fahrenheit for a prolonged period of time as to avoid potential pipe freeze damage.

Currently, the hot water in the house is heated from the boilers and then fed to three 119 gallon indirect hot water heaters. Tank life is normally limited to around 12 years. The hot water heaters were installed in 2014.



The hot water for the pool house was fed from the boiler and into a 60 gallon indirect hot water heater.



Replace the filters on the return air registers. Filters should be replaced between 4-6 months depending on type of filter and how much it is used.

The air conditioning units were inspected and produced cool air with an average delta of 15 degrees at every register indicating that the units are operating efficiently.

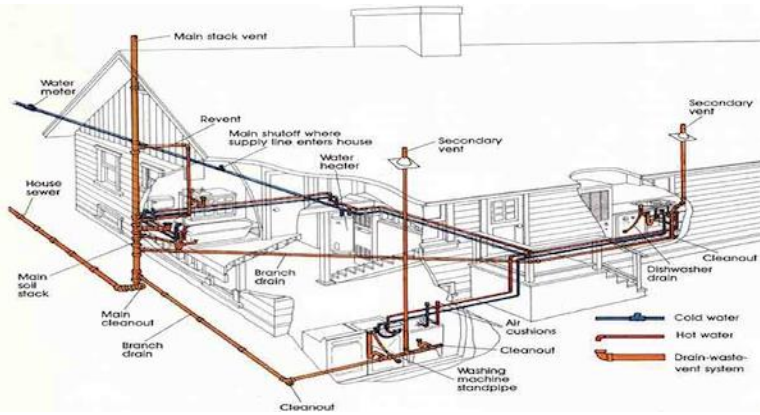
Please note due to the age of the air condition system a replacement budget for a new system should be set up in the near future.

PLUMBING:

TYPE: Cast iron, copper and PVC on the septic side and copper and PEX on the pressure side

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: At the time of the inspection the plumbing pressure and drain system were tested and found to be working properly with no leaks noted.



The main water supply to the house was public water.

The main water supply to the house was located in the basement. The water feeds the house with a 2 inch copper line. Directly next to the water main in the basement is the water feed line to the pool house.



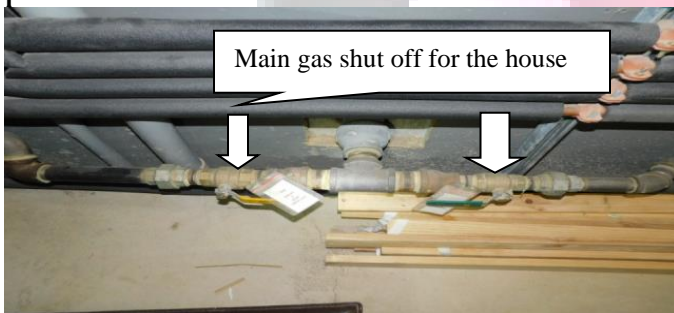
Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of pump-outs or piping repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending

on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not pre-formed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

Photo of a septic system and photo of a cesspool (basic set ups). Only the home owner or Cesspool Company would know what you have installed on your property. Note a lid was located on the far left side of the property.



The main gas shut off for the house is located in the basement under the electric panels.



At the time of the inspection the shower floor in the pool house bathroom was not pitched properly and is ponding water. Recommend adding concrete and pitching the floor for better drainage.



Note all steam showers were tested.

Note all jacuzzi tubs were tested.

At the time of the inspection the 2nd floor front right outdoor shower was not working. Recommend having this up and running prior to closing.



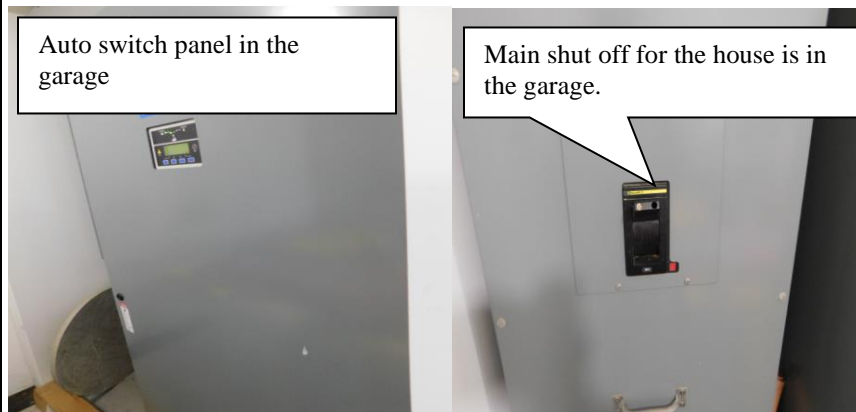
At the time of the inspection the hot tub off the 2nd floor right side bedroom was drained and the lid was torn. Recommend having this up and running prior to closing and the lid replaced.



