



Home Inspection General Information

Summary:

- **Notice:** The client is advised to execute a pre-closing review of the non-technical aspects of the building. (A walk-through of the what was inspected will be offered by the inspector at the end of every inspection at the request of the client. ***It is strongly recommended to participate in this walk through as well as conducting one of your own.***) This should include the client's operation of **all** appliances, heating and/or A/C (must be above 65 degrees for the past 24 hours), electrical fixtures, plumbing fixtures, other mechanical devices (i.e. garage doors), checking for evidence of unidentified, new leaks, water stains, and a full review of building and building components.

- **NOT EVALUATED**
 - Solar panels/Solar Panel system comments
 - Radon Mitigation systems and system components
 - Alarm systems and other low voltage systems
 - Water filtration systems
 - Any sprinkler systems (interior or exterior)
 - Pools, hot-tubs, etc. plus equipment
 - Lead Paint Testing
 - Wood Destroying Insects (WDI)
 - While we do not offer an actual wood destroying insect inspection, any signs of any WDI will be noted in the report.
 - Radon testing (***Unless Requested***)
 - Water quality (***Unless Requested***)
 - Mold
 - Sewer/Septic Systems
 - ***Septic dye testing is offered upon requested.***
 - Any inaccessible areas or areas that pose a danger to the building or the inspector

- What's Included:
 - Copy of New York State's Standards of Practice
 - Client Agreement
 - Mold Information
 - Radon Information (testing offered upon request)
 - Water quality testing upon request
 - Final Inspection Report

Structural Components

- Roofs
 - As per New York State's standards of practice it is not required to walk on a roof if it poses a threat to the roof or the home inspector. It is fully at the discretion of the inspector to decide to walk on the roof of the building(s) being inspected.
 - **Notice:** Snow covered roofs, roofs with solar panels, or any other object which limits a full view of roof coverings will limit the full inspection of the roof and roof coverings.
 - Different roofs require different maintenance or monitoring, some are as follows
 - Flat Roofs – are more prone to leaking, special care and proper maintenance is needed to ensure roof functions properly and no ponding water occurs.
 - Wood Roofs – Woods shakes or shingles require continuing maintenance and preservation to ensure longevity and proper function.
 - Architectural Shingle Roofs – Life expectancy is not determined on any asphalt shingle roofs. typical life span 25 – 35 years.
 - Gutters
 - Yearly maintenance and cleaning is recommend to ensure longevity and function of gutters and gutter system
 - Underground drains for gutter system are not inspected due to limited possible viewing.
 - Leader pipes should be directed away from building to ensure to possible water infiltration or water damage to building.
 - A house without gutters is not a defect, however it is recommended to have gutters installed by qualified contractor to avoid potential future water problems.

- Chimney's
 - Solid fuel chimneys are recommended to have a Level Two (2) chimney inspection done by a qualified chimney sweep.
 - Masonry Chimney's – prone to freeze thaw cycle damage. Monitor and repair as needed by qualified contractor.
 - Spark arrestor or rain cap is needed to ensure fire safety and unwanted water infiltration.
 - Unlined chimneys are not a safe option for regular wood burning use and should be inspected further by a qualified chimney professional.
- Exterior Walls
 - Any wood siding/trim should not come into direct contact with ground/soil. Any contact should be corrected by qualified contractor to ensure protection from moisture and/or pest damage.
 - Periodic maintenance of wood siding/trim is also recommended either by home owner or qualified contractor.
 - Brick/Stone/Stucco siding should also be checked periodically for loose or missing mortar/stucco.
- Decks, Porches & Steps
 - Buried posts/piers are unable to be inspected due to limited viewing. Support posts should rest on pier/footing support above grade.
 - All decks should be properly fastened to house and have properly sized and designed railings where needed to ensure safety.
 - Recommend proper maintenance for wood finished decks as needed to ensure longevity and protect from weather, moisture, and pest damage.

