



COMMERCIAL NEEDS ASSESSMENT

16085 E 7 Mile Rd
Detroit MI 48205

Caleb Desrosiers
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Inspector

Shawn Reed

Certified Residential & Commercial Inspector
InterNACHI, Licensed Asbestos Inspector, Building
Construction Manager

(800) 822 - 1724

email@preclosinginspection.com

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RECOMMENDATION

SAFETY HAZARD

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- ⊖ 2.3.1 Roof - Flashings: Corroded - Severe
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1: INSPECTION DETAILS

Information

In Attendance Listing Agent	Occupancy Occupied, Vacant	Style Town Home Style
Temperature (approximate) 68 Fahrenheit (F)	Type of Building Multi-Family	Weather Conditions Light Rain, Cloudy

Elevations



Overview: Summary Exterior

Subject property presents well from exterior with exception of following issues:

1. Negative grading
2. Deficient downspouts either damaged or draining too close to foundation.
3. Trim components including but not limited to: fascia, window and door trim, casings, columns awnings, etc.
4. Loose railings or missing guard rails.
5. Parking lot and alley issues (see report)
6. Over grown vegetation
7. Waste management: bad placement of dumpster, debris around dumpster.

Overview: Summary Interior

Interior units present well with exception of following:

1. Bedbug issues in various units.
2. Tenants complained about rats.
3. Tub and kitchen sink deficient glazing in various units.
4. Refinish hardwood floors (all units have beautiful hardwood floors, none are refinished all worn and need attention.
5. Entry casing components both outer and inner unstable paint condition.
6. Orginal kitchen cabinets across the board, could be potential lead paint issue.
7. Some entry doors to units appear to be pre 1978 and could also present challenges pertaining to lead paint testing considering their unstable paint condition.

Overall tenants have fair housekeeping skills. Grounds generally good condition. Units cheap and cheerful with room for further development. With better updates both interior and exterior market rate rents have room to increase and improve overall cap rate.

2: ROOF

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

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

Information

Inspection Method
Binoculars, Ground

Roof Type/Style
Gable

Coverings: Material
Asphalt



Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum
Chimney flashing kits appear to be in good condition

Observations

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's 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.





2.3.1 Flashings

CORRODED - SEVERE

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

A Side both north and south ends

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	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 Brick	Siding, Flashing & Trim: Siding Style Channel
Exterior Doors: Exterior Entry Door Wood, Steel	Walkways, Patios & Driveways: Driveway Material Concrete	

Observations

3.4.1 Eaves, Soffits & Fascia
C SIDE FASCIA BOARD UNSTABLE PAINT CONDITION
Recommendation
Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

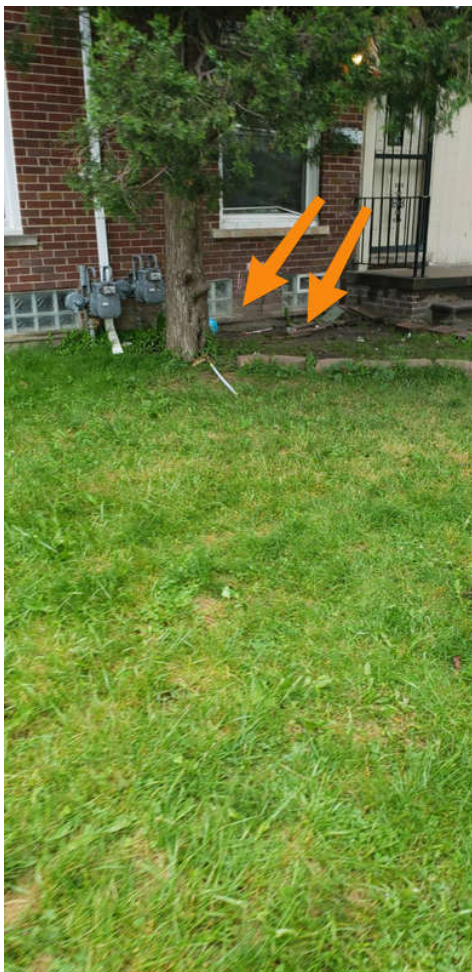
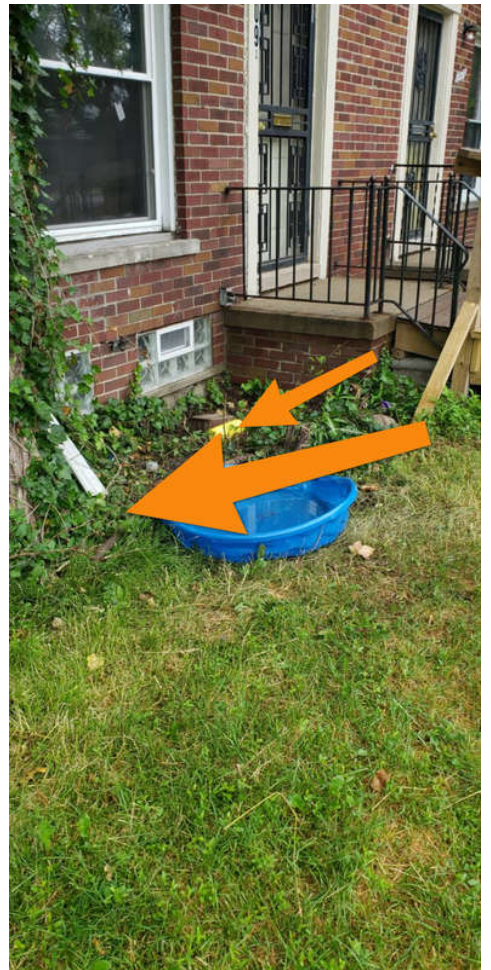
NEGATIVE GRADING