ELECTRICAL:

SERVICE: 800-amp service with 240 volts with copper incoming service and copper branch circuits throughout the house. The system was found to be adequately sized for the current electric usage of the home. All wiring in the house was Romex.

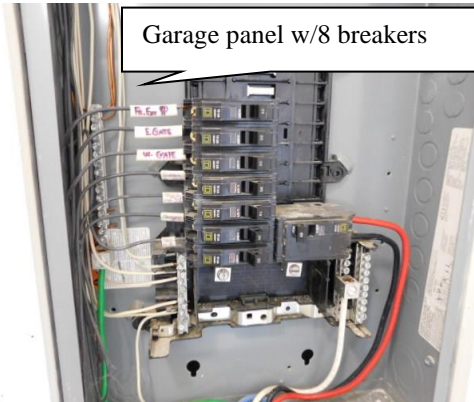
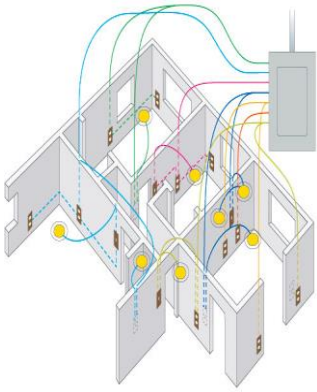
The service feeds the house and enters the garage 1st into a Kohler 800 amp transfer switch.



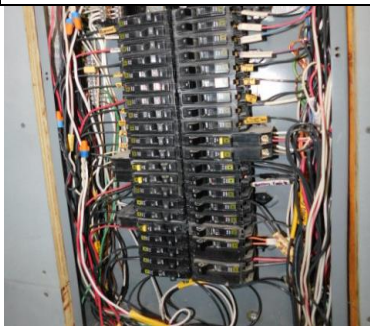
The home has a Kohler 600 amp whole house gas generator. The generator was located under the pool house. The generator was tested at the time of the inspection and was found to be working properly. The system should be serviced yearly.



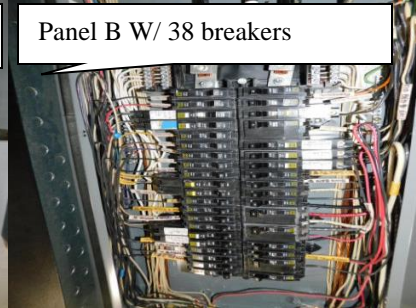
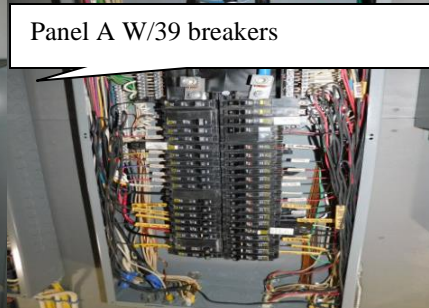
The following is a break down of electric panels and locations in the house.

