



INTEGRITY COMMERCIAL PROPERTY INSPECTIONS

8034146692

jamilclark82@gmail.com



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1234 Main Street
Columbia, SC 29223

Buyer Name
01/07/2023 9:00AM



Inspector
Jamil Clark
8034146692
jamilclark82@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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View our [Standards of Practice](#).

View our [Code of Ethics](#).

SUMMARY



RECOMMENDATION

View our [Standards of Practice](#).

View our [Code of Ethics](#).

- ⊖ 2.2.1 Roof System - Metal Roof: Lapped Panels - No Sealant
- ⊖ 2.2.2 Roof System - Metal Roof: Rust/Corrosion
- ⊖ 2.2.3 Roof System - Metal Roof: Ponding
- ⊖ 2.2.4 Roof System - Metal Roof: Standing Seam - Damage
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- ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Siding/Trim - Gaps Present
- ⊖ 3.2.3 Exterior - Siding, Flashing & Trim: Physical Damage
- ⊖ 3.2.4 Exterior - Siding, Flashing & Trim: Gaps at Wall Protrusion
- ⊖ 3.3.1 Exterior - Exterior Doors & Windows: Gap at Doorframe
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- ⊖ 5.2.1 Heating, Cooling, and Ventilation - Equipment: Loose Cover/Panel
- ⊖ 5.2.2 Heating, Cooling, and Ventilation - Equipment: Damaged Cooling Fins - Minor
- ⊖ 5.4.1 Heating, Cooling, and Ventilation - Distribution Systems: Ducts - Gaps Present
- ⊖ 5.4.2 Heating, Cooling, and Ventilation - Distribution Systems: Register/Grille - Displaced
- ⊖ 6.5.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe - Inadequate Support
- ⊖ 7.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Electrical Box(es) - Missing Cover
- ⊖ 8.3.1 Interiors - Floors: Gaps At Baseboard
- ⊖ 9.1.1 Bathroom - Sink: Hot Water Not Produced
- ⊖ 9.2.1 Bathroom - Toilet: Toilet - Sealant Failing

⊖ 10.4.1 Life Safety - Exit Signs, Doors, Stairwells and Handrails: Exit Lights Not Functioning

1: INSPECTION DETAILS

1.1	General Information
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Information

General Information : Type of Building

1 Story, Steel Frame, Retail Store

General Information : In Attendance

Inspectors, Septic Inspector, Contractor

General Information : Temperature (degrees Fahrenheit)

50-60

General Information : Weather Conditions

Clear

General Information : Utilities

All Utilities On

General Information : Ancillary Services Requested

Sewer Scope, Septic Inspection

General Information : Building Photos



General Information : General Introduction

The following comments and pages make up your inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your inspector may bring to your attention and discuss recommended upgrades of original and functioning installations and assemblies of systems and components that you may wish to consider implementing as part of upgrading the property. These recommended up grades may exceed some of the building and construction standards that applied at the time of the original construction of the building. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended upgrades should be performed only by qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any oral statements made by the inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Inspection Agreement and ComSOP.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

General Information : Orientation

For the purpose of this report, all directional references (Left, Right, Front, Rear) are based on when facing the front of the structure as depicted in the cover image above. Abbreviations for North, South, East and West will also be used. (N,S,E,W)

General Information : Occupancy

Shelving Present

Please Keep in mind that when the property is occupied or furnished, this can sometimes extremely limit the inspectors views of areas like floors, walls, garages, countertops, and in cabinets (especially below sinks). Evidence of damage or deterioration may not be visible at the time of inspection. Recommend a careful walk through prior to close.

Limitations

General Information

ENVIRONMENTAL AND SAFETY CONSIDERATIONS

Monitor: For any properties built prior to 1988, there be some materials that contain some asbestos . This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be materials such as siding, ceiling textures, insulation, floor tiles, or pipe wrap within or outside the home that contain asbestos but are not identified by this inspection report.

Monitor: There is the potential for lead content in the drinking water within the property. Lead in water may originate from; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. Lead based paint was in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. **A radon evaluation is beyond the scope of this inspection (unless specifically requested).** For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to **install smoke and carbon monoxide detectors within and throughout the property** at proper locations IAW local rules. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should visit <http://www.nfpa.org> for more information and consult with a qualified technician regarding fire safety.

MONITOR: Clients are highly encouraged to visit www.cpssc.gov to **check recalls for the appliances** within the structure and property for defect or safety recalls.

General Information

ADA COMPLIANCE

ADA compliance was not verified. It is recommended the CLIENT hire an ADA specialist for further guidance and conformance with these regulations.

General Information

SELLERS DISCLOSURE

The sellers or property managers property condition disclosure and maintenance records were not on hand at the time of inspection. It is recommended the buyer request these for review prior to close.

2: ROOF SYSTEM

2.1	General Information
2.2	Metal Roof
2.3	Flashings
2.4	Parapet Wall
2.5	Roof Drainage Systems

Information

General Information : Method of Inspection

Rooftop, Drone

General Information : Means of Access

Portable ladder

Flashings: Material

Aluminum

Roof Drainage Systems: Drainage System Type

Gutter and downspout

Roof Drainage Systems: Gutter Material

Steel

General Information : Roof Views



Metal Roof: Metal Roof - Education

This property had a metal roof covering. Some metal roofs can be walked by the inspector, unless the pitch is too steep, or the decking is smaller Gauge. Metal roofs are known as one of the most reliable, long lasting and water resistant roof coverings you can purchase. They are also one of the more expensive types. Often times, an underpayment is installed under the metal, to give the roof water resistance. Remember, that the inspector should not be able to see the underlayment and therefor inspection of it is limited. It is common to find fasteners backing out, penetration sealant deterioration, rust and separations on a metal roof covering over time. Because of this, we recommend yearly roof maintenance and inspections to promote longevity of this roof covering. Metal roof covering should last anywhere from 40-50 years minimum with yearly maintenance.

Parapet Wall : Parapet Wall - Education

Parapet walls are commonly matched with flat or low slope roofs. These walls are designed to give the building a flat top look. Inspection of the parapet walls typically includes examination of the following: - cap condition; - watertight integrity; - exterior and interior wall coverings; scupper or drain condition; and - transition to roofing material.

Observations

2.2.1 Metal Roof

LAPPED PANELS - NO SEALANT

MULTIPLE LOCATIONS

Lapped, non-soldered seam metal panels without lap sealant were installed on a roof with a slope with less than 3 inches of vertical rise in 12 inches of horizontal run (3&12). This is a defective installation. Generally accepted current standards, and most manufacturer's recommendations require that such roof panels not be installed on a roof with a slope less than 3&12. This condition increases the chance of roof leakage.

Recommendation

Contact a qualified roofing professional.



2.2.2 Metal Roof

RUST/CORROSION

FRONT

The metal roof covering had rust/corrosion present. Further corrosion can occur.

Recommendation

Contact a qualified roofing professional.



2.2.3 Metal Roof

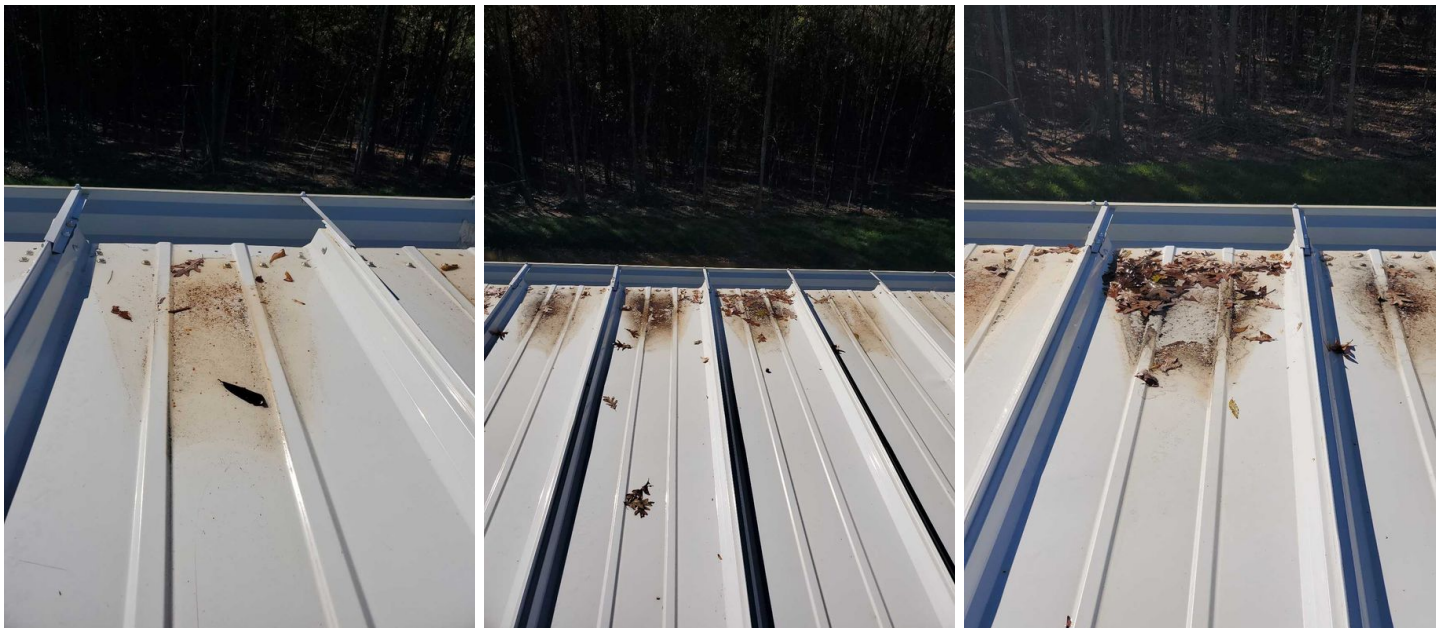
PONDING

MULTIPLE LOCATIONS

Ponding was observed at the referenced locations. Ponding can lead to accelerated erosion and deterioration. I recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.





