

COMMERCIAL NEEDS ASSESSMENT

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Ferndale MI 48220

Carol Chang
AUGUST 8, 2020



Inspector

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SUMMARY



RECOMMENDATION



SAFETY HAZARD

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- ⊖ 2.1.1 Roof - Coverings: Ponding
 - ⊖ 2.1.2 Roof - Coverings: Parapet wall deficient roof system termination
 - ⊖ 2.1.3 Roof - Coverings: Soft spot in corner. Membrane deficient
 - ⊖ 2.1.4 Roof - Coverings: Cut back vegetation from roof line
 - ⊖ 2.1.5 Roof - Coverings: Termination at drain deficient
 - ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Major
 - ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Hole in brick on North Side
 - ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
 - ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
 - ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: missing access panel
 - ⊖ 8.1.1 Electrical - Service Entrance Conductors: utility pole leaving not secure. Report to DTE
 - ⚠ 8.6.1 Electrical - Smoke Detectors: No smoke detection
 - ⚠ 8.7.1 Electrical - Carbon Monoxide Detectors: No Co2 detection installed
 - ⊖ 9.1.1 Doors, Windows & Interior - Doors: trim work at front entrance deficient
 - ⊖ 9.1.2 Doors, Windows & Interior - Doors: Secondary entry door not closing properly
 - ⊖ 9.5.1 Doors, Windows & Interior - Ceilings: Hole in ceiling at front entry
 - ⊖ 11.1.1 Parking Area | Lot - Stalls: stalls not clearly identified
 - ⊖ 11.1.2 Parking Area | Lot - Stalls: Need signage and traffic flow indicator
 - ⊖ 11.2.1 Parking Area | Lot - Surface material: Asphalt needs seal coat and light patch work
 - ⊖ 11.2.2 Parking Area | Lot - Surface material: Storm catch basin full debris

1: INSPECTION DETAILS

Information

In Attendance Client	Occupancy Vacant	Style Ranch, commercial
Temperature (approximate) 85 Fahrenheit (F)	Type of Building 1 story mixed use	Weather Conditions Clear, Hot