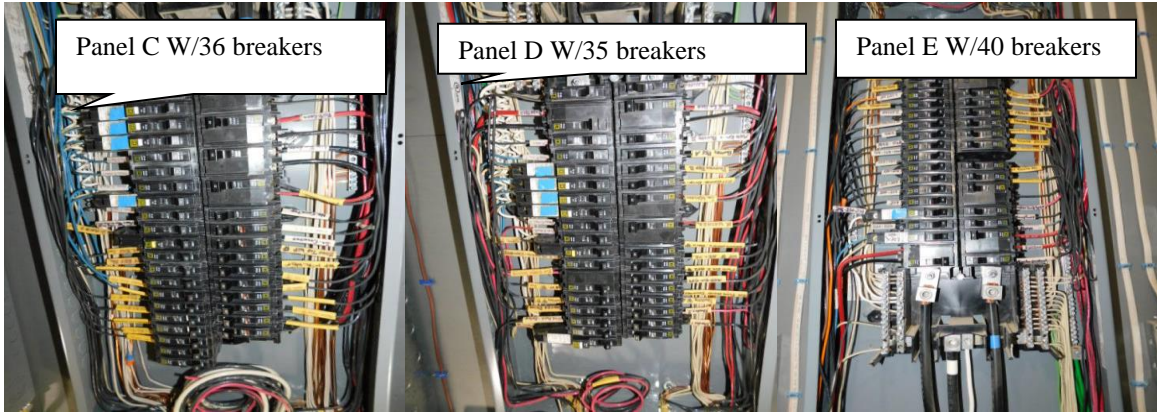


Pool house panel w/41 breakers



The following panels were located in the basement of the house.





GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The incoming electric service to the house is underground service with a meter located on the front left corner of the property.

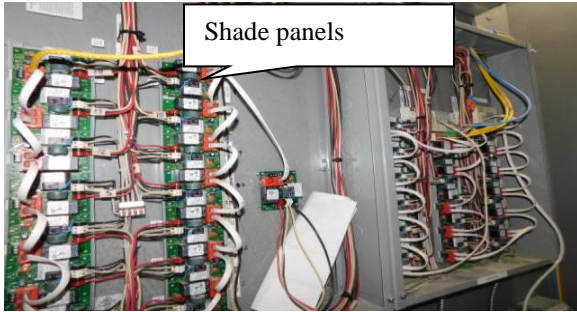


Recommend checking for a Electric Underwriters Certificate for the current electric service as it exists today. This paperwork will also be needed should you ever want to sell the house.

Recommend capping the open electric junction box in the basement near the shade panel.



Recommend placing the panel covers back on the shade panels as this is a potential electric hazard.



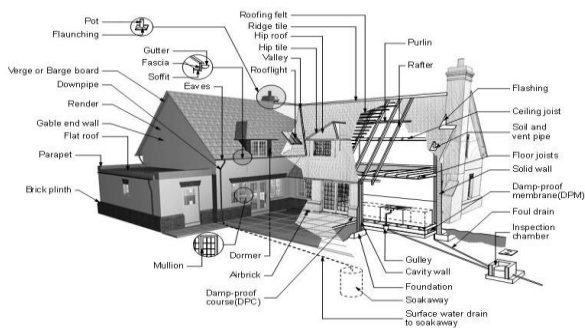
INTERIOR:

GENERAL VISUAL CONDITION: Good

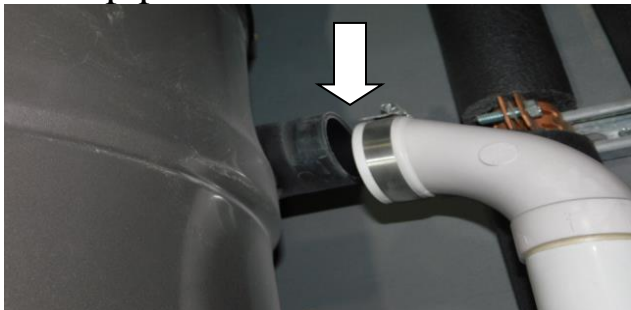
RECOMMENDATIONS: At the time of the inspection the foundation was found to be sound with no structural cracking.

At the time of the inspection the walls in the home did not appear to have any structural cracking.

The home appears to have insulation in the walls as the walls were inspected using the Flair Thermal B2 inspection camera during the inspection.



At the time of the inspection the central vacuum system in the basement of the house had a pipe disconnected. Recommend having this re-connected.



At the time of the inspection the basement was 95% finished thereby limiting visual inspection of structural members (i.e.; girders, floor joists, etc.). A thorough inspection was made of all accessible areas, but most of the basement was covered and a thorough inspection could not be accomplished due to this.

At the time of the inspection the home had items stored, due to items in the home many areas were unable to be properly inspected. Although this is not uncommon, it is our recommendation to have a through final walkthrough accomplished **by our company prior to closing to look over the home again after all items are removed**. The final walk though should not be taken lightly and the home needs to be looked over in great detail. A check list is provided for you in this report.

Any basement may experience water seepage under the right conditions as they are below grade. The basement of the house has a sump pump and a waste ejector pump. Both were tested and found to be working properly.

The security system was not tested at the time of the inspection. It would be my recommendation to test it at your final walkthrough.