2.2.4 Metal Roof

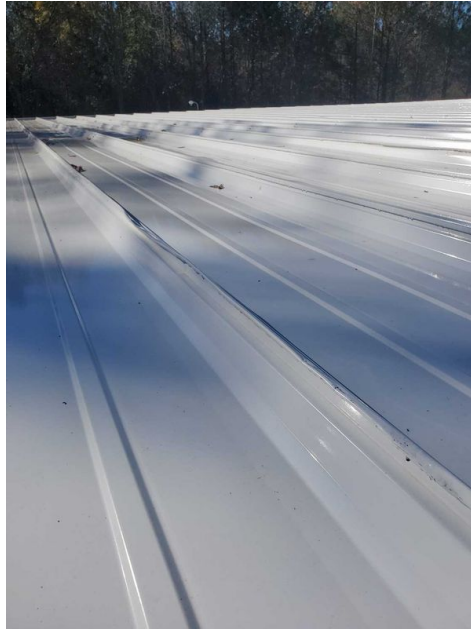
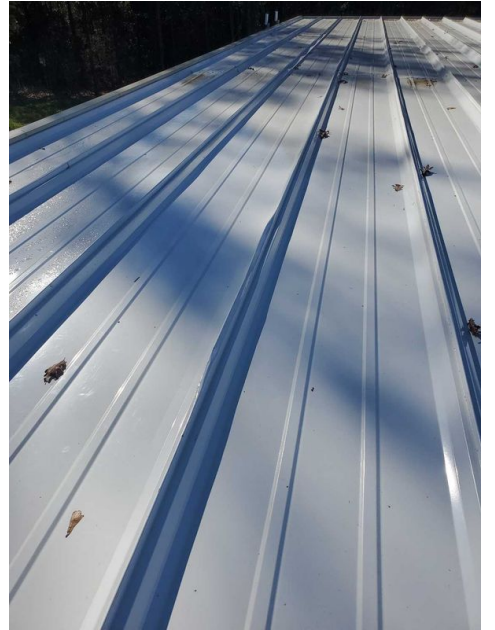
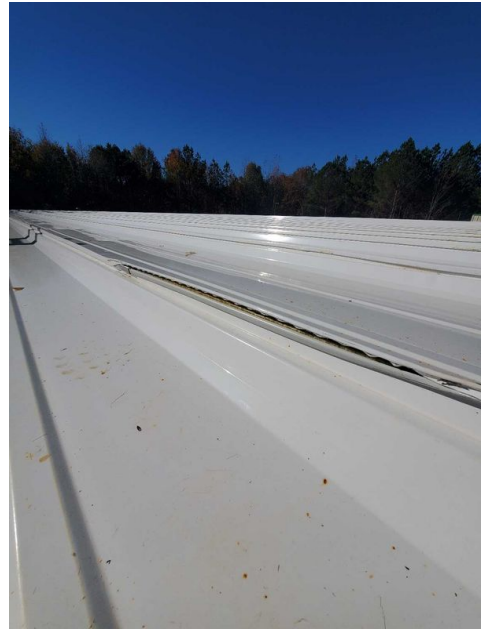
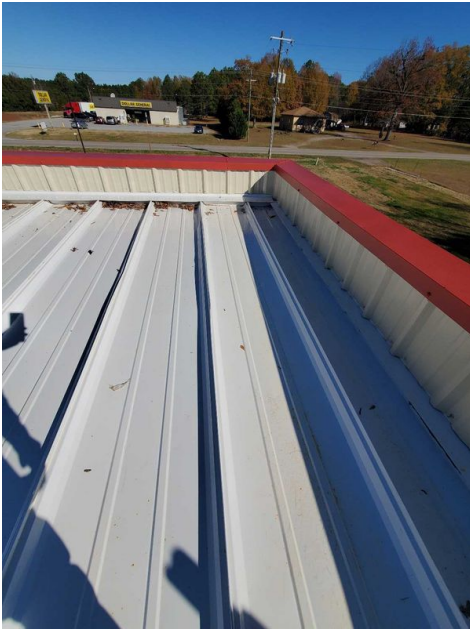
STANDING SEAM - DAMAGE

MULTIPLE LOCATIONS

Standing seam metal roof panels had seams with localized damage that may allow moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.4.1 Parapet Wall

GAP AT CAP

FRONT

A gap was present at the parapet wall. This condition may allow moisture intrusion of the wall assembly.

Recommendation

Contact a qualified professional.



2.5.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR FOUNDATION

REAR MULTIPLE LOCATIONS

One or more downspouts drain too close to the foundation. This can result in excessive moisture at the foundation, which can lead to foundation/structural movement.

Recommendation

Contact a qualified gutter contractor





3: EXTERIOR

3.1	General Information
3.2	Siding, Flashing & Trim
3.3	Exterior Doors & Windows
3.4	Flatwork
3.5	Topography, Stormwater Drainage, and Retaining Walls
3.6	Driveways and Parking
3.7	Lighting
3.8	Landscaping

Information

Siding, Flashing & Trim: Siding Material

Metal

Siding, Flashing & Trim: Siding Style

Panels

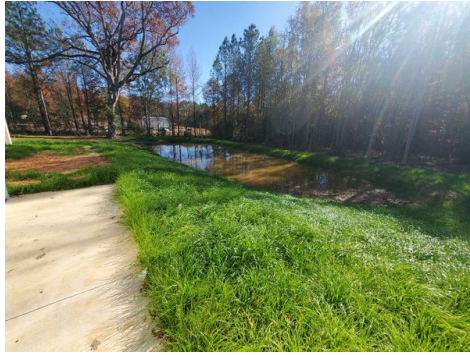
Topography, Stormwater Drainage, and Retaining Walls: General topography

Positive

Driveways and Parking : Condition

Serviceable

General Information : General Exterior Photos



Exterior Doors & Windows: Exterior Entry Door

Glass, Steel

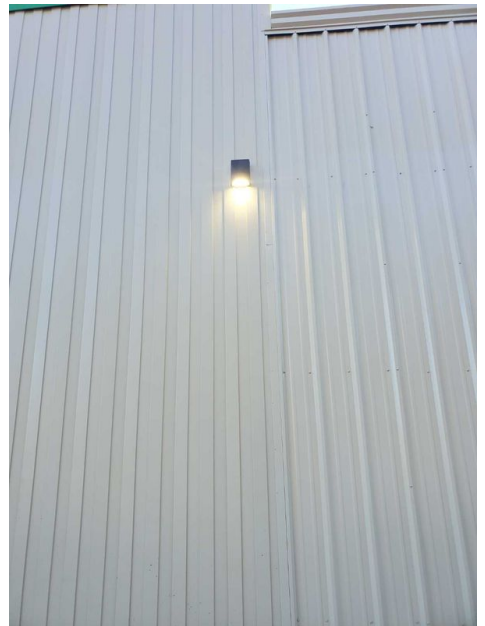


Flatwork: Driveway Material

Asphalt



Lighting: Exterior Lighting



Observations

3.2.1 Siding, Flashing & Trim

INADEQUATE GRADE CLEARANCE

MULTIPLE LOCATIONS

The siding has inadequate grade clearance. Moisture damage, moisture intrusion, or insect entry can occur.

Recommendation

Contact a qualified siding specialist.



