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COMMERCIAL PROPERTY REPORT (SAMPLE)

N/A

Oklahoma OK 12345

John Doe

DECEMBER 31, 2020



Inspector
Gerardo Angeles

Certified Professional Inspector
(InterNACHI) | Bilingual |
Home/Commercial Building Inspections |
Lic. #70002315
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Agent
John Doe

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Lic. #70002315

SUMMARY



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Ponding
- ⊖ 2.1.2 Roof - Coverings: Deterioration
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near Building
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 2.2.4 Roof - Roof Drainage Systems: Improper Roof Drainage
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Flashing/Trim Improperly Installed
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Seal Wall Penetration
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- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- ⊖ 3.4.2 Exterior - Eaves, Soffits & Fascia: Ceiling tile lifted
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.6.1 Exterior - Exterior Signs: Sign Was Leaning
- ⊖ 4.1.1 Heating/Cooling and Ventilation - Equipment: Gas Odor and Corrosion
- ⊖ 5.1.1 Plumbing - Main Water Shut-off Device: Corrosion
- ⊖ 5.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
- ⊖ 6.1.1 Electrical - Service Entrance Conductors: Water Intrusion
- ⊖ 6.1.2 Electrical - Service Entrance Conductors: Dense Vegetation
- ⊖ 6.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker to Exterior Lights Tripped
- ⊖ 6.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Open box
- ⊖ 6.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 6.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle Not Functional/Exposed
- ⊖ 6.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Improperly Wired
- ⊖ 8.2.1 Doors, Windows & Interior - Windows: Sealant Maintenance

-
- ⊖ 8.3.1 Doors, Windows & Interior - Floors: Damaged (General)
 - ⊖ 8.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks/Sealing

1: INSPECTION DETAILS

Information

Building (General)



In Attendance

Client

Occupancy

Vacant

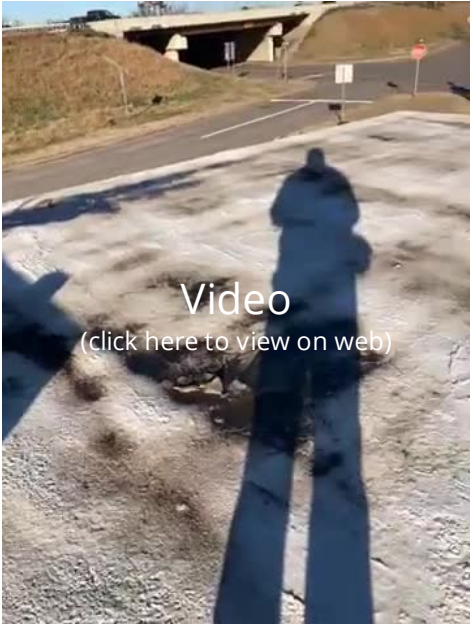
Weather Conditions

Clear, Cold

2: ROOF

Information

Inspection Method Ground, Roof, Drone	Coverings: Material Foam/Acrylic Spray	Roof Drainage Systems: Gutter Material Aluminum, Missing
Roof Type/Style Flat		



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

DETERIORATION

Roof exhibited significant deterioration at the time of inspection. This condition can lead to moisture damage and water intrusion. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

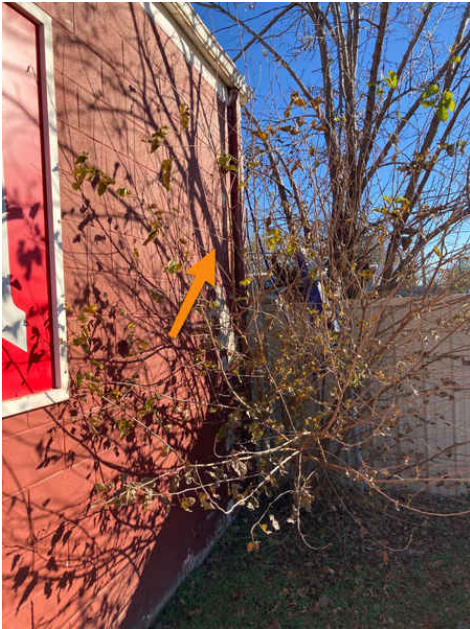
DOWNSPOUTS DRAIN NEAR BUILDING

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



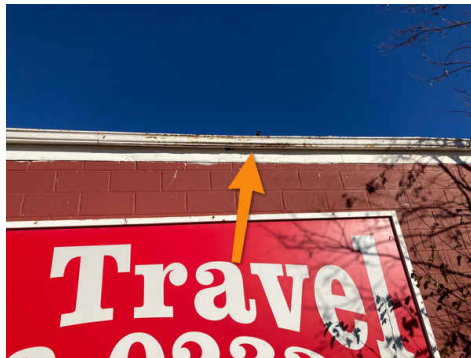
2.2.2 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified handyman.