Note all appliances were tested at the time of the inspection.

Recommend adjusting the refrigerator doors at this time.

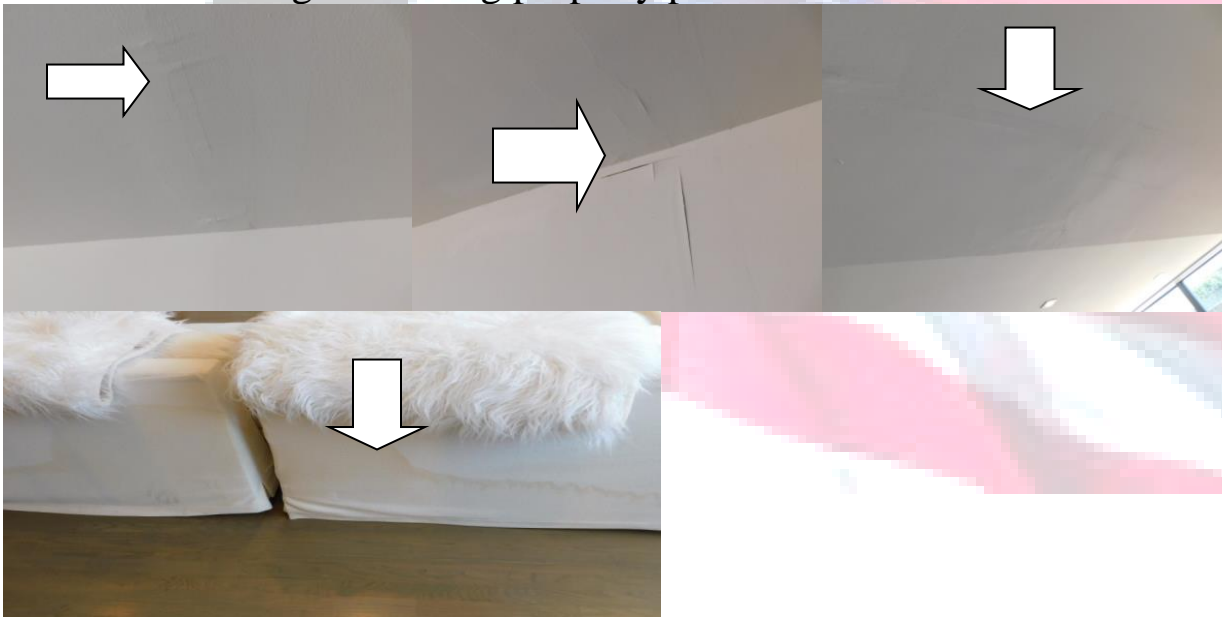
Recommend repairing the ice maker door in the pantry as it was not closing flush.

Recommend securing the loose door handle for the back left door on the 1st floor of the house.

Note the kitchen and dining room tables had uneven wood tops? The tables are cut into the concrete floors? Recommend leveling.



At the time of the inspection there was a past leak on the ceiling in the basement. The ceiling was poorly patched. Recommend checking with the owner as to what had leaked and having the ceiling properly patched.



Recommend any repairs and/or cost estimates are obtained prior to going into full contract.

Additional services:

If any additional inspections are needed for mortgage requirements such as:

- **Lead Paint inspection or certification**
- **Roof certification**
- **Cesspool/septic certifications**
- **Oil tank testing or soil testing**
- **Well water testing**
- **Asbestos inspection**
- **Mold testing**
- **Windstorm inspection**

Or any other testing/services, please contact us and we will be happy to assist you.

Often times we are asked what does the home owner have to fix or repair and what do we have to except? We have seen this go many ways:

- 1) The owner may say put a list together and we will fix or repair items.**
- 2) The owner may say I will fix this and this but not that.**
- 3) The owner may say I will take x number of dollars off and you repair your self.**
- 4) The owner may say my house is perfect and I am not fixing anything.**

We can only tell you what is wrong it is up to you to talk with your realtor and lawyer about items in the report. We take great deal of time and pride in preparing your inspection report and wish you the best of luck with your home.

PLEASE NOTE THIS INSPECTION REPORT DOES NOT COVER PEST DAMAGE SUCH AS TERMITES, CARPENTER ANTS OR ANY OTHER WOOD BORING INSECTS THAT CANNOT BE SEEN.