3.2.2 Siding, Flashing & Trim

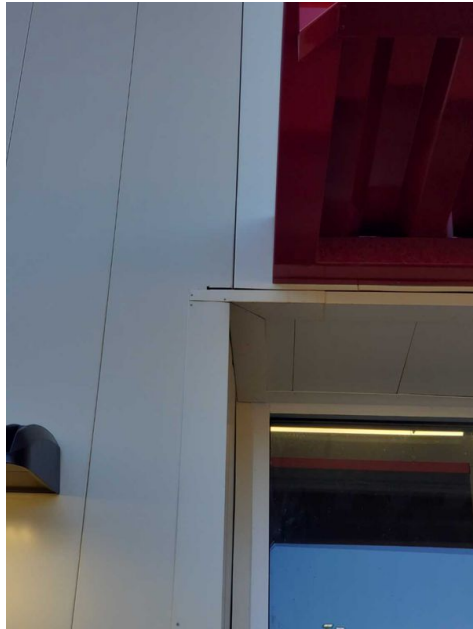
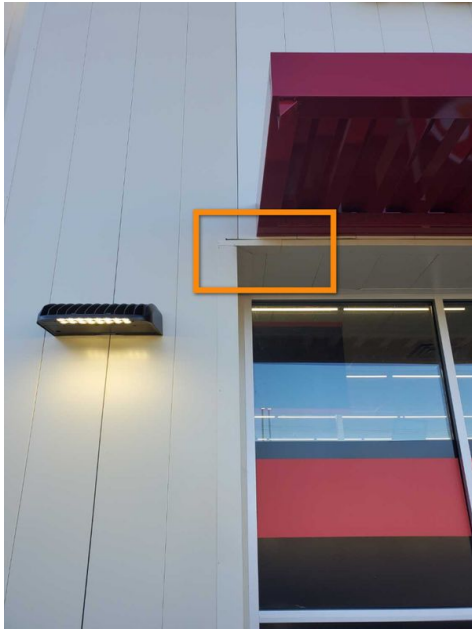
SIDING/TRIM - GAPS PRESENT

FRONT

Siding & trim pieces have gaps present, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



Front

3.2.3 Siding, Flashing & Trim

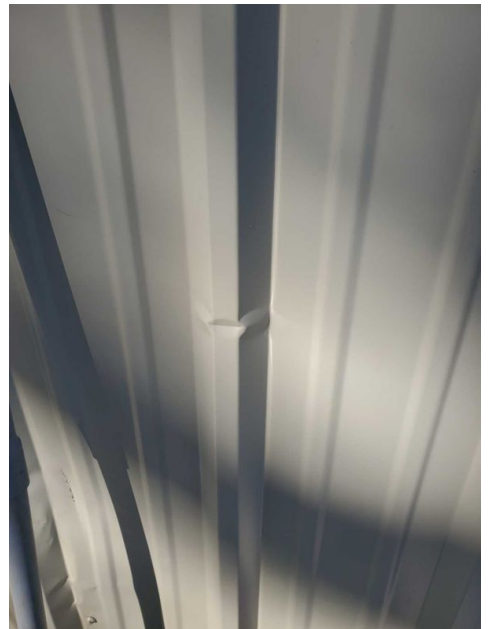
PHYSICAL DAMAGE

LEFT REAR

Damage is present at the referenced location(s). Repair or replacement is recommended to ensure proper protection from outdoor elements such as weather and pests.

Recommendation

Contact a qualified siding specialist.



Left Rear

3.2.4 Siding, Flashing & Trim

GAPS AT WALL PROTRUSION

MULTIPLE LOCATIONS

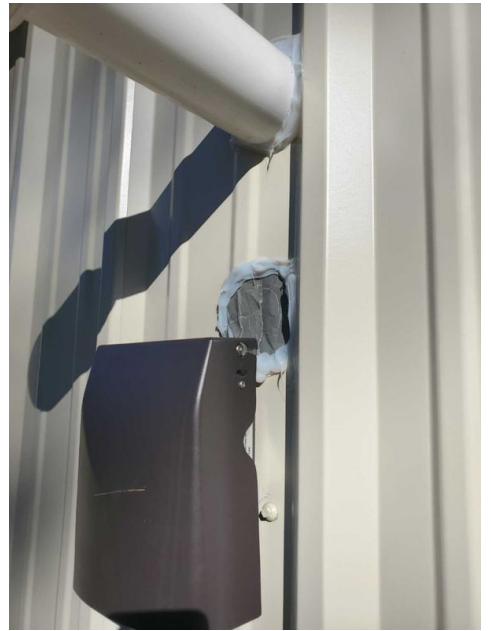
Openings are present at the referenced wall protrusions. Moisture intrusion or insect entry can occur.

Recommendation

Contact a qualified professional.



Rear Left



Rear Right



3.3.1 Exterior Doors & Windows

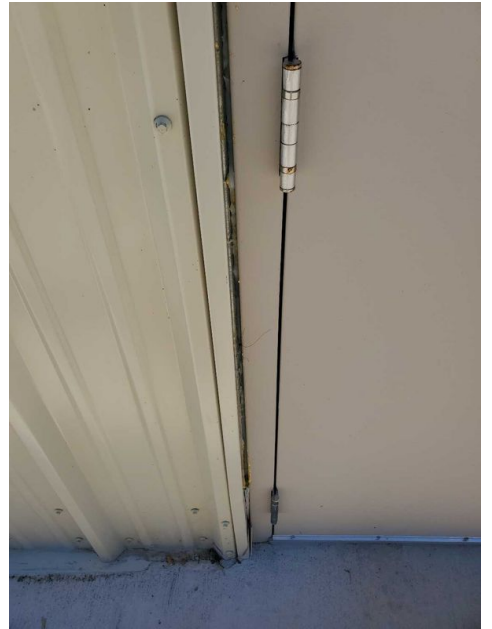
GAP AT DOORFRAME

RIGHT

A gap is present at the doorframe. Moisture intrusion and insect entry can occur.

Recommendation

Contact a qualified professional.



3.4.1 Flatwork

STANDING WATER ON WALKWAY

FRONT

Standing water was present on the walkway near the ice machine. I recommend correction as needed to prevent standing water that may cause moisture damage or pose a slip hazard.

Recommendation

Contact a qualified professional.



4: STRUCTURAL COMPONENTS

4.1	General Information
4.2	Foundation
4.3	Floor Structure
4.4	Wall Structure
4.5	Ceiling Structure
4.6	Roof Structure
4.7	Signs of Leaking or Abnormal Condensation*

Information

General Information : Foundation Type

Slab on Grade

General Information : Floor Structure Type

Concrete

General Information : Wall Structure Type

Steel frame

General Information : Columns, Beams and Piers Type*

Steel Columns

General Information : Ceiling Structure Type

Suspended Tile

General Information : Roof Structure Type

Metal Decking, Steel beams

Foundation: Condition

Serviceable with limited view

Floor Structure: Condition

Serviceable

Wall Structure: Condition

Not Visible

General Information : Observation Method

Visual

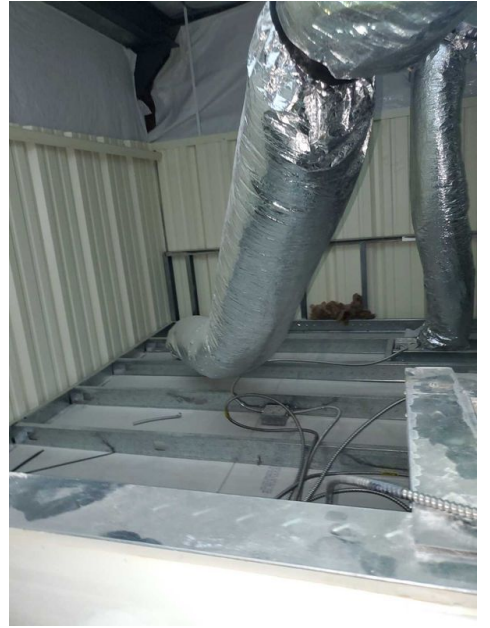
The General Home Inspection includes inspection of the structural elements that were readily visible at the time of the inspection. This typically includes the foundation, wall structure, floor structure, ceiling structure and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Foundation: Slab Education

This building has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to CCPIA standards. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

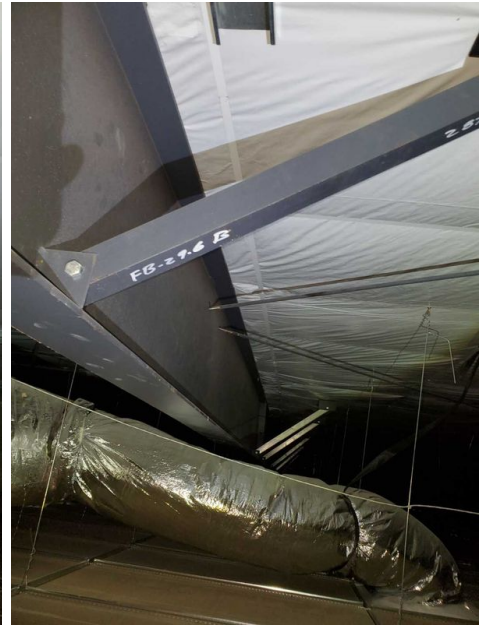
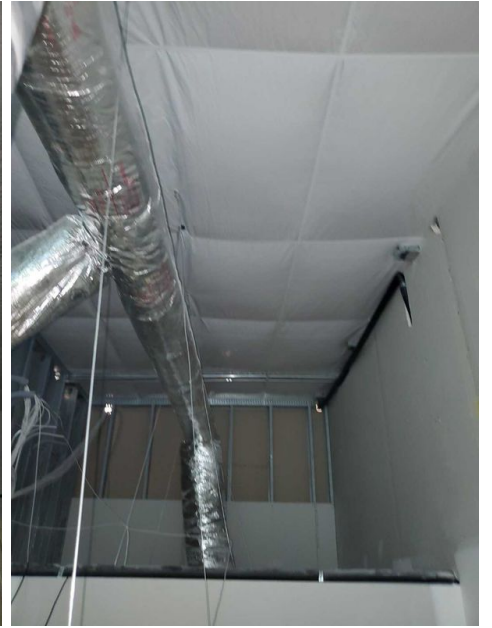
Ceiling Structure: Condition
Serviceable





Roof Structure: Condition

Not Visible



Signs of Leaking or Abnormal Condensation*: No Signs of Leaking

No signs of leaking were observed at the time of inspection. With dry conditions and limitations due to lack of access, it is challenging to pinpoint any leaking unless it has been long term or has caused significant damage. We recommend yearly inspections of the roof, attic, and a representative number of rooms by a qualified person. We also recommend having a roofer evaluate the roof once every two years.