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Roof

Roof Type/Style
Flat

Coverings: Material
Rubber / GBX



Roof Drainage Systems: Gutter
Material
Aluminum, No gutters

Flashings: Material
Aluminum

Observations

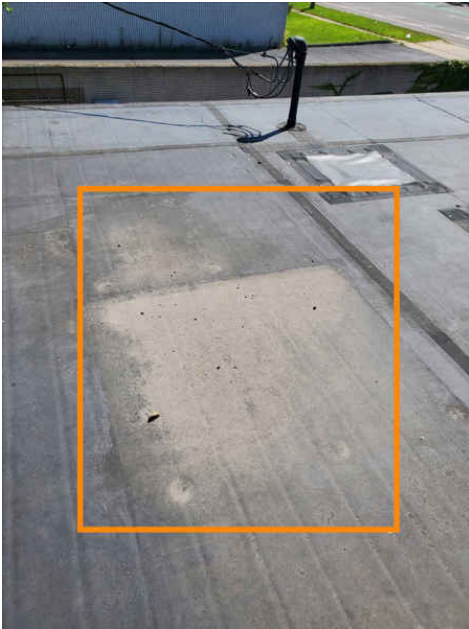
2.1.1 Coverings

PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

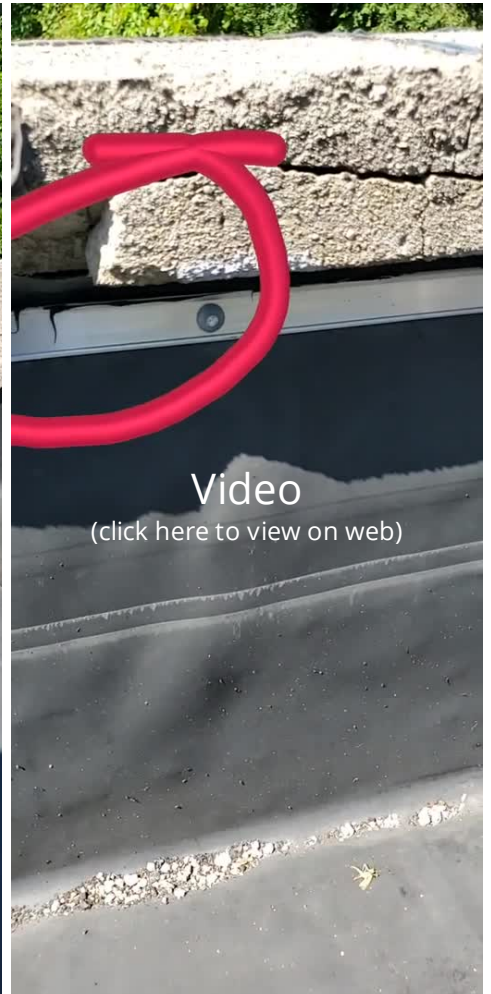


2.1.2 Coverings

PARAPET WALL DEFICIENT ROOF SYSTEM TERMINATION

Recommendation

Contact a qualified professional.



2.1.3 Coverings

SOFT SPOT IN CORNER. MEMBRANE DEFICIENT

Recommendation

Contact a qualified professional.

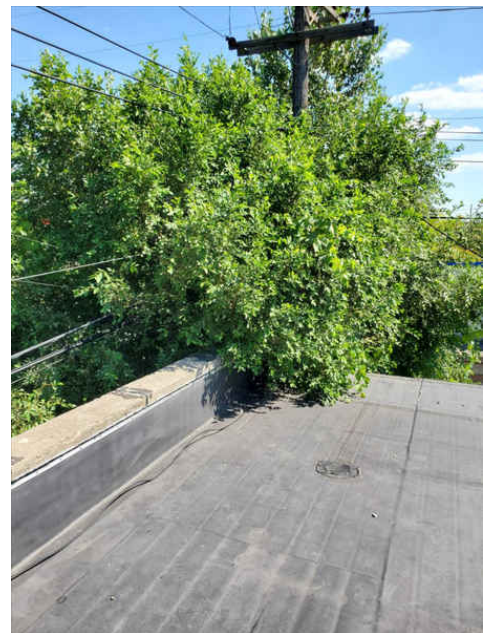


2.1.4 Coverings

CUT BACK VEGETATION FROM ROOF LINE

Recommendation

Contact a qualified professional.



2.1.5 Coverings

TERMINATION AT DRAIN DEFICIENT

unsecured potential leak source

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Masonry, Concrete

Siding, Flashing & Trim: Siding Style

Channel

Exterior Doors: Exterior Entry Door

Steel

Walkways, Patios & Driveways: Driveway Material

Asphalt

Observations

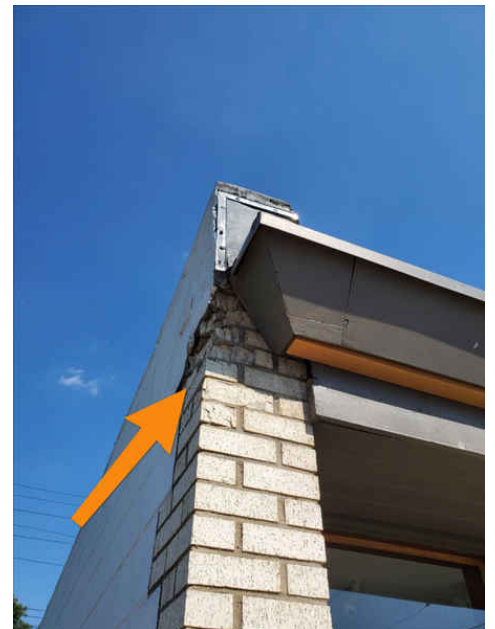
3.1.1 Siding, Flashing & Trim

CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified structural engineer.