2.2.4 Roof Drainage Systems

IMPROPER ROOF DRAINAGE

There was a general lack of roof drainage present at the time of inspection, this can lead to ponding and potential moisture damage to the roof covering. The inspector recommends further evaluation and correction.

Recommendation

Contact a qualified professional.

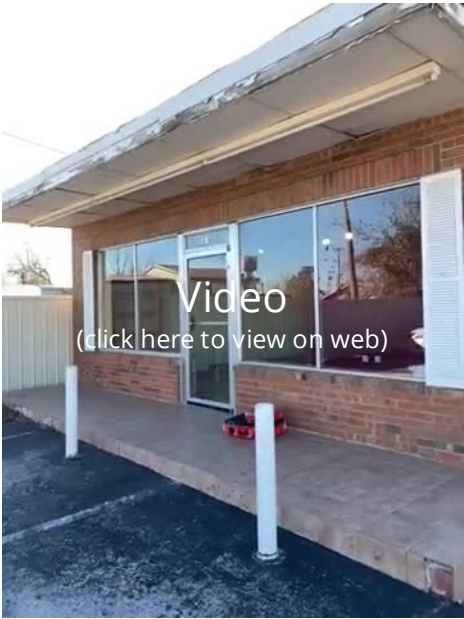
3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Brick, Cement Block, Various

Exterior Doors: Exterior Entry Door
Glass

Walkways, Patios & Driveways: Driveway Material
Concrete



Inspection Method

Visual



Observations

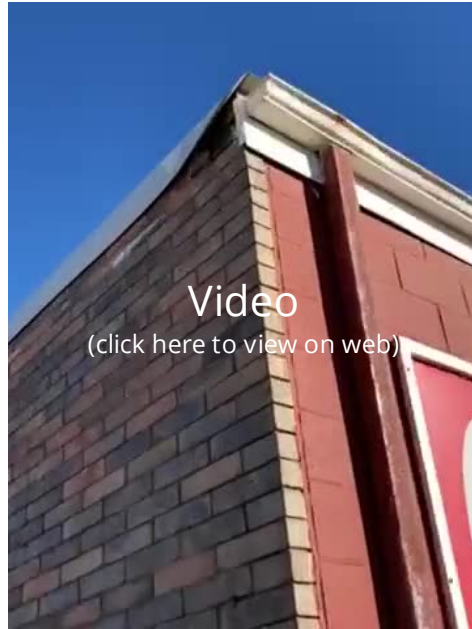
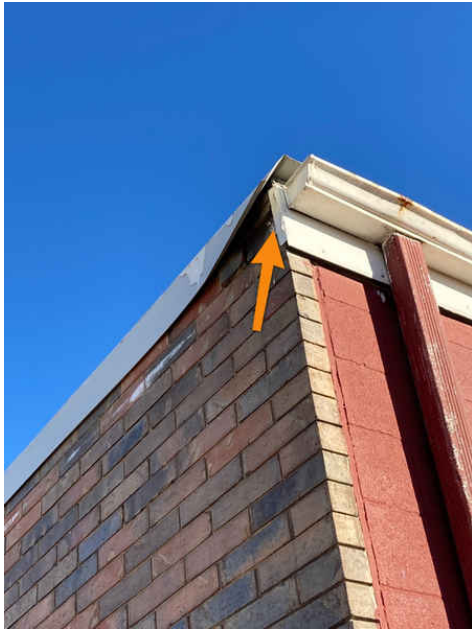
3.1.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

Siding/Flashing showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



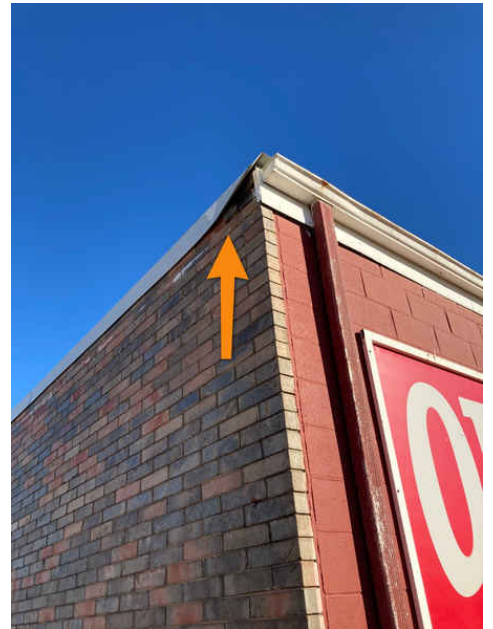
3.1.2 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