Limitations

Floor Structure

SUB-FLOORNone Present

Wall Structure

WALL STRUCTURE LIMITATION

The inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

Ceiling Structure

LIMITED VISIBILITY

Observation of the ceiling structure was limited due to finished coverings, insulation, roof configuration, ductwork, etc.

Roof Structure

LIMITED

The entire roof structure could not be viewed from the attic due to duct work, truss configuration, insulation, etc.

5: HEATING, COOLING, AND VENTILATION

5.1	General Information
5.2	Equipment
5.3	Normal Operating Controls
5.4	Distribution Systems
5.5	Presence of Installed Heat Source in Each Room

Information

Equipment: Heat Type

Packaged Unit

Equipment: Energy Source

Electric

Equipment: Manufacturer

Trane

Equipment: Location

Rear

Equipment: Age of Equipment

2022

Normal Operating Controls:

Condition

Not Testable

Distribution Systems: Ductwork

Insulated

General Information : Packaged System- Education

In a packaged central air conditioner, the evaporator, condenser, and compressor are all located in one cabinet, which usually is placed on a roof or on a concrete slab next to the building's foundation. Air supply and return ducts come from indoors through the building's exterior wall or roof to connect with the packaged air conditioner, which is usually located outdoors. Packaged air conditioners often include electric heating coils or a natural gas furnace. This combination of air conditioner and central heater eliminates the need for a separate furnace indoors.



Observations

5.2.1 Equipment

LOOSE COVER/PANEL

REAR

Economizer covers are loose and missing screws. Unfiltered air entry, moisture intrusion, and insect entry can occur.

Recommendation

Contact a qualified heating and cooling contractor



Unit #2



Unit #4



5.2.2 Equipment

DAMAGED COOLING FINS - MINOR

Cooling fin damage at the referenced unit(s). Evaluation and repair as needed is recommend by a HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



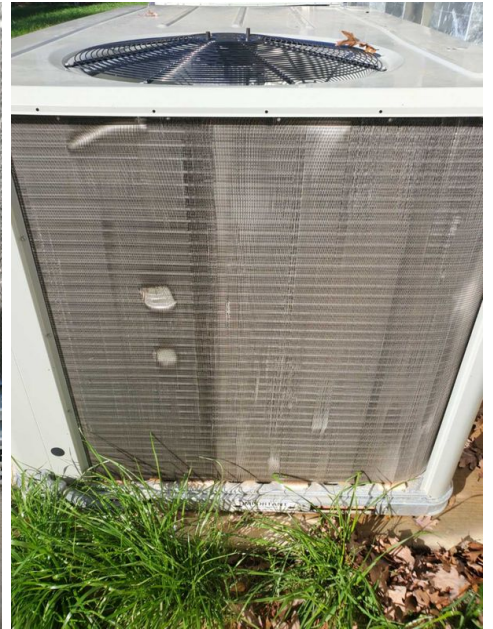
Unit #4



Unit #3



Unit #2



Unit #1

5.4.1 Distribution Systems

DUCTS - GAPS PRESENT

REAR MULTIPLE LOCATIONS

Air supply ducts were not properly sealed. Conditioned air loss and moisture intrusion can occur.

Recommendation

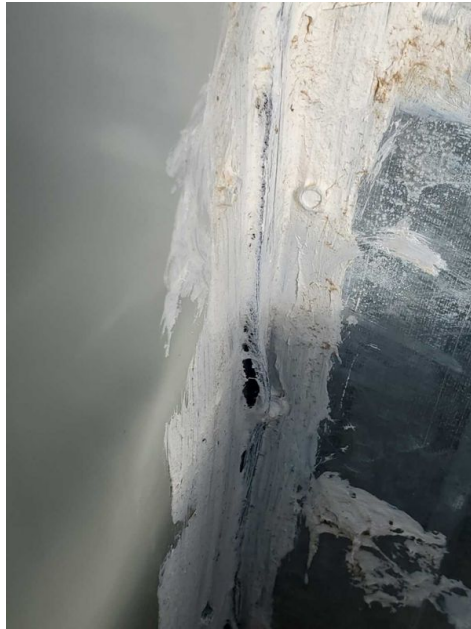
Contact a qualified HVAC professional.



Unit #1



Unit #2



Unit #3



5.4.2 Distribution Systems

REGISTER/GRILLE - DISPLACED

BATHROOM

There was supply registers that were displaced. Proper securement is recommended by a qualified professional.

Recommendation

Contact a qualified HVAC professional.



6: PLUMBING

6.1	General
6.2	Main Water Shut-off Device
6.3	Back-flow Prevention Device
6.4	Drain, Waste, & Vent Systems
6.5	Water Supply, Distribution Systems & Fixtures
6.6	Hot Water Systems, Controls, Flues & Vents
6.7	Drinking Fountains
6.8	Mop Basin

Information

General: Water Source

Public

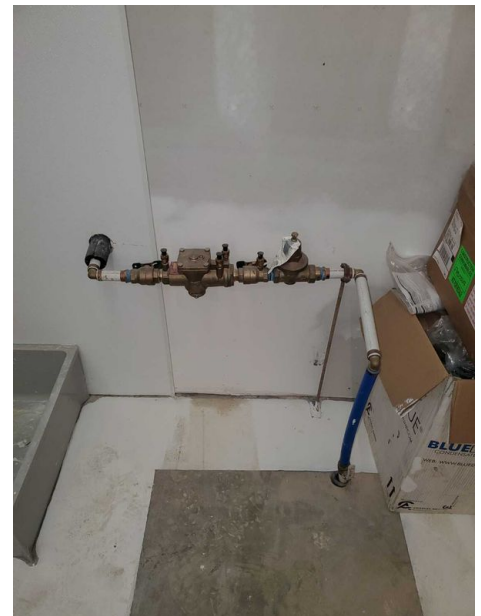
General: Filters

None

Back-flow Prevention Device:

Location

Rear Storage



Drain, Waste, & Vent Systems:

Waste System Type

Septic

Drain, Waste, & Vent Systems:

Drain Size

4"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Pex

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Pex

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Capacity

10 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Rear Storage

Hot Water Systems, Controls,

Flues & Vents: Age of Water

Heater

2021

General: Water Meter Location**Main Water Shut-off Device: Location**

Rear Storage

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Rheem, Ruud

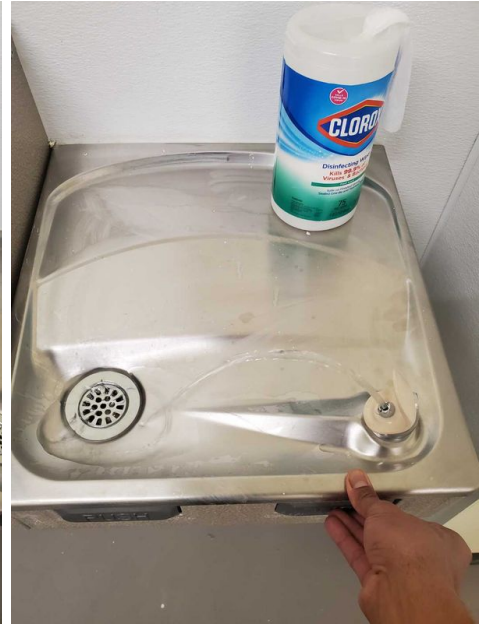
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

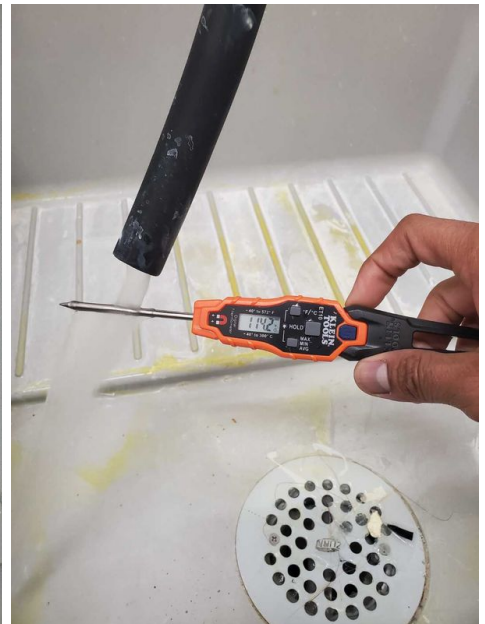
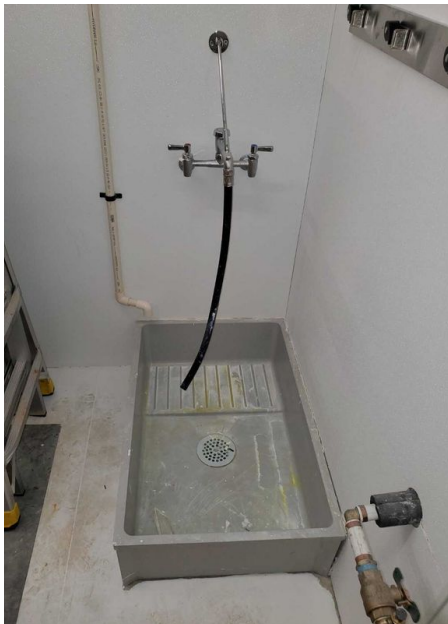
Hot Water Systems, Controls, Flues & Vents: Water Heater