- Exterior Grounds
 - **Notice:** Lack of maintenance and/or improper installation of the site drainage, foundation drainage (both not inspectable due to being unviewable), and gutter/downspout system may cause moisture issues at or inside foundation walls.
 - **Notice:** Fences and privacy walls are not required to be inspected according to the New York State Standards of Practice, however any safety concern regarding a fence and the need there of may be mentioned.
 - **Notice:** Pools, spas, hot tubs, exterior sprinkler systems, etc. are also not required to be inspected according to the New York State Standards of Practice, however any safety concerns noted should be repaired as needed.
 - Recommend annual cleaning or cleaning as needed of any window wells/window well units to ensure proper function.
 - Recommend needed and annual maintenance of trees and vegetation around house to ensure no unwanted water, pest or vermin infiltration, or potential future damage.
 - Recommend needed or annual driveway maintenance by qualified contractor, especially for black top finished driveways, to ensure longevity.
- Foundations, Crawlspace, & Basement areas
 - **Note:** Any comment made with regard to the foundation or foundation walls references only what is visible to the inspector. The inspector cannot see behind stored items, walls framed in front of foundation walls, and other objects, which will limit the inspection.
 - **Notice:** Any notice of settlement cracks indicates a past and possible continuing active settlement concern. Horizontal settlement cracks are considered more of an issue than a vertical crack, through it is recommend to get either evaluated by a qualified professional.

- **Notice:** As per New York State's Standards of Practice it is not required for an inspector to enter a crawlspace which entrance is blocked by stored items or if entrance to the crawlspace will endanger the inspector, or damage the building. It is entirely at the inspector's discretion to determine the safety of a crawlspace.
- If a crawlspace was not accessed and therefore not inspected day of inspection, it is strongly recommended this area be inspected by a qualified professional **prior to closing.**
- Every effort is made to note any presence of moisture, however moisture in the basement can occur as a result of a number of problems that may occur. Basement dampness or wetness is noted by stains, efflorescence, mildew, or the presence of a sump pump. ***We can make no representation as to the possible occurrence of future moisture. The extent or potential re-occurrence cannot be determined by this limited time inspection.***
 - Sump Pumps can only be inspected where visible and the float is accessible. Sump pumps should never be powered by extension cords.
 - Improper ventilation in crawlspaces are a common cause of moisture issues.
- Floor drains and other types of drains are not evaluated due to limited to no possible view of system/system components.
- Attic Area
 - **Notice:** Home inspectors are not required to enter any attic where no walk-able floor is present or where entry would, in the opinion of the home inspector, be unsafe. If, at the time of inspection, the attic is not inspected, it is highly recommended that it be further evaluated by a qualified professional prior to closing.

- Attached & Detached Garages, and other out-buildings.
 - **Notice:** Buildings other than attached or detached garages are not a part of the inspection process. As per New York States Standards of Practice these buildings, like sheds, do not have to be inspected, however THEY CAN BE. Just ask your inspector to include these in the inspection process.
 - It is strongly recommended that any entrance door to the main house from an attached garage be fire rated, with the approved fire rated jamb. This is to ensure your safety.
 - It is recommended that all overhead garage doors have a safety reverse (the door will stop either when the trip eyes are obstructed or pressure is sensed at the bottom of the overhead door). Also, if possible, switches which operate these doors should be placed/installed out of the reach of children.
 - It is recommended that all garages have GFCI protected outlets to ensure from any electrical safety hazards.

Interior Components

- General Interior
 - **Notice:** Stored items, window furnishings, furniture, and other items will limit the full inspection process. As per New York States Standard's of Practice, the home inspector is not required to remove/move any of these items. Further evaluation of impeded areas is recommended by qualified professionals.
 - **Notice:** Home alarm systems, whole house speaker systems, and other low voltage systems are also not a part of New York State's Standards of Practice and therefore were not inspected.

- **Notice:** Yearly maintenance is recommended for smoke detectors, carbon monoxide detectors, and other life saving devices located with house. This includes, but not limited to, changing batteries and testing. Also recommend contacting qualified professionals to determine proper location for these life saving devices.
- **Notice:** Whole house vacuum systems are also not a part of the home inspection as per New York State's Standards of Practice. Recommend further evaluation of system and system components by qualified professional
- **Notice:** No fires will be lit in any fireplaces, wood burning stoves, etc. as per New York State's Standards of Practice.
- **Notice:** Only a representative number of windows and doors are operated during the inspection and a general comment is given for all throughout building.
- Nail pops, miscellaneous small holes, worn paint and other signs of an aging building are not a defect to the building. These are cosmetic issues only and should be repaired at building owner's discretion.
- It is common for skylights to leak due to the design. Regular maintenance and inspection is needed to ensure longevity of window and avoid any unwanted issues.
- Kitchen, Laundry, bathrooms, and Appliances
 - **Notice:** *All appliances should be checked during your pre-closing walk through.* As per New York State's Standards of Practice the operation of any appliance is not required, however, during our inspection we can operate MOST appliances. While some appliances are inspected, it is a very limited inspection and future problems cannot be foreseen.
 - **Notice:** It is strongly recommended for annual maintenance and cleaning as needed for dryer vent and dryer vent components. Lint build up is a fire safety hazard.