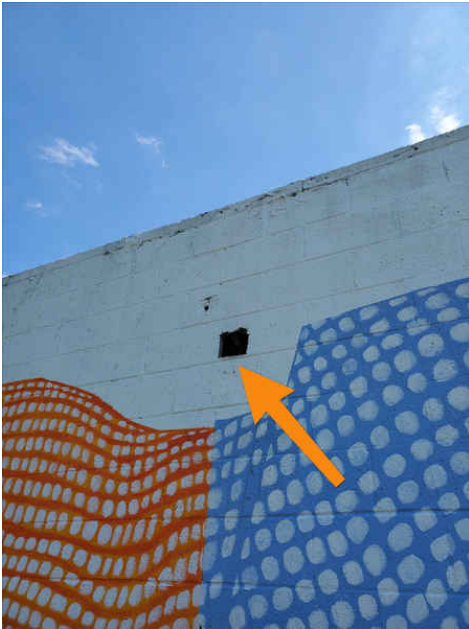


3.1.2 Siding, Flashing & Trim

HOLE IN BRICK ON NORTH SIDE

Recommendation

Contact a qualified professional.



3.4.1 Eaves, Soffits & Fascia

FASCIA - LOOSE

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

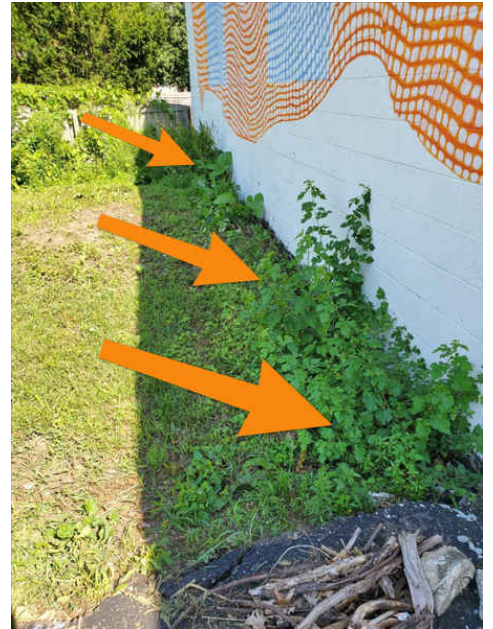
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



4: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Floor Structure: Material

Slab, Concrete

Floor Structure: Sub-floor

Inaccessible

Floor Structure:

Basement/Crawlspace Floor

Concrete

5: HEATING AND VENTILATION

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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Information

Equipment: Brand

Carrier

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air



Distribution Systems: Ductwork

Non-insulated

AFUE Rating

10

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Roof

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
10 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Back-flow Prevention Device	X			
7.3	Drain, Waste, & Vent Systems	X			
7.4	Water Supply, Distribution Systems & Fixtures	X			
7.5	Hot Water Systems, Controls, Flues & Vents	X			

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Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

main



Back-flow Prevention Device:

Location

Front of Building

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:
Material
Iron



Water Supply, Distribution Systems & Fixtures: Distribution
Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply
Material
Copper

Hot Water Systems, Controls, Flues & Vents: Power
Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Capacity
00 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Main Floor

Hot Water Systems, Controls, Flues & Vents: Manufacturer
AO Smith

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.](#)



Observations

7.3.1 Drain, Waste, & Vent Systems

MISSING ACCESS PANEL

Recommendation

Contact a qualified professional.