Drinking Fountains : Drinking Fountain



Mop Basin: Mop Basin



Observations

6.5.1 Water Supply, Distribution Systems & Fixtures

DISTRIBUTION PIPE - INADEQUATE SUPPORT

REAR STORAGE

Plumbing distribution pipe does not have adequate support. I recommend repair as needed by a qualified plumbing professional.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

7.1	General Information
7.2	Service Entrance Conductors
7.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device
7.4	Branch Wiring Circuits, Breakers & Fuses
7.5	Lighting Fixtures, Switches & Receptacles
7.6	GFCI & AFCI

Information

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

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

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



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

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

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Not Visible

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts



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



NON-SERVICE ENTRANCE RATED PANEL A CLASS 475°C/415°F FULLY RATED 208/120V VOLTS, 3Ø, 4W 600A MAIN LUGS ONLY NEUTRAL INSULATED

CIRCUIT NO.	WIRE SIZE	TRIP AMPS		REMARKS OR EQUIPMENT SERVED	
		125	250		
6-9	PANEL B	1	125	2 30	SPARE
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36-1	AC-2	1	125	10 30	SPARE
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Observations

7.4.1 Branch Wiring Circuits, Breakers & Fuses

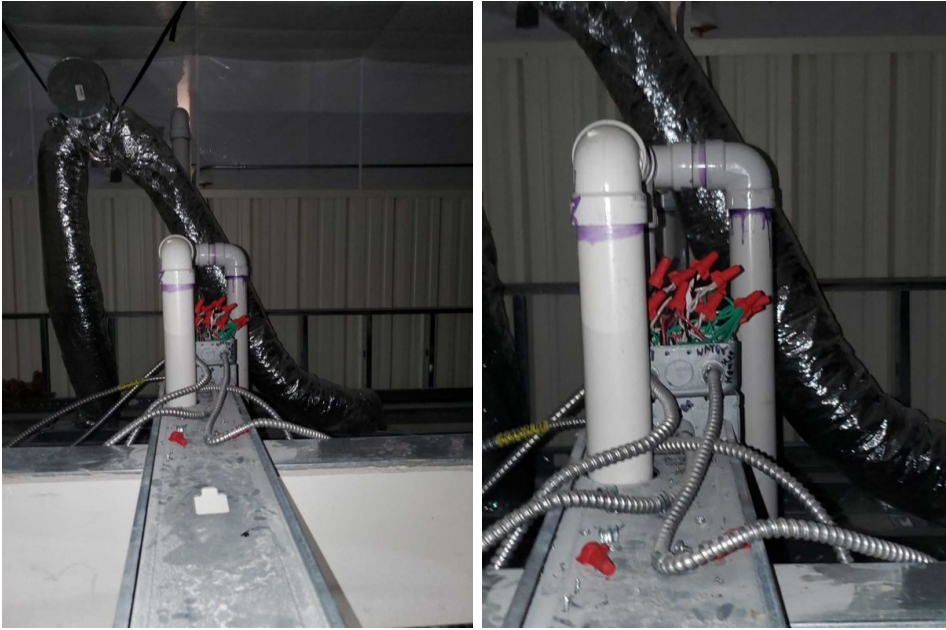
ELECTRICAL BOX(ES) - MISSING COVER

BATHROOM CEILING

There were electrical box(es) present without a cover. I recommend covers be installed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8: INTERIORS

8.1	General Information
8.2	Doors
8.3	Floors
8.4	Walls
8.5	Ceilings

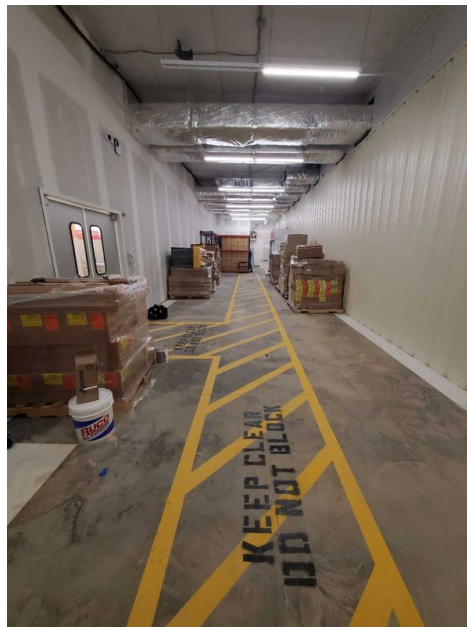
Information

Floors: Floor Coverings
Concrete, Vinyl

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Ceiling Tiles

General Information : Interior Photos



Observations

8.3.1 Floors

GAPS AT BASEBOARD

BATHROOM

Gaps are present between the floor covering and wall. Further damage or moisture entry can occur. I recommend as needed by a qualified professional.

Recommendation

Contact a qualified flooring contractor

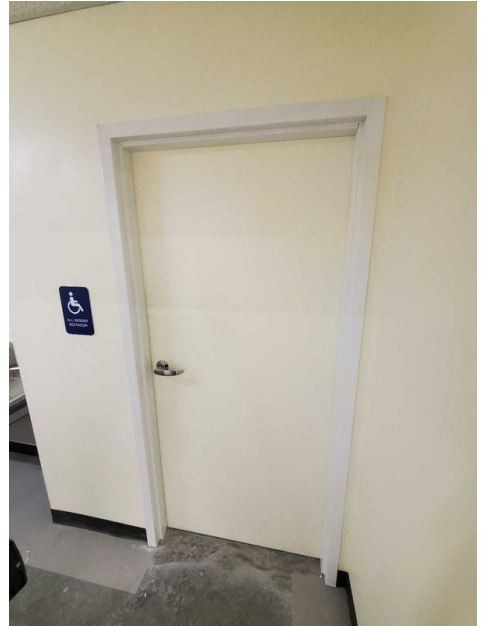


9: BATHROOM

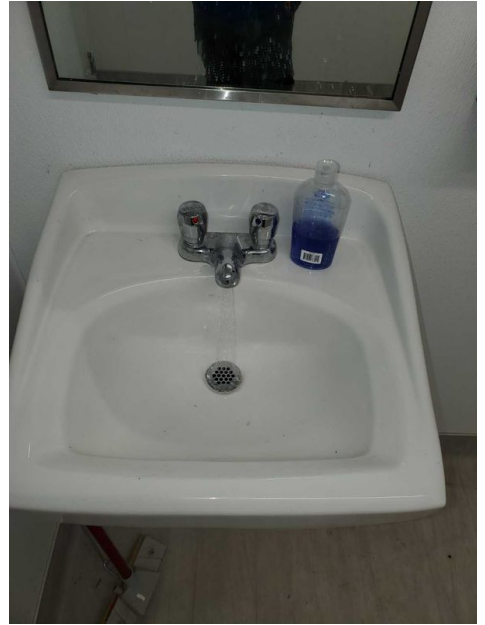
9.1	Sink
9.2	Toilet

Information

General Bathroom



Sink: Sink



Toilet: Toilet



Observations

9.1.1 Sink

HOT WATER NOT PRODUCED

Hot water was not produced at the referenced sink at the time of inspection. I recommend evaluation and repair as needed

Recommendation

Contact a qualified professional.



9.2.1 Toilet

TOILET - SELANT FAILING

Toilet base sealant has gaps. I recommend repair to improve stability and prevent leaks.

Recommendation

Contact a qualified professional.



10: LIFE SAFETY

10.1	General
10.2	Fire Access Roads
10.3	Emergency Lighting Systems
10.4	Exit Signs, Doors, Stairwells and Handrails

Observations

10.4.1 Exit Signs, Doors, Stairwells and Handrails

EXIT LIGHTS NOT FUNCTIONING

REAR MULTIPLE LOCATIONS

Exit lights were not illuminated and did not respond to the test button. Further evaluation and repair are recommended by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



STANDARDS OF PRACTICE

Inspection Details

The following is the list of items, systems and components that should and should not be inspected. The list was copied from the International Standard of Practice for Inspecting Commercial Properties.

6.5 Observations

6.5.1 Roof

I. The inspector should inspect from ground level, eaves or rooftop (if a rooftop access door exists):

- A. the roof covering;
- B. for the presence of exposed membrane;
- C. slopes;
- D. for evidence of significant ponding;
- E. the gutters;
- F. the downspouts;
- G. the vents, flashings, skylights, chimney and other roof penetrations;
- H. the general structure of the roof from the readily accessible panels, doors or stairs; and
- I. for the need for repairs.

II. The inspector is not required to:

- A. walk on any pitched roof surface.
- B. predict 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, lightning arresters, de-icing equipment or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. walk on any roofs that lack rooftop access doors.