YOUR HOME WAS NOT OPENED TO A FULL VISUAL EXAMINATION AT THE TIME OF THIS INSPECTION. YOU MAY REQUEST YOUR OWN SECOND TERMITE, CARPENTER ANT INSPECTION AT ANYTIME PRIOR TO CONTRACT BY ANOTHER COMPANY.

Termite mud tubes can form in as little as 48 hours. The time frame from your inspection to the closing may take months. Therefore, it is highly recommended that a 2nd termite inspection is conduct on the house just before your closing date.

Due to the nature of termites in NY it is our highest recommendation to obtain a termite contract on this house the day you close. Termites can enter a home at anytime and start damage.

Recommend checking with the current homeowner as to whether the house has had any insect problems in the past and if it has when was it treated and was all affected wood replaced?

Recommend having the current owner disclose in writing any known chronic defects with the home, ie, any past or current wood destroying insect issues, any known water leaks or issues with major systems of the home. Some issues with the home may not be present during the home inspection and only occur at certain times. This information should be provided to you **prior to going to **contract** to help you with making a more informed decision. This information should then be passed on to us to update the report to add to your contract.**

PLEASE SEE THE NPMA 33 FORM ENCLOSED IN THE REPORT FOR FURTHER DETAILS ON THE TERMITE INSPECTION.

Recommend accomplishing a thorough walkthrough of the house prior to closing, turning on and operating all systems as well as looking for any signs of water seepage and insects. Please note, anything can change from the time of the inspection to the time you close on your new home. If requested we can come back and assist you. **This report should not be considered a guarantee or**

warranty in any way shape or form as to the current condition of the house defects reported or UN reported. The inspection should be considered a second set of eyes-only. It is up to you to thoroughly look over what you are buying. This inspection is not a mold inspection a separate mold inspection and testing can be accomplished if requested.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

Air Filters, ducts and coils are not inspected as part of a home inspection. It is recommended that you have a duct cleaning company come out and clean and inspect the air ducts prior to closing.

ADDITIONALLY, PLEASE SEE ENCLOSED LITERATURE THAT MAY BE USEFUL TO YOU IN YOUR NEW HOME. FEEL FREE TO CALL OUR OFFICE WITH ANY QUESTIONS YOU MAY HAVE. WE WISH YOU THE BEST OF LUCK IN YOUR NEW HOME.

Please see E mail that is attached to this report labeled information about this inspection. This explains limitations of the inspection by NYS as well as further information about the report. If you do not see this attachment please call the office.

COMPONENT LIFE EXPECTANCY:

Consumers and inspectors and other professionals advising their clients should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10

Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the “great room.”

CABINETS & STORAGE	YEARS
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

CEILINGS & WALLS	YEARS
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	YEARS
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior)	20 (for roller wheel/track repair/replacement)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL	YEARS
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60

Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100

Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40
Permanent Wood Foundation (PWF; treated)	75

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	YEARS
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25
OIL TANKS	15 to 50
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+

Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE	YEARS
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	YEARS
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The lifetime of any wood product depends heavily on moisture intrusion.

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60

Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10

Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING	YEARS
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20

Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

SIDINGS, FLASHING & ACCESSORIES	YEARS
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters and Downspouts	25+
Wood/Exterior Shutters	20

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING	YEARS
American Red Clay	100+
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15

Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Swimming pools are comprised of many systems and components, all with varying life expectancies.

SWIMMING POOLS	YEARS
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Pool Water Heater	8
Waterline Tile	15+

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

NYS STANDARDS OF PRACTICE:

SUBPART 197-5 STANDARDS OF PRACTICE FOR HOME INSPECTORS

Section 197-5.2 Purpose and Scope

- (a) These Standards of Practice establish a minimum and uniform standard for home inspectors. Home inspections shall be performed in compliance with these Standards of Practice and shall provide the client with objective information regarding the condition of the systems and components of the residential building as observed at the time of the home inspection.
- (b) These Standards of Practice are not intended to limit home inspectors from including other inspection services or from observing and reporting upon systems and components not required by these Standards of Practice.
- (c) The home inspection report shall clearly identify the systems and components of the residential building that were observed. If a home inspector is providing a home inspection that does not meet the minimum requirements as set forth in this Standards of Practice, the home inspection report must describe the scope of work, the services provided and the systems and components that are included and excluded in the inspection.