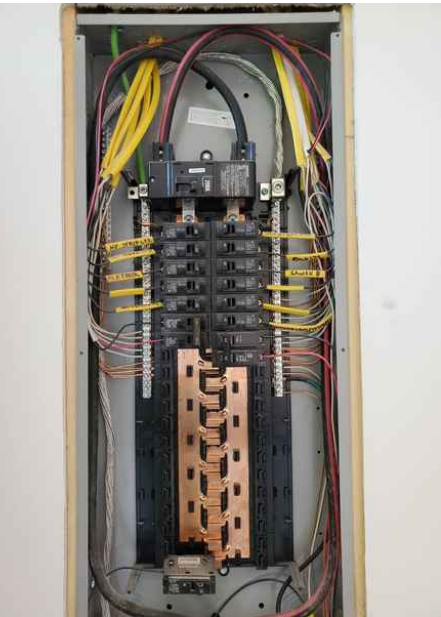
8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X		X	X
8.7	Carbon Monoxide Detectors	X		X	X

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Information

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



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

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



Service Entrance Conductors: Electrical Service Conductors

Overhead



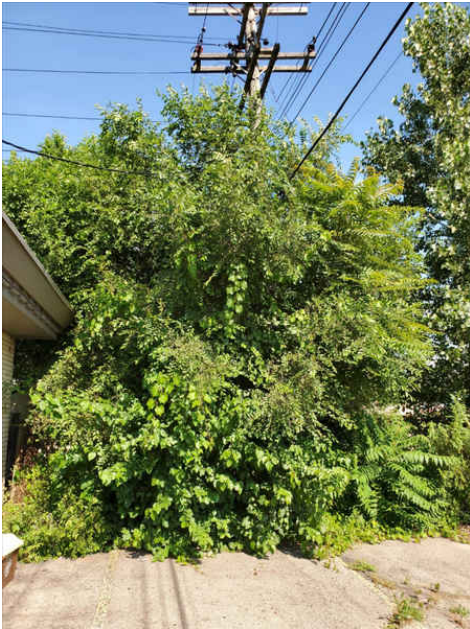
Observations

8.1.1 Service Entrance Conductors

UTILITY POLE LEAVING NOT SECURE. REPORT TO DTE

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

NO SMOKE DETECTION

Recommendation

Contact a qualified professional.



Safety Hazard

8.7.1 Carbon Monoxide Detectors

NO CO2 DETECTION INSTALLED

Recommendation

Contact a qualified professional.



Safety Hazard

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			
9.2	Windows	X			
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			X
9.6	Steps, Stairways & Railings	X			

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Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Concrete

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

9.1.1 Doors

TRIM WORK AT FRONT ENTRANCE DEFICIENT

Recommendation

Contact a qualified professional.



9.1.2 Doors

SECONDARY ENTRY DOOR NOT CLOSING PROPERLY

door sticks. Recimmend shaving to fit

Recommendation

Contact a qualified professional.

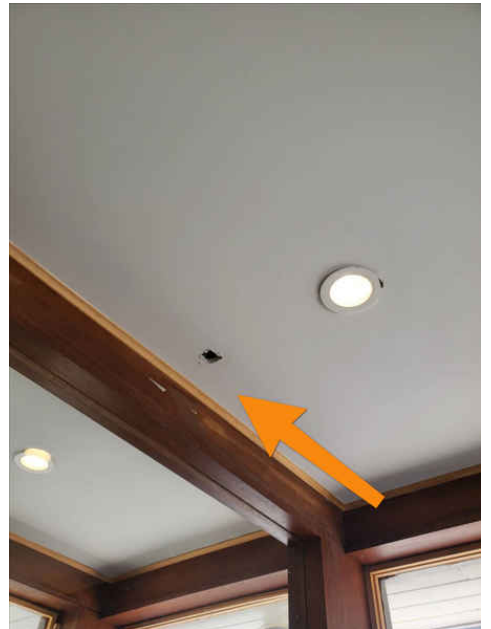


9.5.1 Ceilings

HOLE IN CEILING AT FRONT ENTRY

Recommendation

Contact a qualified professional.