6.5.2 Exterior

I. The inspector should inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- C. and report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. the exterior for accessibility barriers;
- G. the storm water drainage system;
- H. the general topography;
- I. the parking areas;
- J. the sidewalks;
- K. exterior lighting;
- L. the landscaping;
- M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
- N. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting.
- B. inspect items, including window and door flashings, that are not visible or readily accessible from the ground.
- C. inspect geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for proof of safety-type glass.
- H. determine the integrity of thermal window seals or damaged glass.
- I. inspect underground utilities.
- J. inspect underground items.
- K. inspect wells or springs.
- L. inspect solar systems.
- M. inspect swimming pools or spas.

- N. inspect septic systems or cesspools.
- O. inspect playground equipment.
- P. inspect sprinkler systems.
- Q. inspect drainfields or dry wells.
- R. inspect manhole covers.
- S. operate or evaluate remote-control devices, or test door or gate operators.

6.5.3 Wood Decks and Balconies

I. The inspector should inspect:

- A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
- B. for visible decay;
- C. for paint failure and buckling;
- D. for nail pullout (nail pop);
- E. for fastener rust, iron stain and corrosion;
- F. and verify that flashing was installed on the deck-side of the ledger board;
- G. for vertical members (posts) that have exposed end-grains;
- H. for obvious trip hazards;
- I. for non-graspable handrails;
- J. railings for height less than the 36-inch minimum*;
- K. guardrails and infill for openings that exceed the 4-inch maximum*;
- L. open-tread stairs for openings that exceed the 4 $\frac{3}{8}$ -inch maximum*;
- M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
- N. built-up and multi-ply beam spans for butt joints;
- O. for notches in the middle-third of solid-sawn wood spans;
- P. for large splits longer than the depths of their solid-sawn wood members;
- Q. for building egresses blocked, covered or hindered by deck construction; and
- R. for the possibility of wetting from gutters, downspouts or sprinklers.

*See <https://www.nachi.org/stairways.htm> for formal standards (compliance verification in entirety not required).

II. The inspector is not required to:

- A. discover insect infestation or damage.
- B. inspect, determine or test the tightness or adequacy of fasteners.
- C. determine lumber grade.
- D. measure moisture content.
- E. inspect for or determine bending strength.
- F. inspect for or determine shear stress.
- G. determine lag screw or bolt shear values.
- H. calculate loads.
- I. determine proper spans or inspect for deflections.
- J. discover decay hidden by paint.
- K. verify that flashing has been coated to prevent corrosion.
- L. determine that post-to-footing attachments exist.
- M. dig below grade or remove soil around posts.
- N. crawl under any deck with less than 3 feet of headroom, or remove deck skirting to acquire access.
- O. determine proper footing depth or frostline.
- P. verify proper footing size.
- Q. perform pick tests.
- R. perform or provide any architectural or engineering service.
- S. use a level or plumb bob.
- T. use a moisture meter.
- U. predict service-life expectancy.
- V. verify compliance with permits, codes or formal standards.
- W. inspect for disabled persons' accessibility barriers.
- X. determine if a deck blocks, covers or hinders septic tank or plumbing access.
- Y. determine easement-encroachment compliance.

6.5.4 Basement, Foundation and Crawlspace

I. The inspector should inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact with or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching or boring of framing members that may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.

- C. operate sump pumps.
- D. identify size, spacing, span or location, or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. perform or provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

6.5.5 Heating and Ventilation

I. The inspector should inspect:

- A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
- B. the heating systems using normal operating controls, and describe the energy source and heating method;
- C. and report as in need of repair heating systems that do not operate;
- D. and report if the heating systems are deemed inaccessible;
- E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- G. and verify that luminaire and receptacle outlets are provided at or near the appliance;
- H. and verify that the system piping appears to be sloped to permit the system to be drained;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
- M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
- N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
- O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
- P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
- Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
- R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
- S. condensate drains.

II. The inspector is not required to:

- A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- C. light or ignite pilot flames.
- D. 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.
- E. over-ride electronic thermostats.
- F. evaluate fuel quality.
- G. verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- H. inspect tenant-owned or tenant-maintained heating equipment.
- I. determine ventilation rates.
- J. perform capture and containment tests.
- K. test for mold.

6.5.6 Cooling

I. The inspector should inspect:

- A. multiple air-conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied;
- B. the central cooling equipment using normal operating controls;
- C. and verify that luminaire and receptacle outlets are provided at or near the appliance;
- D. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- E. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- F. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- G. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- H. piping support;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. for the potential of flooding or evidence of past flooding that could cause mold in ductwork and plenums; and
- K. condensate drains.

II. The inspector is not required to:

- A. inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the

cooling system.

C. inspect window units, through-wall units, or electronic air filters.

D. operate equipment or systems if exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

E. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

F. examine electrical current, coolant fluids or gases, or coolant leakage.

G. inspect tenant-owned or tenant-maintained cooling equipment.

H. test for mold.

6.5.7 Plumbing

I. The inspector should inspect:

A. and verify the presence of and identify the location of the main water shut-off valve to each building;

B. and verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur between the water-distribution system and non-potable water or private source;

C. the water-heating equipment, including combustion air, venting, connections, energy-source supply systems, and seismic bracing, and verify the presence or absence of temperature-/pressure-relief valves and/or Watts 210 valves;

D. and flush a representative number of toilets;

E. and water-test a representative number of sinks, tubs and showers for functional drainage;

F. and verify that hinged shower doors open outward from the shower, and have safety glass-conformance stickers or indicators;

G. the interior water supply, including a representative number of fixtures and faucets;

H. the drain, waste and vent systems, including a representative number of fixtures;

I. and describe any visible fuel-storage systems;

J. and test sump pumps with accessible floats;

K. and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;

L. and determine whether the water supply is public or private;

M. the water supply by viewing the functional flow in several fixtures operated simultaneously, and report any deficiencies as in need of repair;

N. and report as in need of repair deficiencies in installation and identification of hot and cold faucets;

O. and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs;

P. and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate; and

Q. piping support.

II. The inspector is not required to:

A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.

B. ignite pilot flames.

C. determine the size, temperature, age, life expectancy or adequacy of the water heater.

D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.

E. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

F. verify or test anti-scald devices.

G. determine the water quality, potability or reliability of the water supply or source.

H. open sealed plumbing access panels.

I. inspect clothes washing machines or their connections.

J. operate any main, branch or fixture valve.

K. test shower pans, tub and shower surrounds, or enclosures for leakage.

L. evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

M. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

N. determine whether there are sufficient cleanouts for effective cleaning of drains.

O. evaluate gas, liquid propane or oil-storage tanks.

P. inspect any private sewage waste-disposal system or component within such a system.

Q. inspect water-treatment systems or water filters.

R. inspect water-storage tanks, pressure pumps, ejector pumps, or bladder tanks.

S. evaluate wait time for hot water at fixtures, or perform testing of any kind on water-heater elements.

T. evaluate or determine the adequacy of combustion air.

U. test, operate, open or close safety controls, manual stop valves, or temperature- or pressure-relief valves.

V. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot-water circulation.

W. determine the presence or condition of polybutylene plumbing.

6.5.8 Electrical

I. The inspector should inspect:

A. the service drop/lateral;

B. the meter socket enclosures;

C. the service-entrance conductors, and report on any noted deterioration of the conductor insulation or cable sheath;

- D. the means for disconnecting the service main;
 - E. the service-entrance equipment, and report on any noted physical damage, overheating or corrosion;
 - F. and determine the rating of the service disconnect amperage, if labeled;
 - G. panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection;
 - H. and report on any unused circuit-breaker panel openings that are not filled;
 - I. and report on absent or poor labeling;
 - J. the service grounding and bonding;
 - K. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be AFCI-protected using the AFCI test button, where possible. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted;
 - L. and report on any noted missing or damaged faceplates or box covers;
 - M. and report on any noted open junction boxes or open wiring splices;
 - N. and report on any noted switches and receptacles that are painted;
 - O. and test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
 - P. and report the presence of solid-conductor aluminum branch-circuit wiring, if readily visible;
 - Q. and report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall;
 - R. and report the absence of smoke detectors;
 - S. and report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.
- II. 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 if they are not readily accessible.
 - D. operate over-current protection devices.
 - E. operate non-accessible smoke detectors.
 - F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
 - G. inspect the fire or alarm system and components.
 - H. inspect the ancillary wiring or remote-control devices.
 - I. activate any electrical systems or branch circuits that are not energized.
 - J. operate or reset overload devices.
 - K. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
 - L. verify the service ground.
 - M. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or the battery- or electrical-storage facility.
 - N. inspect spark or lightning arrestors.
 - O. inspect or test de-icing equipment.
 - P. conduct voltage-drop calculations.
 - Q. determine the accuracy of labeling.
 - R. inspect tenant-owned equipment.
 - S. inspect the condition of or determine the ampacity of extension cords.
- 6.5.9 Fireplaces

I. The inspector should inspect:

- A. fireplaces, and open and close the damper doors, if readily accessible and operable;
 - B. hearth extensions and other permanently installed components;
 - C. and report as in need of repair deficiencies in the lintel, hearth or material surrounding the fireplace, including clearance from combustible materials.
- II. The inspector is not required to:

- A. inspect the flue or vent system.
 - B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
 - C. determine the need for a chimney sweep.
 - D. operate gas fireplace inserts.
 - E. light pilot flames.
 - F. inspect automatic fuel-feed devices.
 - G. inspect combustion and/or make-up air devices.
 - H. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
 - I. ignite or extinguish fires.
 - J. determine draft characteristics.
 - K. move fireplace inserts, stoves or firebox contents.
 - L. determine the adequacy of drafts, perform a smoke test, or dismantle or remove any fireplace component.
 - M. perform an NFPA inspection.
 - N. perform a Phase I fireplace and chimney inspection.
 - O. determine the appropriateness of any installation.
- 6.5.10 Attic Ventilation and Insulation

I. The inspector should inspect:

- A. the insulation in unfinished spaces;
 - B. the ventilation of attic spaces;
 - C. mechanical ventilation systems;
 - D. and report on the general absence or lack of insulation.
- II. 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 pose a safety hazard to the inspector, in his or her opinion.
 - 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 exact 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.
- 6.5.11 Doors, Windows and Interior

I. The inspector should:

- A. open and close a representative number of doors and windows;
 - B. inspect the walls, ceilings, steps, stairways and railings;
 - C. inspect garage doors and garage door-openers;
 - D. inspect interior steps, stairs and railings;
 - E. inspect all loading docks;
 - F. ride all elevators and escalators;
 - G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
- II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
 - B. inspect central-vacuum systems.
 - C. inspect safety glazing.
 - D. inspect security systems or components.
 - E. evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises.
 - F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
 - G. move drop-ceiling tiles.
 - H. inspect or move any appliances.
 - I. inspect or operate equipment housed in the garage, except as otherwise noted.
 - J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
 - K. operate or evaluate any security bar-release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
 - L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
 - M. operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges or signal lights.
 - N. inspect microwave ovens, or test leakage from microwave ovens.
 - O. operate or examine any sauna, steam-jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other ancillary devices.
 - P. inspect elevators.
 - Q. inspect remote controls.
 - R. inspect appliances.
 - S. inspect items not permanently installed.
 - T. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment, or self-contained equipment.
 - U. come into contact with any pool or spa water in order to determine the system's structure or components.
 - V. determine the adequacy of a spa's jet water force or bubble effect.
 - W. determine the structural integrity or leakage of a pool or spa.
 - X. determine combustibility or flammability.
 - Y. inspect tenant-owned equipment or personal property.
- 6.5.12 Life Safety

I. The inspector should:

- A. inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet and 6 inches;
- B. inspect the address or street number to determine whether it is visible from the street, with numbers in contrast to their background;
- C. inspect to determine whether a 3-foot clear space exists around the circumference of fire hydrants;
- D. verify that hinged shower doors open outward from the shower and have safety glass-conformance stickers or indicators;
- E. inspect to determine whether the storage of flammable and combustible materials is orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms or electrical equipment rooms;
- F. inspect to determine whether a "No Smoking" sign is posted in areas where flammable or combustible material is

- stored, dispensed or used;
- G. inspect for the presence of fire alarm systems;
- H. inspect for alarm panel accessibility;
- I. inspect for the presence of portable extinguishers, and determine whether they are located in conspicuous and readily available locations immediately available for use, and not obstructed or obscured from view;
- J. inspect to determine whether a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat;
- K. inspect to determine whether manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 and 20 feet away, and clearly identifying the hazards protected;
- L. inspect to determine whether the maximum travel distance to a fire extinguisher is 75 feet;
- M. inspect for the presence of sprinkler systems, and determine if they were ever painted other than at the factory;
- N. inspect for the presence of emergency lighting systems;
- O. inspect for exit signs at all exits, and inspect for independent power sources, such as batteries;
- P. inspect for the presence of directional signs where an exit location is not obvious;
- Q. inspect for the presence of signs over lockable exit doors stating: "This Door Must Remain Unlocked During Business Hours";
- R. inspect for penetrations in any walls or ceilings that separate the exit corridors or stairwells from the rest of the building;
- S. inspect for fire-separation doors that appear to have been blocked or wedged open, or that do not automatically close and latch;
- T. inspect exit stairwell handrails;
- U. inspect for exit trip hazards;
- V. inspect for the presence of at least two exits to the outside, or one exit that has a maximum travel distance of 75 feet;
- W. inspect exit doorways to determine that they are less than 32 inches in clear width;
- X. inspect to determine whether the exit doors were locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection;
- Y. inspect to determine whether the exit doors swing open in the direction of egress travel; and
- Z. inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels or electric panelboards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or if it is within 3 feet of heat-generating appliances or electrical panelboards.
- II. The inspector is not required to:
- A. test alarm systems, or determine if alarms systems have been tested.
- B. inspect or test heat detectors, fire-suppression systems, or sprinkler systems.
- C. determine the combustibility or flammability of materials in storage.
- D. determine the adequate number of fire extinguishers needed, or their ratings.
- E. test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags or tamper seals.
- F. inspect or test fire pumps or fire department connections.
- G. inspect or test cooking equipment suppression systems.
- H. determine the operational time of emergency lighting or exit signs.
- I. inspect for proper occupant load signs.
- J. determine fire ratings of walls, ceilings, doors, etc.
- K. inspect, test or determine the adequacy of fire escapes or ladders.
- L. inspect fire department lock boxes or keys.
- M. determine the flame resistance of curtains or draperies.
- N. inspect parking or outdoor lighting.
- O. inspect for unauthorized entry or crime issues.
- P. inspect or test security systems.
- Q. inspect for pet or livestock safety issues.
- R. inspect for unsafe candle use or decoration hazards.
- S. inspect or test emergency generators.
- T. test kitchen equipment, appliances or hoods.
- U. verify that elevator keys exist, or that they work properly.
- 6.5.13 Cooking Area
- I. The inspector should:
- A. verify that all smoke- or grease-laden, vapor-producing cooking equipment, such as deep-fat fryers, ranges, griddles, broilers and woks, is equipped with an exhaust system;
- B. inspect for the accessibility for cleaning and inspection of the exhaust system's interior surface;
- C. inspect for grease buildup;
- D. verify that hoods are made of steel or stainless steel;
- E. verify that visible grease filters are arranged so that all exhaust air passes through them;
- F. verify that visible sections of exhaust ducts are not interconnected with any other ventilation system;
- G. verify that visual sections of exhaust ducts are installed without dips or traps that might collect residue;
- H. verify that exhaust ducts do not appear to pass through firewalls;
- I. try to verify that exhaust ducts lead directly to the exterior of the building;
- J. try to verify that exterior exhaust outlets do not discharge into walkways, or create a nuisance, in the opinion of the inspector;
- K. inspect to determine that a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat; and
- L. inspect to determine that manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 and 48 inches above the floor and 10 to 20 feet away, and clearly identifying the hazards protected.

- II. The inspector is not required to:
- A. determine proper clearances.
 - B. determine proper hood size or position.
 - C. test hoods.
 - D. test exhaust fans or dampers, or measure air flow.
 - E. test fire extinguishers, fire-extinguishing equipment, or fusible links.
 - F. test kitchen equipment, appliances, hoods or their gauges.
 - G. inspect or test grease-removal devices, drip trays or grease filters.
 - H. inspect or test air pollution-control devices or fume incinerators.
 - I. inspect or test kitchen refrigeration.
 - J. inspect for fuel-storage issues.
 - K. inspect, test or determine anything regarding food safety.
 - L. issue an opinion regarding cooking operating procedures.

Roof System

I. The inspector should inspect from ground level, eaves or rooftop (if a rooftop access door exists):

- A. the roof covering;
- B. for the presence of exposed membrane;
- C. slopes;
- D. for evidence of significant ponding;
- E. the gutters;
- F. the downspouts;
- G. the vents, flashings, skylights, chimney and other roof penetrations;
- H. the general structure of the roof from the readily accessible panels, doors or stairs; and
- I. for the need for repairs.

II. The inspector is not required to:

- A. walk on any pitched roof surface.
- B. predict 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, lightning arresters, de-icing equipment or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. walk on any roofs that lack rooftop access doors.

Exterior

I. The inspector should inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- C. and report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. the exterior for accessibility barriers;
- G. the storm water drainage system;
- H. the general topography;
- I. the parking areas;
- J. the sidewalks;
- K. exterior lighting;
- L. the landscaping;
- M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
- N. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting.
- B. inspect items, including window and door flashings, that are not visible or readily accessible from the ground.
- C. inspect geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for proof of safety-type glass.

- H. determine the integrity of thermal window seals or damaged glass.
- I. inspect underground utilities.
- J. inspect underground items.
- K. inspect wells or springs.
- L. inspect solar systems.
- M. inspect swimming pools or spas.
- N. inspect septic systems or cesspools.
- O. inspect playground equipment.
- P. inspect sprinkler systems.
- Q. inspect drainfields or dry wells.
- R. inspect manhole covers.
- S. operate or evaluate remote-control devices, or test door or gate operators.