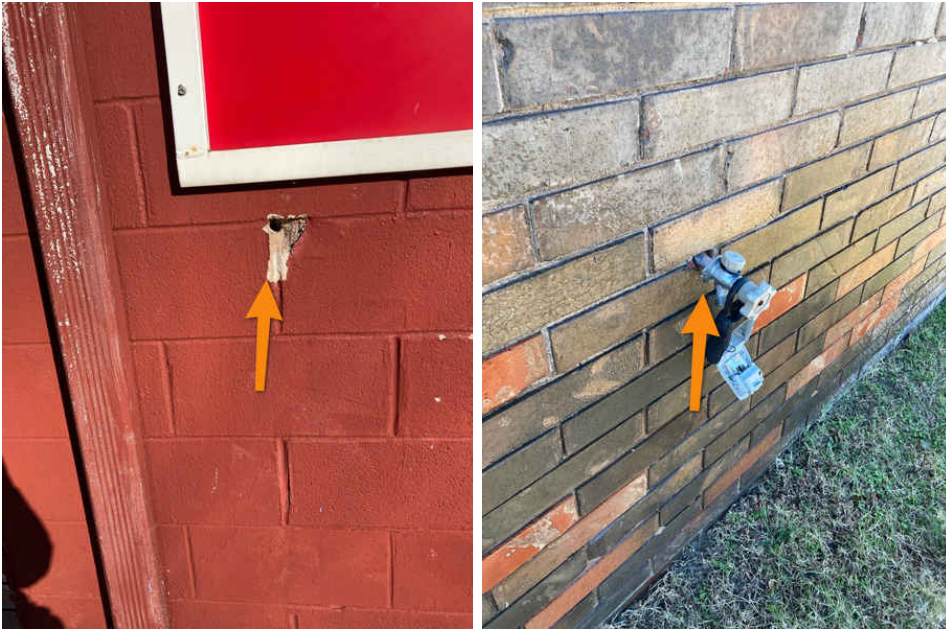
3.1.3 Siding, Flashing & Trim

SEAL WALL PENETRATION

The inspector observed an exposed hole in the wall at the time of the inspection. Wall penetrations should be sealed in order to avoid potential moisture intrusion.

Recommendation

Contact a qualified professional.



3.1.4 Siding, Flashing & Trim

EXPOSED JOINT GAPS

The joints on the exterior wall were not properly sealed at the time of inspection. These should be sealed to prevent possible moisture intrusion.

Recommendation

Contact a qualified professional.



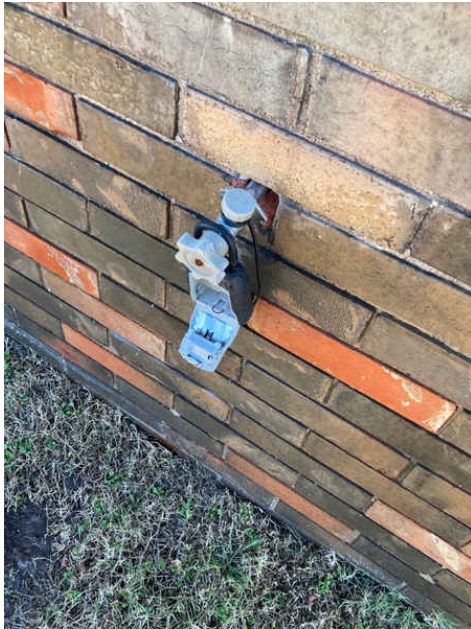
3.1.5 Siding, Flashing & Trim

HOSE SPIGOT LOOSE

The exterior hose spigot was loose and improperly installed at the time of inspection. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. This could also prevent a handicapped individual from utilizing the ramp efficiently. Patch or repair recommended.

Recommendation

Recommended DIY Project



3.4.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

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

Recommendation

Contact a qualified roofing professional.



3.4.2 Eaves, Soffits & Fascia

CEILING TILE LIFTED

Ceiling tile on the exterior was lifted at the time of inspection. This should be laid flat and corrected in order to prevent moisture intrusion into the interior.