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



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

OVERGROWN

Recommendation

Contact a qualified professional.



4: ELECTRICAL

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			X
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Lighting Fixtures, Switches & Receptacles	X			
4.5	GFCI & AFCI	X			
4.6	Smoke Detectors	X			
4.7	Carbon Monoxide Detectors			X	

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Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead

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

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

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

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

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

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

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

Observations

4.1.1 Service Entrance Conductors

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



5: CORE DEFICIENCIES

		IN	NI	NP	D
5.1	16119 Exterior	X			X
5.2	Unit 16093	X			
5.3	Unit 16103	X			X
5.4	Unit 16105	X			X
5.5	Unit 16111	X			X
5.6	Unit 16115	X			X

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Information

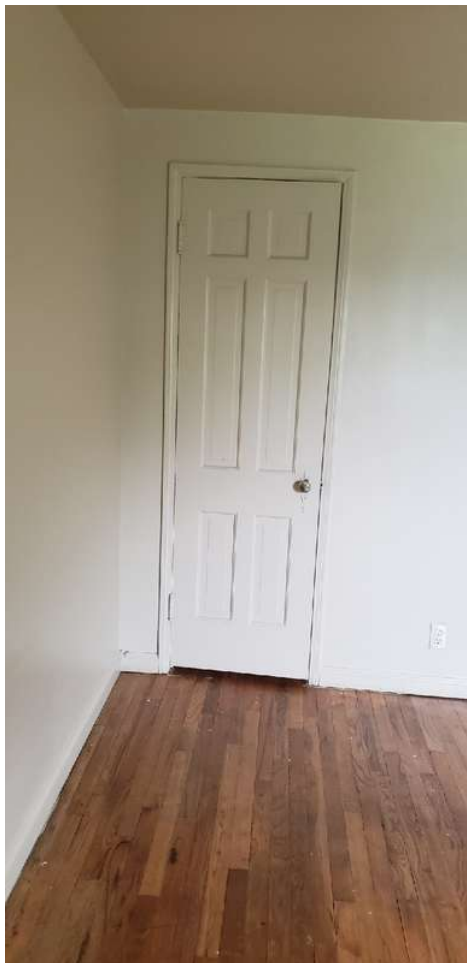
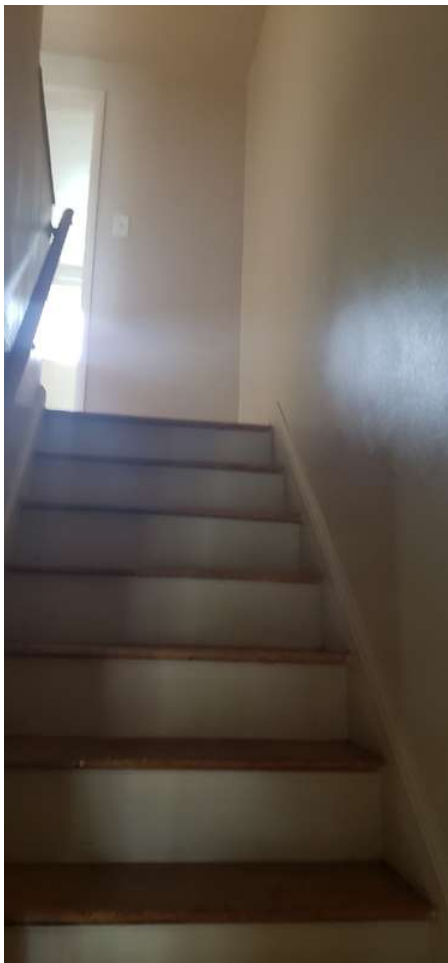
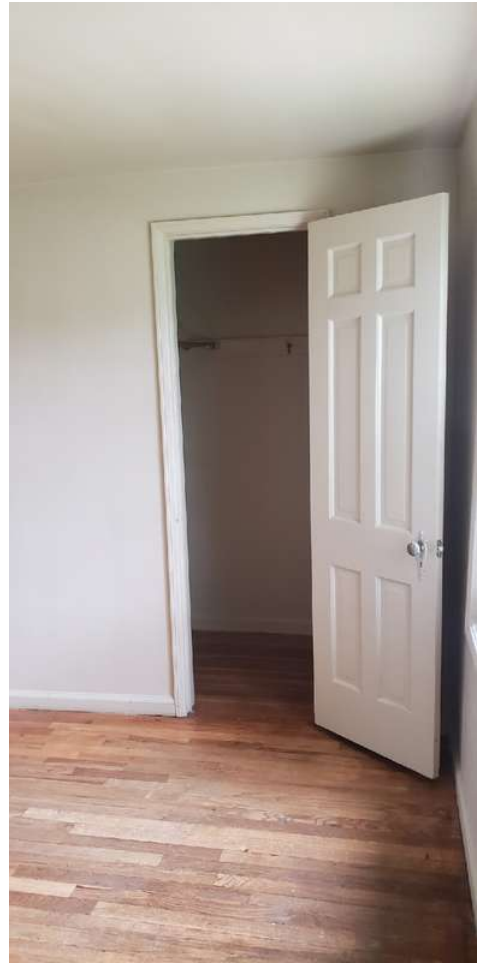
Unit 16111: Kitchen