10: LIFE SAFETY

		IN	NI	NP	D
10.1	Fire Access Roads	X			
10.2	Fire Hydrant Clearance	X			
10.3	Hinged Shower Doors	X			
10.4	Storage of Flammable and Combustible Materials	X		X	
10.5	No Smoking Signs	X		X	X
10.6	Fire Alarm Systems	X		X	X
10.7	Portable Fire Extinguishers	X			
10.8	Commercial Cooking Appliances	X		X	
10.9	Sprinkler System	X		X	
10.10	Emergency Lighting Systems	X			
10.11	Exit Signs, Doors, Stairwells and Handrails	X		X	X

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Information

Portable Fire Extinguishers: Insisted July 2019



11: PARKING AREA | LOT

		IN	NI	NP	D
11.1	Stalls	X			X
11.2	Surface material	X			X

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Information

Stalls: number of Stalls
roughly 15 to 20 spaces

Observations

11.1.1 Stalls
STALLS NOT CLEARLY IDENTIFIED
Recommendation
Contact a qualified professional.



11.1.2 Stalls
NEED SIGNAGE AND TRAFFIC FLOW INDICATOR
Recommendation
Contact a qualified professional.

11.2.1 Surface material

ASPHALT NEEDS SEAL COAT AND LIGHT PATCH WORK

Recommendation

Contact a qualified professional.



11.2.2 Surface material

STORM CATCH BASIN FULL DEBRIS

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

8.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property, or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property, or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to commercial properties.

8.2. Exclusions:

I. The inspector is not required to determine:

- A. property boundary lines or encroachments.
 - B. the condition of any component or system that is not readily accessible.
 - C. the service-life expectancy of any component or system.
 - D. the size, capacity, BTU, performance or efficiency of any component or system.
 - E. the cause or reason of any condition.
 - F. the cause of the need for repair or replacement of any system or component.
 - G. future conditions.
 - H. the compliance with codes or regulations.
 - I. the presence of evidence of rodents, animals or insects.
 - J. the presence of mold, mildew, fungus or toxic drywall.
 - K. the presence of airborne hazards.
 - L. the presence of birds.
 - M. the presence of other flora or fauna.
 - N. the air quality.
 - O. the presence of asbestos.
 - P. the presence of environmental hazards.
 - Q. the presence of electromagnetic fields.
 - R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
 - S. any hazardous-waste conditions.
 - T. any manufacturers' recalls, or conformance with manufacturers' installations, or any information included for consumer-protection purposes.
 - U. operating costs of systems.
 - V. replacement or repair cost estimates.
 - W. the acoustical properties of any systems.
 - X. estimates of the cost of operating any given system.
 - Y. resistance to wind, hurricanes, tornadoes, earthquakes or seismic activities.
 - Z. geological conditions or soil stability.
 - AA. compliance with the Americans with Disabilities Act.
- II. The inspector is not required to operate:

- A. any system that is shut down.
 - B. any system that does not function properly.
 - C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - phone lines;
 - cable lines;
 - antennae;
 - lights; or
 - remote controls.
 - D. any system that does not turn on with the use of normal operating controls.
 - E. any shut off-valves or manual stop valves.
 - F. any electrical disconnect or over-current protection devices.
 - G. any alarm systems.
 - H. moisture meters, gas detectors or similar equipment.
 - I. sprinkler or fire-suppression systems.
- III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to:

- 1. throw rugs;
- 2. furniture;

3. floor or wall coverings;
4. ceiling tiles;
5. window coverings;
6. equipment;
7. plants;
8. ice;
9. debris;
10. snow;
11. water;
12. dirt;
13. foliage; or
14. pets.
- B. dismantle, open or uncover any system or component.
- C. enter or access any area that may, in the opinion of the inspector, be unsafe.
- D. enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. inspect or determine the presence of underground items, such as, but not limited to, underground storage tanks, whether abandoned or actively used.
- F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or may damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces, or interacting with pets or livestock.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems, radio-controlled, security devices, or lawn-irrigation systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than commercial property inspection.
- M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements thereto.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 environmental audits.
- Q. inspect or report on any system or component that is not included in these Standards.

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.

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.

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 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.

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.

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.

Doors, Windows & 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.

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.