Recommendation

Contact a qualified 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



3.6.1 Exterior Signs

SIGN WAS LEANING

The inspector observed that the sign on the exterior was lopsided/leaning at the time of inspection. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



4: HEATING/COOLING AND VENTILATION

Information

Equipment: Energy Source
Gas



Equipment: Heat Type
Gas-Fired Heat

Normal Operating Controls:
Thermostat

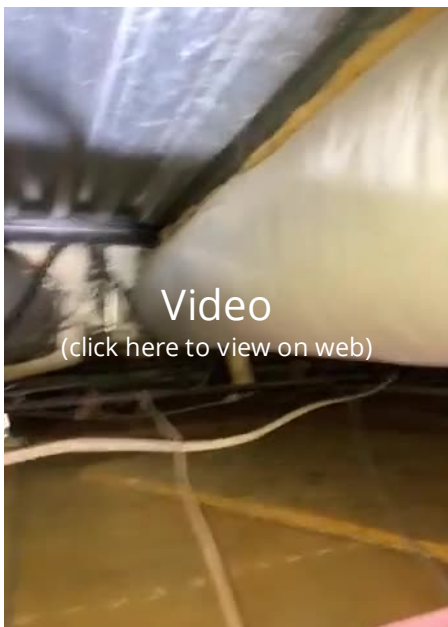


Equipment: Brand
American Standard



Distribution Systems: Ductwork

Insulated



Observations

4.1.1 Equipment

GAS ODOR AND CORROSION

At the time of the inspection, there was a gas odor coming from the line going into the furnace. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



5: PLUMBING

Information

<div><div><div>Water Source</div><div>Public</div></div></div>	<div><div><div>Main Water Shut-off Device:</div><div>Location</div><div>Front of Building</div></div></div>	<div><div><div>Drain, Waste, & Vent Systems:</div><div>Material</div><div>Various</div></div></div>
<div><div><div><div><div></div><div>Video</div><div>(click here to view on web)</div></div></div></div></div>		
<div><div><div><div><div>Water Supply, Distribution</div><div>Systems & Fixtures: Distribution</div><div>Material</div><div>Hose, Pex, Various</div></div></div></div></div>	<div><div><div><div><div>Water Supply, Distribution</div><div>Systems & Fixtures: Water Supply</div><div>Material</div><div>Hose, Pex, Various</div></div></div></div></div>	<div><div><div><div><div>Hot Water Systems, Controls,</div><div>Flues & Vents: Location</div><div>Utility Room</div></div></div></div></div>
<div><div><div><div><div>Hot Water Systems, Controls, Flues & Vents: Manufacturer</div><div>Ariston</div><div>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.</div><div>Here is a nice maintenance guide from Lowe's to help.</div></div></div></div></div>		

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

Electric, Tankless



Limitations

Hot Water Systems, Controls, Flues & Vents

NOT OPERABLE AT THE TIME OF INSPECTION

The electric hot water tank was not operable at the time of the inspection, due to it not being connected to a power source. Further evaluation is recommended.

Observations

5.1.1 Main Water Shut-off Device

CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.

Recommendation

Contact a qualified plumbing contractor.

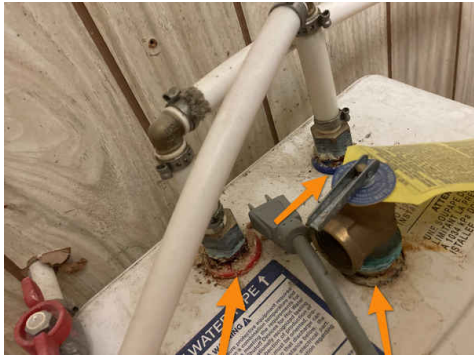
5.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

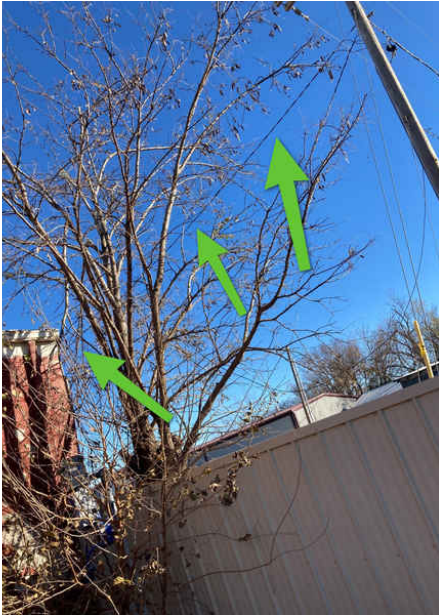
Contact a qualified plumbing contractor.