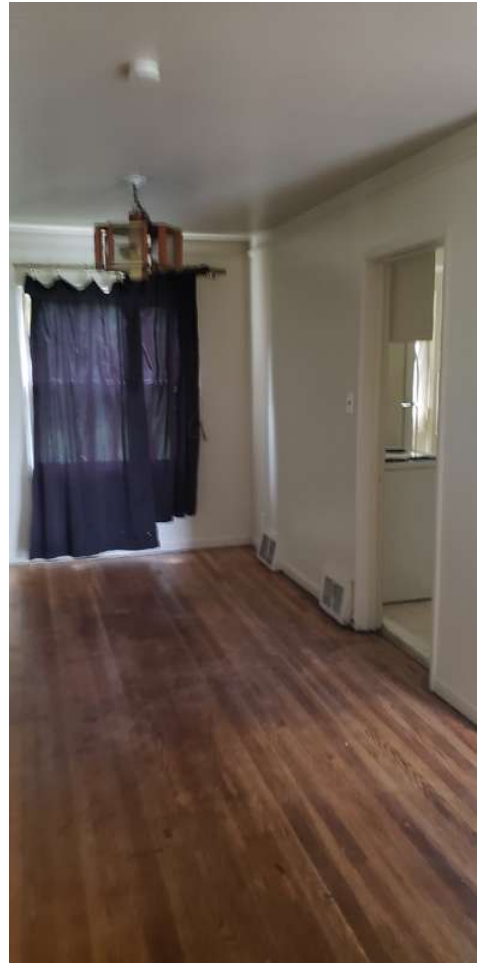


Unit 16093: Overview

Good condition. Recently renovated. Cheap and cheerful







Unit 16111: HVAC**Observations**

5.1.1 16119 Exterior

C SIDE ENTRY. UNSTABLE PAINT CONDITION ISSUES

1. Door lintel unstable paint condition
2. Milk chute unstable
3. Door outer casing unstable
4. C side inner door casing unstable

Recommendation

Contact a qualified professional.



5.1.2 16119 Exterior

FRAYED SERVICE ENTRY CABLE

Recommendation

Contact a qualified professional.



5.1.3 16119 Exterior

D SIDE ENTRY. PORCH AWNING. UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



5.1.4 16119 Exterior

DAMAGED DOWNSPOUT AT FRONT ENTRY

Recommendation

Contact a qualified professional.



5.1.5 16119 Exterior

CYCLONE FENCING MISSING GATE AND TOP RAIL, SECTION MISSING

Recommendation

Contact a qualified professional.



5.3.1 Unit 16103

WOOD SIDING PANELS A SIDE. UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



5.3.2 Unit 16103

BACK DOOR AREA UNSTABLE PAINT

Recommendation

Contact a qualified professional.



5.3.3 Unit 16103

MILK CHUTE UNSTABLE

Recommendation

Contact a qualified professional.



5.3.4 Unit 16103

BACK STORM DOOR MISSING UPPER SASH

Recommendation

Contact a qualified professional.