Section 197-5.3 Minimum Requirements

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

Section 197-5.4 Site Conditions

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

Section 197-5.5 Structural Systems

(a) Home inspectors shall observe and report on the following:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

Section 197-5.6 Exterior

(a) Home inspectors shall observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

Section 197-5.7 Roof Systems

(a) Home inspectors shall observe and report on readily accessible:

1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

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

Section 197-5.8 Plumbing System

- (a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
 - 1. Interior water supply and distribution systems including fixtures and faucets;
 - 2. Drain, waste and vent systems;
 - 3. Water heating equipment and vents and pipes;
 - 4. Fuel storage and fuel distribution systems and components;
 - 5. Drainage sumps, sump pumps, ejector pumps and related piping;
 - 6. Active leaks.
- (b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
 - 1. Fixtures and faucets;
 - 2. Domestic hot water systems;
 - 3. Drain pumps and waste ejectors pumps;
 - 4. The water supply at random locations for functional flow;
 - 5. Waste lines from random sinks, tubs and showers for functional drainage;
- (c) Home inspectors are not required to:
 - 1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
 - 2. Observe and report on any system that is shut down or secured;
 - 3. Observe and report on any plumbing component that is not readily accessible;
 - 4. Observe and report on any exterior plumbing component or system or any underground drainage

system;

5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

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

Section 197-5.9 Electrical System

- (a). Home inspectors shall observe and report upon readily accessible and observable portions of:
 1. Service drop;
 2. Service entrance conductors, cables and raceways;
 3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
 4. Service grounding;
 5. Interior components of service panels and sub-panels;
 6. A representative number of installed lighting fixtures, switches and receptacles;
 7. A representative number of ground fault circuit interrupters.
- (b). Home inspections shall describe readily accessible and observable portions of:
 1. Amperage and voltage rating of the service;
 2. the location of main dis-connects and sub-panels;
 3. The presence of aluminum branch circuit wiring;
 4. The presence or absence of smoke detectors and carbon monoxide detectors;

5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c). Home inspectors are not required to:

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

Section 197-5.10 Heating System

(a). Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;

4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;
13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

(a). Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b). Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

Section 197-5.12 Interior

(a). Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;

2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b). Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Section 197-5.13 Insulation and Ventilation

(A). Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

Section 197-5.14 Fireplaces

(A). Home inspectors shall:

1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

- (b). Home inspectors are not required to:
1. Observe and report on the interiors of flues or chimneys;
 2. Observe and report on fire screens and doors;
 3. Observe and report on automatic fuel feed devices;
 4. Observe and report on mantles and fireplace surrounds;
 5. Observe and report on combustion make-up air devices;
 6. Observe and report on heat distribution assists;
 7. Ignite or extinguish fires;
 8. Determine draft characteristics;
 9. Move fireplace inserts and stoves or firebox contents.

Section 197-5.15 Attics

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

Section 197-5.16 Limitations and Exclusions

- (A). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.
- (b). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- (c). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.
- (d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.
- (e). Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any

component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

- (f). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.
- (g). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.
- (h). Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.
- (i). Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.
- (j). Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.
- (k). Home inspectors are not required to determine:
 - 1. Conditions of systems or components that are not readily accessible;
 - 2. The remaining life expectancy of any system or component;
 - 3. The strength, adequacy, effectiveness or efficiency of any system or component;
 - 4. The causes of any condition or deficiency;
 - 5. The methods, materials or costs of corrections;
 - 6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
 - 7. The suitability of the property for any specialized use;
 - 8. The advisability of purchase of the property;
 - 9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
 - 10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
 - 11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
 - 12. Operating costs of systems of components;
 - 13. Acoustical properties of any system or component;
 - 14. Soil conditions related to geo-technical or hydrologic specialties.
- (l). Home inspectors are not required to offer:
 - 1. to perform work in any trade or profession other than home inspection;
 - 2. Warranties or guarantees of any kind.

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

AC&E Final Walk-Through Checklist:

This is a service we offer for you if requested we can assist you with this.

The walkthrough should not be taken lightly. (I cannot stress this enough) Anything can change from the date of the last inspection. No one can predict when something will break or leak. This is your responsibility, **you and your realtor** should follow this checklist and go back over each and every system and check it off the list. If something has changed and is not working you need to bring it up to the lawyer now! And explain what is not working and how it has changed. Also all items are out of the house so all walls and floors need to be checked now.