6: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors
Overhead**



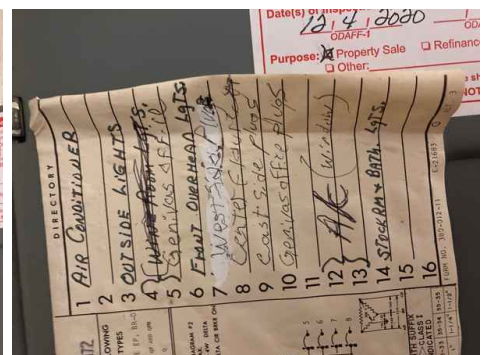
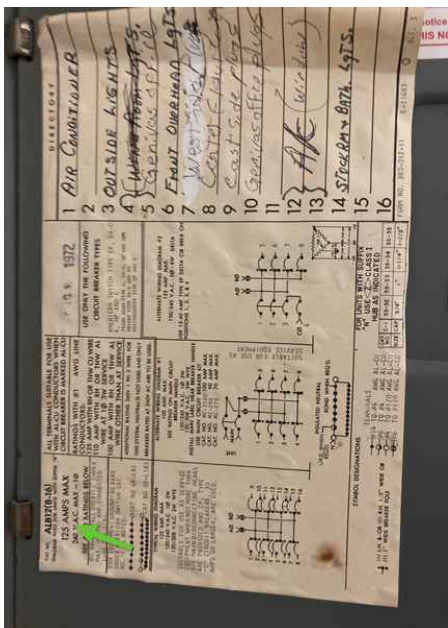
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Side of Building

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
American Standard

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

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Not Visible, Romex, Various

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



Limitations

Smoke Detectors

INACCESSIBLE

Carbon Monoxide Detectors

INACCESSIBLE

Observations

6.1.1 Service Entrance Conductors

WATER INTRUSION

There is possible water intrusion at what appeared to be the main / service entrance. Moisture can deteriorate the electrical equipment. Recommend that a licensed electrician repair / replace as needed.

Recommendation

Contact a qualified electrical contractor.



6.1.2 Service Entrance Conductors

DENSE VEGETATION

There was significant vegetation around what appeared to be the main panel at the time of inspection. This should be cut down in order to access the electrical system. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

BREAKER TO EXTERIOR LIGHTS TRIPPED

The breaker for the exterior lighting was not functional at the time of the inspection.

Recommendation

Contact a qualified professional.



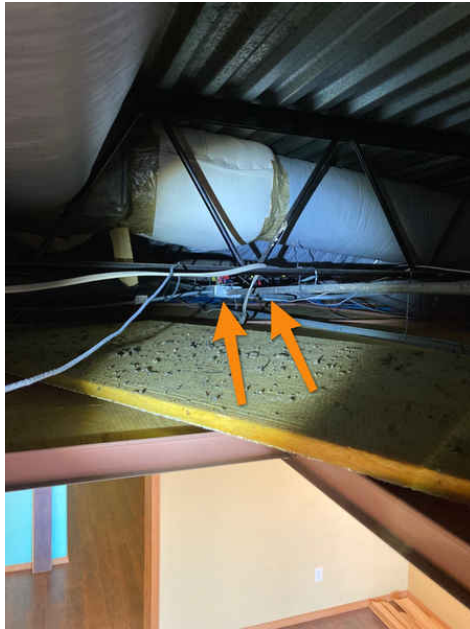
6.3.1 Branch Wiring Circuits, Breakers & Fuses

OPEN BOX

Open electrical boxes were observed at the time of inspection. These should be further evaluated and corrected.

Recommendation

Contact a qualified professional.