5.4.1 Unit 16105

**FRONT ENTRY OUTER CASING UNSTABLE PAINT
CONDITION**

Recommendation

Contact a qualified professional.



5.4.2 Unit 16105

BACK ENTRY MISSING HEAVY STORM

Recommendation

Contact a qualified professional.



5.4.3 Unit 16105

BACK ENTRY DEFICIENT COMPONENTS

1. Unstable paint inner casing, outer casing, lintel

Recommendation

Contact a qualified professional.



5.4.4 Unit 16105

BACK DOOR OFF HINGES

Recommendation

Contact a qualified professional.



5.4.5 Unit 16105

OVERVIEW

Recommendation

Contact a qualified professional.





5.5.1 Unit 16111

BACK PORCH RAILING DEFICIENT

Not secure

Recommendation

Contact a qualified professional.



5.5.2 Unit 16111

MILK CHUTE UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



5.5.3 Unit 16111

C SIDE. BACK DOOR. UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



5.5.4 Unit 16111

WINDOW C SIDE. CRACKED WINDOW SASH

Recommendation

Contact a qualified professional.



5.5.5 Unit 16111

RAMP NOT ADA COMPLIANT

Recommendation

Contact a qualified professional.



Safety Hazard



5.5.6 Unit 16111

FRONT ENTRY HEAVY STORM CORRODED

Recommendation

Contact a qualified professional.



5.5.7 Unit 16111

**FRONT ENTRY OUTER CASING UNSTABLE PAINT
CONDITION**

Recommendation

Contact a qualified professional.



5.5.8 Unit 16111

HARDWOOD FLOORS NEED REFINISHING

Recommendation

Contact a qualified professional.



5.5.9 Unit 16111

KITCHEN SINK NEEDS GLAZING

Recommendation

Contact a qualified professional.



5.5.10 Unit 16111

KITCHEN: ORIGINAL CABS. UNSTABLE PAINT

Recommendation

Contact a qualified professional.



5.5.11 Unit 16111

BASEMENT STAIRWELL: SLAB UNSTABLE PAINT. DOOR STICKS

Recommendation

Contact a qualified professional.



5.5.12 Unit 16111

EFFLOURENCE DETECTED ON FOUNDATION WALL

Recommendation

Contact a qualified professional.



5.5.13 Unit 16111

LAUNDRY TUB LEAKING

Recommendation

Contact a qualified professional.



5.5.14 Unit 16111

WATER HEATER WATER SUPPLY LINES MISSING DIELECTRIC UNIONS

Recommendation

Contact a qualified professional.



5.5.15 Unit 16111

TOILET LOOSE

Recommendation

Contact a qualified professional.



5.6.1 Unit 16115

**FRONT ENTRY OUTER DOOR CASING UNSTABLE PAINT
CONDITION**

Recommendation

Contact a qualified professional.



5.6.2 Unit 16115

FRONT ENTRY STORM DOOR DAMAGED

Recommendation

Contact a qualified professional.



5.6.3 Unit 16115

ADDRESS PLATE. UNSTABLE PAINT CONDITION

Recommendation

Contact a qualified professional.



5.6.4 Unit 16115

DOWNSPOUT A SIDE. DRAINING TOO CLOSE TO FOUNDATION

Recommendation

Contact a qualified professional.



5.6.5 Unit 16115

A SIDE UPPER FLOOR WINDOW DOCUMENT WEATHER SEAL IN WINDOW SASH

Recommendation

Contact a qualified professional.



5.6.6 Unit 16115

FASCIA BOARD UNSTABLE PAINT CONDITION A SIDE AT VALLEY

Recommendation

Contact a qualified professional.



5.6.7 Unit 16115

**BACK DOOR. C SIDE. DOOR LINTEL UNSTABLE PAINT
CONDITION**

Recommendation

Contact a qualified professional.



6: PARKING AREA | LOT

		IN	NI	NP	D
6.1	Overview of parking lot	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Observations

6.1.1 Overview of parking lot

NO MARKED PARKING STALLS

Recommendation

Contact a qualified professional.



6.1.2 Overview of parking lot

NO SIGNAGE

Recommendation

Contact a qualified professional.



6.1.3 Overview of parking lot

BAD PLACEMENT OF DUMPSTER

Recommendation

Contact a qualified professional.



6.1.4 Overview of parking lot

OVERGROWN VEGETATION

Recommendation

Contact a qualified professional.



6.1.5 Overview of parking lot

BUSTED CONCRETE

Recommendation

Contact a qualified professional.



6.1.6 Overview of parking lot

ALLEY HAS POT HOLES, UNEVEN SURFACE

Back fill with aggregate

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.

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.

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- 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.