Structural Components

Basement, Foundation and Crawlspace

I. The inspector should inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact with or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching or boring of framing members that may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.
- C. operate sump pumps.
- D. identify size, spacing, span or location, or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. perform or provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

Heating, Cooling, and Ventilation

I. The inspector should inspect:

- A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
- B. the heating systems using normal operating controls, and describe the energy source and heating method;
- C. and report as in need of repair heating systems that do not operate;
- D. and report if the heating systems are deemed inaccessible;
- E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- G. and verify that luminaire and receptacle outlets are provided at or near the appliance;
- H. and verify that the system piping appears to be sloped to permit the system to be drained;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
- M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
- N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
- O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
- P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
- Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;

R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
S. condensate drains.

II. The inspector is not required to:

- A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- C. light or ignite pilot flames.
- D. 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.
- E. over-ride electronic thermostats.
- F. evaluate fuel quality.
- G. verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- H. inspect tenant-owned or tenant-maintained heating equipment.
- I. determine ventilation rates.
- J. perform capture and containment tests.
- K. test for mold.

Plumbing

I. The inspector should inspect:

- A. and verify the presence of and identify the location of the main water shut-off valve to each building;
- B. and verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur between the water-distribution system and non-potable water or private source;
- C. the water-heating equipment, including combustion air, venting, connections, energy-source supply systems, and seismic bracing, and verify the presence or absence of temperature-/pressure-relief valves and/or Watts 210 valves;
- D. and flush a representative number of toilets;
- E. and water-test a representative number of sinks, tubs and showers for functional drainage;
- F. and verify that hinged shower doors open outward from the shower, and have safety glass-conformance stickers or indicators;
- G. the interior water supply, including a representative number of fixtures and faucets;
- H. the drain, waste and vent systems, including a representative number of fixtures;
- I. and describe any visible fuel-storage systems;
- J. and test sump pumps with accessible floats;
- K. and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
- L. and determine whether the water supply is public or private;
- M. the water supply by viewing the functional flow in several fixtures operated simultaneously, and report any deficiencies as in need of repair;
- N. and report as in need of repair deficiencies in installation and identification of hot and cold faucets;
- O. and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs;
- P. and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate; and
- Q. piping support.

II. The inspector is not required to:

- A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.
- B. ignite pilot flames.
- C. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.
- E. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- F. verify or test anti-scald devices.
- G. determine the water quality, potability or reliability of the water supply or source.
- H. open sealed plumbing access panels.
- I. inspect clothes washing machines or their connections.
- J. operate any main, branch or fixture valve.
- K. test shower pans, tub and shower surrounds, or enclosures for leakage.
- L. evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- M. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- N. determine whether there are sufficient cleanouts for effective cleaning of drains.
- O. evaluate gas, liquid propane or oil-storage tanks.
- P. inspect any private sewage waste-disposal system or component within such a system.
- Q. inspect water-treatment systems or water filters.
- R. inspect water-storage tanks, pressure pumps, ejector pumps, or bladder tanks.
- S. evaluate wait time for hot water at fixtures, or perform testing of any kind on water-heater elements.

- T. evaluate or determine the adequacy of combustion air.
- U. test, operate, open or close safety controls, manual stop valves, or temperature- or pressure-relief valves.
- V. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot-water circulation.
- W. determine the presence or condition of polybutylene plumbing.

Electrical

I. The inspector should inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the service-entrance conductors, and report on any noted deterioration of the conductor insulation or cable sheath;
- D. the means for disconnecting the service main;
- E. the service-entrance equipment, and report on any noted physical damage, overheating or corrosion;
- F. and determine the rating of the service disconnect amperage, if labeled;
- G. panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection;
- H. and report on any unused circuit-breaker panel openings that are not filled;
- I. and report on absent or poor labeling;
- J. the service grounding and bonding;
- K. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be AFCI-protected using the AFCI test button, where possible. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted;
- L. and report on any noted missing or damaged faceplates or box covers;
- M. and report on any noted open junction boxes or open wiring splices;
- N. and report on any noted switches and receptacles that are painted;
- O. and test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
- P. and report the presence of solid-conductor aluminum branch-circuit wiring, if readily visible;
- Q. and report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall;
- R. and report the absence of smoke detectors;
- S. and report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

II. 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 if they are not readily accessible.
- D. operate over-current protection devices.
- E. operate non-accessible smoke detectors.
- F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- G. inspect the fire or alarm system and components.
- H. inspect the ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. operate or reset overload devices.
- K. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- L. verify the service ground.
- M. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or the battery- or electrical-storage facility.
- N. inspect spark or lightning arrestors.
- O. inspect or test de-icing equipment.
- P. conduct voltage-drop calculations.
- Q. determine the accuracy of labeling.
- R. inspect tenant-owned equipment.
- S. inspect the condition of or determine the ampacity of extension cords.

Interiors

I. The inspector should:

- A. open and close a representative number of doors and windows;
- B. inspect the walls, ceilings, steps, stairways and railings;
- C. inspect garage doors and garage door-openers;
- D. inspect interior steps, stairs and railings;
- E. inspect all loading docks;
- F. ride all elevators and escalators;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect central-vacuum systems.
- C. inspect safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises.
- F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- G. move drop-ceiling tiles.
- H. inspect or move any appliances.
- I. inspect or operate equipment housed in the garage, except as otherwise noted.
- J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
- K. operate or evaluate any security bar-release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- M. operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges or signal lights.
- N. inspect microwave ovens, or test leakage from microwave ovens.
- O. operate or examine any sauna, steam-jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other ancillary devices.
- P. inspect elevators.
- Q. inspect remote controls.
- R. inspect appliances.
- S. inspect items not permanently installed.
- T. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment, or self-contained equipment.
- U. come into contact with any pool or spa water in order to determine the system's structure or components.
- V. determine the adequacy of a spa's jet water force or bubble effect.
- W. determine the structural integrity or leakage of a pool or spa.
- X. determine combustibility or flammability.
- Y. inspect tenant-owned equipment or personal property.

Life Safety

I. The inspector should:

- A. inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet and 6 inches;
- B. inspect the address or street number to determine whether it is visible from the street, with numbers in contrast to their background;
- C. inspect to determine whether a 3-foot clear space exists around the circumference of fire hydrants;
- D. verify that hinged shower doors open outward from the shower and have safety glass-conformance stickers or indicators;
- E. inspect to determine whether the storage of flammable and combustible materials is orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms or electrical equipment rooms;
- F. inspect to determine whether a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed or used;
- G. inspect for the presence of fire alarm systems;
- H. inspect for alarm panel accessibility;
- I. inspect for the presence of portable extinguishers, and determine whether they are located in conspicuous and readily available locations immediately available for use, and not obstructed or obscured from view;
- J. inspect to determine whether a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat;
- K. inspect to determine whether manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 and 20 feet away, and clearly identifying the hazards protected;
- L. inspect to determine whether the maximum travel distance to a fire extinguisher is 75 feet;
- M. inspect for the presence of sprinkler systems, and determine if they were ever painted other than at the factory;
- N. inspect for the presence of emergency lighting systems;
- O. inspect for exit signs at all exits, and inspect for independent power sources, such as batteries;
- P. inspect for the presence of directional signs where an exit location is not obvious;
- Q. inspect for the presence of signs over lockable exit doors stating: "This Door Must Remain Unlocked During Business Hours";
- R. inspect for penetrations in any walls or ceilings that separate the exit corridors or stairwells from the rest of the building;
- S. inspect for fire-separation doors that appear to have been blocked or wedged open, or that do not automatically close and latch;
- T. inspect exit stairwell handrails;
- U. inspect for exit trip hazards;
- V. inspect for the presence of at least two exits to the outside, or one exit that has a maximum travel distance of 75 feet;
- W. inspect exit doorways to determine that they are less than 32 inches in clear width;
- X. inspect to determine whether the exit doors were locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection;

Y. inspect to determine whether the exit doors swing open in the direction of egress travel; and
Z. inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels or electric panelboards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or if it is within 3 feet of heat-generating appliances or electrical panelboards.

II. The inspector is not required to:

- A. test alarm systems, or determine if alarms systems have been tested.
- B. inspect or test heat detectors, fire-suppression systems, or sprinkler systems.
- C. determine the combustibility or flammability of materials in storage.
- D. determine the adequate number of fire extinguishers needed, or their ratings.
- E. test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags or tamper seals.
- F. inspect or test fire pumps or fire department connections.
- G. inspect or test cooking equipment suppression systems.
- H. determine the operational time of emergency lighting or exit signs.
- I. inspect for proper occupant load signs.
- J. determine fire ratings of walls, ceilings, doors, etc.
- K. inspect, test or determine the adequacy of fire escapes or ladders.
- L. inspect fire department lock boxes or keys.
- M. determine the flame resistance of curtains or draperies.
- N. inspect parking or outdoor lighting.
- O. inspect for unauthorized entry or crime issues.
- P. inspect or test security systems.
- Q. inspect for pet or livestock safety issues.
- R. inspect for unsafe candle use or decoration hazards.
- S. inspect or test emergency generators.
- T. test kitchen equipment, appliances or hoods.
- U. verify that elevator keys exist, or that they work properly.