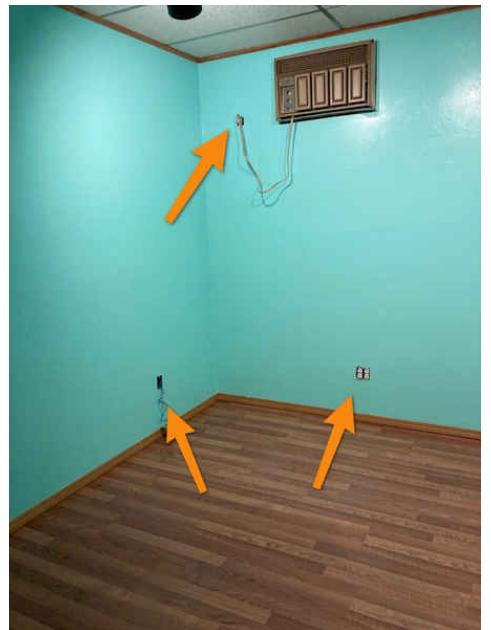
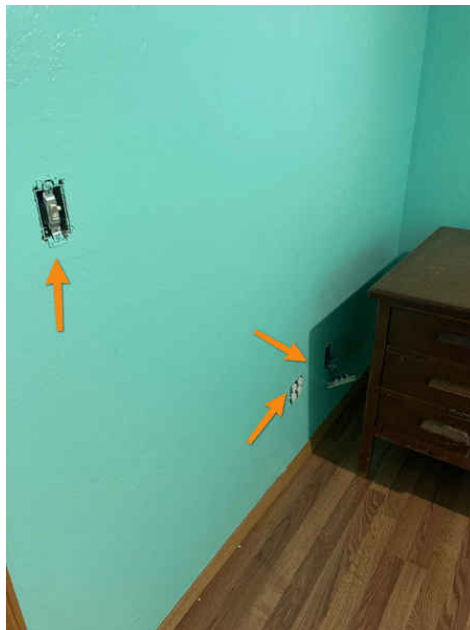
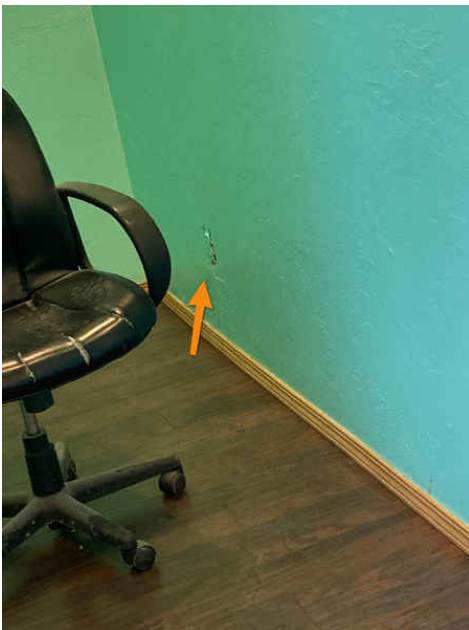
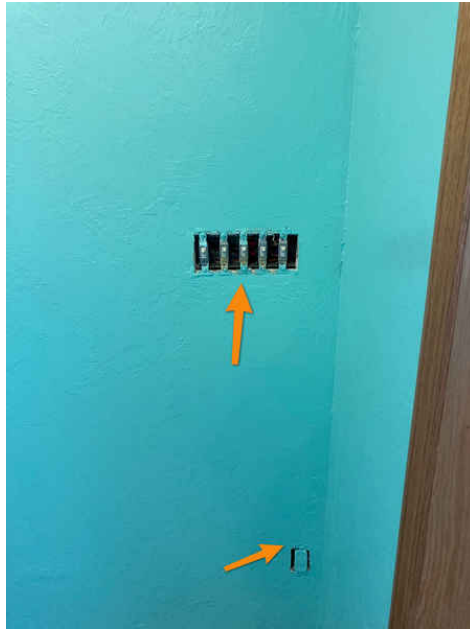
6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



6.4.2 Lighting Fixtures, Switches & Receptacles

RECEPTACLE NOT FUNCTIONAL/EXPOSED

The receptacle was not functional and was exposed at the time of the inspection. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



Exterior Sign Electricity



Exterior Sign



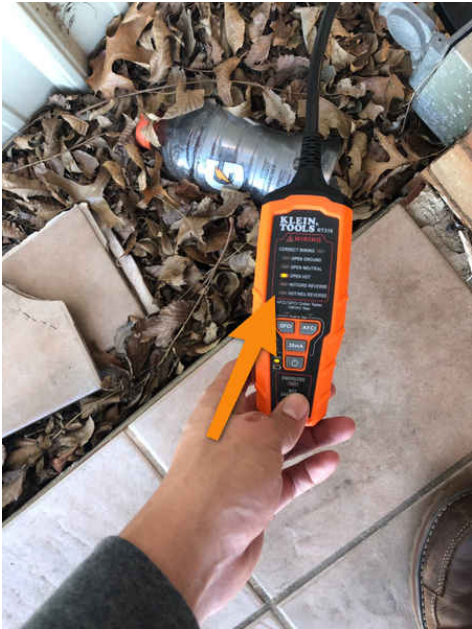
6.4.3 Lighting Fixtures, Switches & Receptacles

IMPROPERLY WIRED

The exterior receptacle exhibited signs that it was not properly wired at the time of the inspection (Open Hot). Further evaluation and correction is recommended.

Recommendation

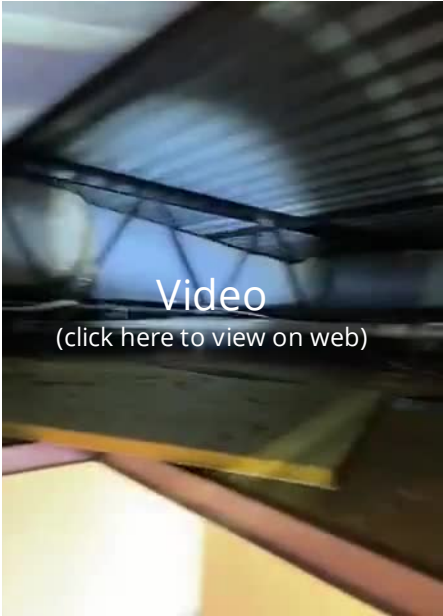
Contact a qualified professional.