Ensure that requested repairs have been made		
Have all the repairs you requested in your sales agreement been made?	Yes	No
Do you have all warranties and/or bills for repairs made?	Yes	No
Notes:		

Check for items you purchased with the house		
Drapes	Yes	No
Appliances	Yes	No

Lighting	Yes	No
Furnishings	Yes	No
Hot tub or sauna	Yes	No
Play structures	Yes	No
Remote control devices for ceiling fans, alarms, garage doors	Yes	No
Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.)	Yes	No
Other:	Yes	No
Notes:		

Check window and doors		
Do the doors open and close properly?	Yes	No
Do the windows open and close properly?	Yes	No
Do the windows latch?	Yes	No
Are any windows missing screens?	Yes	No
Are there any missing storm windows?	Yes	No
Is there condensation in double-paned windows?	Yes	No
Are there any broken windows?	Yes	No
Notes:		

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Check for mold and water damage		
Do the windows have signs of mold?	Yes	No
Are there signs of mold or water damage under the kitchen sink?	Yes	No
Are there signs of mold or water damage in the bathroom?	Yes	No
Are there signs of mold or water damage around the refrigerator area?	Yes	No
Are there signs of mold or water damage around the washer/dryer area?	Yes	No
Are there signs of mold or water damage around the water heater?	Yes	No
Notes:		

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your physical inspector did not find signs of mold or water damage, you should look for these during the final walk-through.

Check appliances and systems , This is the time that you should operate all appliances for a full cycle.		
Start the dishwasher when you come in. Can it complete its full cycle? Pump and drain properly. No leaks noted ? ____ ??	Yes	No
Test the air conditioner. Does the thermostat work? Does the system blow cool air at all registers?	Yes	No
Test the heating system work. Does it get hot? Did you test all registers or steam/baseboards?	Yes	No

Flip on overhead fans. Do they work?	Yes	No
Test the water heater. Is the water from faucets hot?	Yes	No
Does the doorbell work?	Yes	No
Does the alarm work?	Yes	No
Does the intercom work?	Yes	No
Does the garage door open and close smoothly and quietly?	Yes	No
Does the washer work? Does it drain properly?	Yes	No
Does the dryer work?	Yes	No
Does the stove work (check all burners and oven)?	Yes	No
Does the built-in microwave oven work?	Yes	No
Does the damper in the fireplace work?	Yes	No
Does the gas come on in the gas fireplace?	Yes	No
Does the fan work in the gas fireplace?	Yes	No
Notes:		
Check interior floors, walls, and ceilings		
Are there water stains on the ceiling (especially below bathrooms)?	Yes	No
Have any walls been damaged by movers?	Yes	No
Are handrails in stairways secured?	Yes	No

Have floors been damaged by movers?	Yes	No
Have the floors been damaged by pets?	Yes	No
Any hidden damage owner covered?		
Notes:		

Check for leaks and plumbing problems		
Flush all toilets. Do they run, empty slowly, or leak?	Yes	No
Check all faucets. Do they leak?	Yes	No
Fill the sinks. Do they drain properly?	Yes	No
Fill the tubs. Do they drain properly?	Yes	No
Do the overflows on the tubs work?	Yes	No
Do the tub jets work? (Spa tubs only)?	Yes	No
Turn on all showers. Do they drain properly?	Yes	No
Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks?	Yes	No
Are there any external signs of water leaks into the basement?		
Notes:		

Check electric

Turn on all lights. Do they work?	Yes	No
Check plate covers. Are they damaged or missing?	Yes	No
Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources?	Yes	No
Inspect the circuit breaker box. Are all the circuits labeled?	Yes	No

Check exterior		
Is the landscape as you expected it?	Yes	No
Turn on the sprinklers. Do they work?	Yes	No
Notes:		

Check attic and other storage places		
Is it empty?	Yes	No
Is there any signs of water leaks		
Do you see signs of pests?	Yes	No
Notes:		

Check for cleanliness		
Is the property clean overall?	Yes	No
Is all personal property not included in the sale removed?	Yes	No

Are there signs of bug infestations?	Yes	No
Is all debris removed?	Yes	No
Swimming pool and or hot tub, test pool lights/ pool heater and pump system Is everything working properly?	Yes	No