- **Notice:** Only a representative number of cabinet doors and draws are operated during inspection due to the limit time of an inspection. A general comment is then given for all cabinet doors and draws.
- **Notice:** Traps and bath/shower supplies are typically enclosed in walls/floors and not visible for inspection.
- GFCI protected circuits are recommended near any water source within the house or outside of the house. This would include the kitchen, bathrooms, outdoors, the unfinished basements, etc.
- Re-caulking and grouting within baths, laundries, and kitchen's is recommended as needed. This will help prevent possible water damage behind these joints. The extent of this damage caused by missing caulk/grout joints is not visible and therefore no comment can be made.

Mechanical Components

- Interior and Exterior Electrical components
 - **Notice:** It is strongly recommended that any work done on the electrical system is done by a professional, licensed electrician.
 - **Notice:** Outlets were randomly selected and operated during the inspection and a general comment is made for all outlets within and outside of the building.
 - **Notice:** Overhead service wires should be annually checked and maintained to ensure no overhead foliage threatens the wires. Recommend contacting qualified professional for any maintenance needs.
 - **Notice:** If an underground service exists it is strongly recommended to know where it is located.

- **Notice:** Any outlets near a water source, which includes within a bathroom, kitchen, or unfinished basement, as well as exterior outlets, should all be GFCI protected.
- **Notice:** As per New York State's Standards of Practice solar panels solar panel system components, generators, and generator system components are not required to be a part of the inspection. Recommend further evaluation of either system prior to closing.
- Heating/Cooling systems and Hot Water systems
 - **Notice:** Buried oil tanks are highly recommended to be monitored, leaks are a major environmental concern and buried oil tanks are known to eventually leak.
 - **Notice:** As per New York State's Standards of Practice, window mounted or in-wall A/C units are not required to be inspected. Recommend further evaluation prior to closing.
 - **Note:** Heating and cooling systems are operated only from thermostat day of inspection.
 - **Note:** Air Condition systems should not be operated, and will not be operated by the inspector day of inspection, if the ambient outside temperature has been below 65 Degrees Fahrenheit for the past 24 hours or longer.
 - **Note:** If HVAC unit is present within building only one side of the unit will be operated day of inspection. This means only the heat side or A/C side will be operated day of inspection (at the choice of client assuming outside temperature conditions are acceptable).
 - **Note:** It is always recommended to have carbon monoxide and smoke detectors installed at proper locations, especially when a gas or oil fired appliance is present.
 - If both are operated damage may occur to system or system components.
 - Rust at the bottom of the any above ground oil tank should be monitored and the tank should be replaced as needed.
 - It is recommended that a hot water heater's temperature setting not be set above 120 Degrees Fahrenheit for safety reasons.

- Any hot water heater located within a garage setting should be a safe distance from floor for fire safety reasons. Refer to operators manual or contact qualified professional to determine proper distance.
- Annual service is needed on any heating, cooling, or HVAC system. Recommend contacting qualified professional for these services.
- Outside condensers of A/C or HVAC units should be monitored and vegetation should be kept away to ensure proper function.
- Plumbing and Plumbing Fixtures
 - **Notice:** ANY and ALL piping that is concealed and/or buried cannot be inspected at time of inspection. This includes pipes that are behind/in walls, under floors, within concrete, etc. *This also includes any pipes or laterals used for transporting water or waste materials into the municipal sewer or private sewer system.*
 - Since these systems are not inspected, it is typically difficult for the inspector to know which system is being used. Recommend speaking with realtor or current homeowner to determine which system is used and what is needed to be done to maintain the system and its use.
 - **Notice:** Septic systems, dry wells, and/or municipal sewer systems are not inspected day of inspection. It is recommended that septic systems be further evaluated by qualified professional.
 - Septic dye testing is offered by Next Level Home Inspection and Property Manage. Septic dye testing will allow the inspector to determine if an issue may be present in the septic system. Ask your inspector for more information and pricing!

- **Notice:** Whole house water filtration systems, as per New York State's Standards of Practice, are not required to be inspected and therefore no inspected. Recommend further evaluation by qualified professional if one is present.
- **Note:** Fixtures are operated from faucets only
- **Note:** Next Level Home Inspection and Property Management offers water quality testing, just ask your inspector about the many different options and pricing!

Thank you for choosing Next Level Home Inspection and Property Management and please feel free to contact us at any time with any questions or concerns.