7: ATTIC, INSULATION & VENTILATION

Information

General



8: DOORS, WINDOWS & INTERIOR

Information

Windows: General



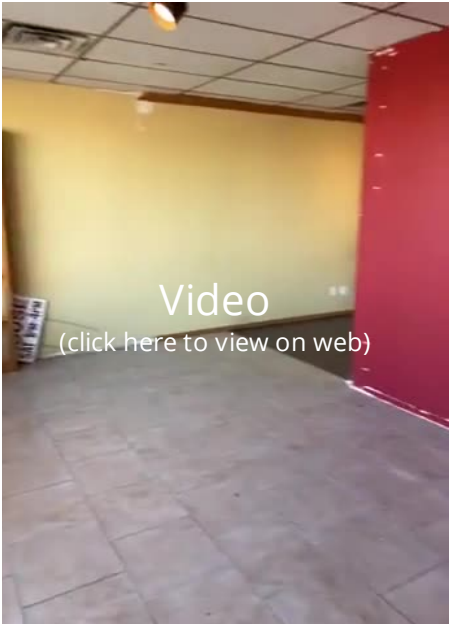
Floors: Floor Coverings
Various

Walls: Wall Material
Brick, Cement Block

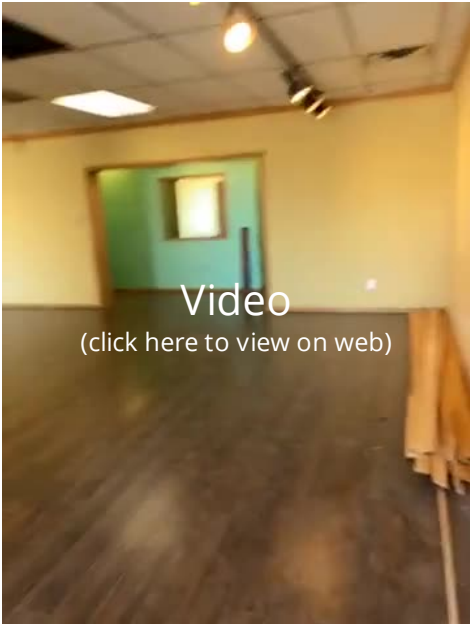
Ceilings: Ceiling Material
Ceiling Tiles



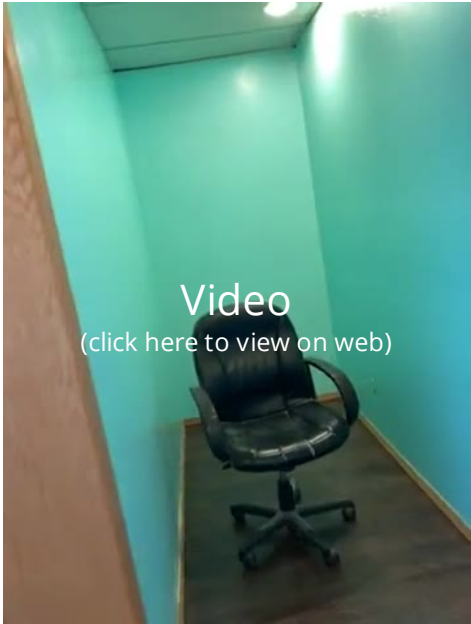
General



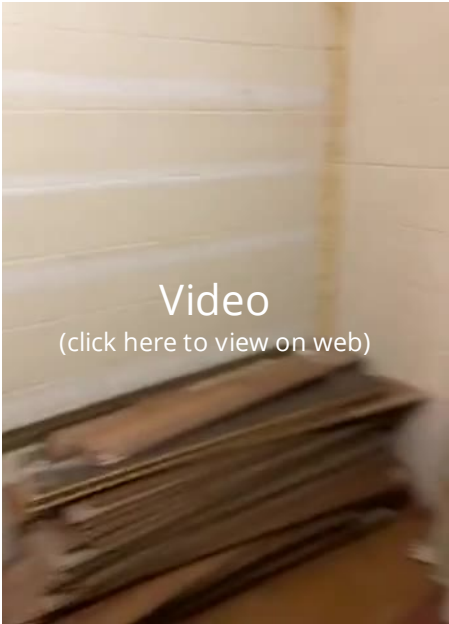
Video
(click here to view on web)



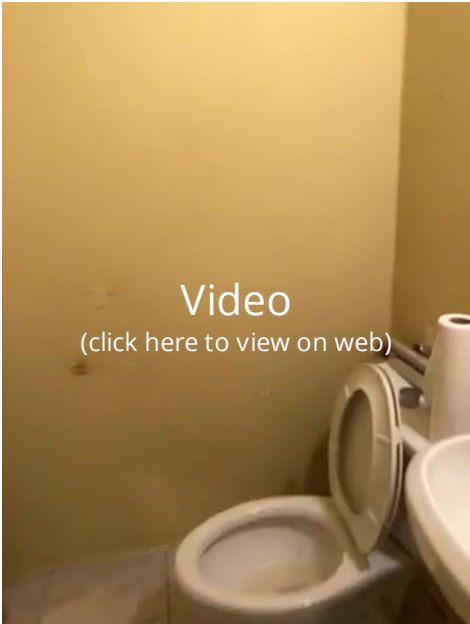
Video
(click here to view on web)



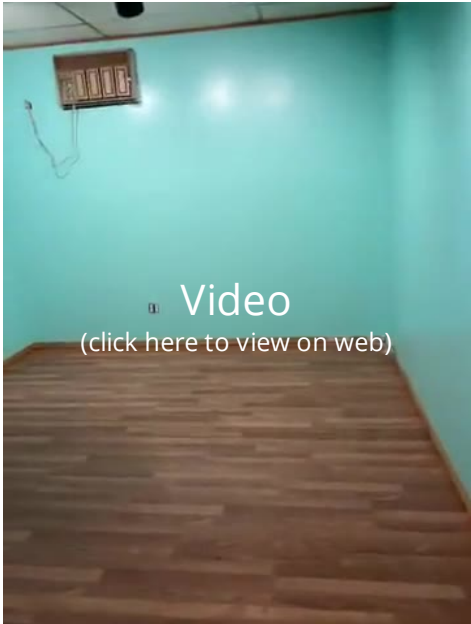
Video
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Video
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Video
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Video
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Observations

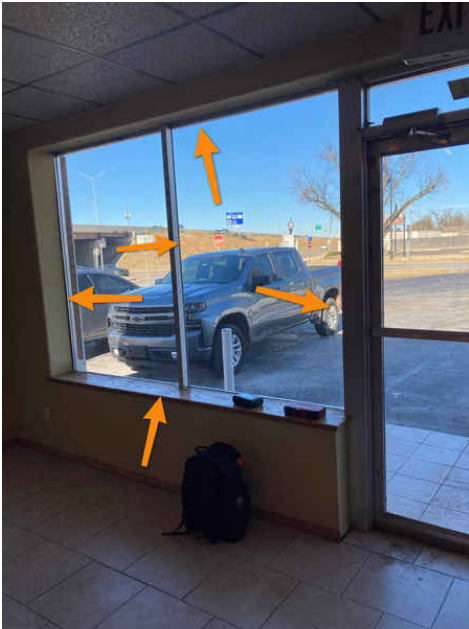
8.2.1 Windows

SEALANT MAINTENANCE

Windows showed general wear. Sealant was old, discolored and cracking at the time of inspection. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



8.3.1 Floors

DAMAGED (GENERAL)

General moderate damage visible at the time of the inspection.

Recommendation

Contact a qualified cleaning service.



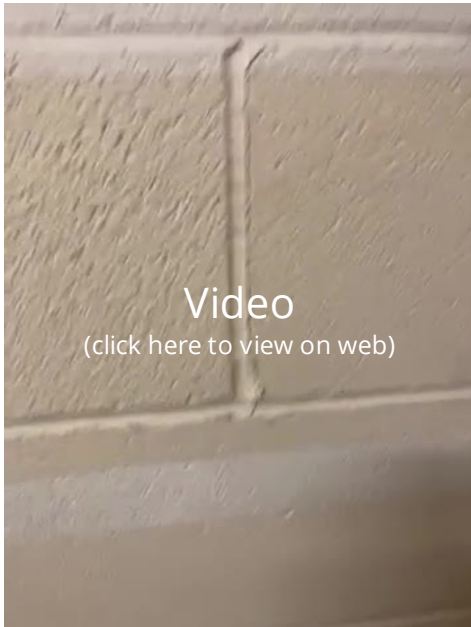
8.4.1 Walls

MINOR CORNER CRACKS/SEALING

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a building this age. Gaps should be resealed to prevent moisture intrusion.

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.

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.

Attic, Insulation & Ventilation

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.

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.