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SAMPLE COMMERCIAL INSPECTION REPORT

12841 Iowa Ave NE
Alliance, OH 44601

Sample
JANUARY 27, 2022

Inspector
Todd Hoffmeyer
Lic #OHI.2019004115 Exp Date: 8-1-2025
330-614-0054
todd@topchoice-homeinspections.com

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INTRODUCTION

Thank you! We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, noncosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report is offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (https://ccpia.org/standards-of-practice). The scope of the inspection is outlined in the Inspection Agreement, agreed to, and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guarantee that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited and is also affected by the conditions that appear at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value-added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut-off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required

to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the-cuff comments made by contractors (made after the fact), which often differ from ours. Don’t be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, “I can’t believe you had this building inspected and they didn’t find this problem.” There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible

to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive and is generally non-invasive. It is performed in this manner because at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling are all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

WE'RE HERE to HELP! If you have questions about either the contents of this report or about the property, please don't hesitate to contact us for help, no matter how much time has passed since your inspection. We'll be happy to answer your questions to the best of our ability.

I represent a full member of the Certified Commercial Property Inspectors Association CCPIA-000689.

Again, thank you very much for choosing me to perform your inspection!

Sincerely, Todd Hoffmeyer

on behalf of TC Property Inspections

NOTICE TO THIRD PARTIES: This report is the exclusive property of TC Property Inspections and the Client(S) listed and is neither transferable nor should be relied upon by any third parties. Our inspection and this report have been performed with a written agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather retain the services of an appropriately qualified inspector of their choice to provide them with their own inspection and report.

SUMMARY

11.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Metal water & gas pipes not bonded, no jumpers

11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Mismatched breakers

11.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Wires near attic access

11.4.1 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Cover plates missing

11.4.2 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Overloaded light switch

11.4.3 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Inadequate stairway lighting

11.4.4 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Light switches: poorly located

11.4.5 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Outlets: inoperable

11.4.6 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Light Inoperable

11.4.7 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): Two-prong outlets (upgrade recommendation)

11.4.8 Electrical - Lighting Fixtures, Switches & Receptacles (a representative sample): No tamper resistant type outlets (upgrade recommendation)

11.5.1 Electrical - GFCI & AFCI: Outlet: no GFCI protection

11.5.2 Electrical - GFCI & AFCI: No AFCI protection installed (upgrade recommendation)

11.7.1 Electrical - Carbon Monoxide Detectors: None found

12.1.1 Cooking Area - Cooking Equipment: Tip hazard

12.1.2 Cooking Area - Cooking Equipment: No exhaust hoods

13.2.1 Doors, Windows & Interior - Windows (a representative sample): Broken window pane

13.2.2 Doors, Windows & Interior - Windows (a representative sample): Failed Seal

13.5.1 Doors, Windows & Interior - Ceilings: Stains on Ceiling

13.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Non-graspable handrails

13.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: Low handrail height

13.6.3 Doors, Windows & Interior - Steps, Stairways & Railings: Open ended handrails

13.6.4 Doors, Windows & Interior - Steps, Stairways & Railings: Non continuous handrail

14.1.1 Fireplaces - Gas/LP Firelogs & Fireplaces: Unvented gas logs, not tested or verified

1: INSPECTION DETAILS

Information

In Attendance
Client

Type of Building
Event Center

Year built
1965

Occupancy
Furnished, Vacant

Temperature (approximate)
25 Fahrenheit (F)

Weather Conditions
Clear, Cold

2: ROOF

		IN	NI	NP
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

Information

Inspection Method
Ground, Camera pole

Roof Type/Style
Gable

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Metal

Type of roof-covering described
Metal



Limitations

General

LACK OF ACCESS (TOO HIGH/TOO STEEP)

ROOF

The Inspector could not safely walk the roof due to its height or steep slope and inspected the roof-covering materials and components from the ground, ladder, and/or camera on a pole. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the Inspection. If you wish to have a more detailed roof inspection, consult a qualified roofing contractor with the equipment required to access the entire roof safely.

General

ROOF: SNOW COVERED

The roof was not fully visible or accessible due to snow, ice, or frost. Approximately 20 percent of the roof covering was not visible. Recommend asking the seller to provide more information or have a more detailed roof inspection by a licensed roofing contractor when not hidden by weather elements.


Observations

2.2.1 Roof Drainage Systems

CLAY TILE DRAIN LINES

MAINLY REAR SIDE

Ground drain lines for downspouts were clay tiles. This type of drain pipe is known to leak roof run-off near the foundation. Replacement is recommended.

Recommendation

Contact a qualified Qualified Contractor


2.4.1 Skylights, Chimneys & Other Roof Penetrations

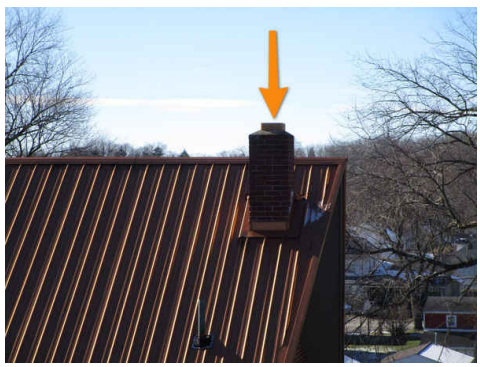
NO RAIN CAP

CHIMNEY

The brick chimney had no rain cap installed. Rain caps should be provided to prevent moisture intrusion and help prevent freeze/thaw cycle damage to the chimney's structure.

Recommendation

Contact a qualified Qualified Contractor



3: EXTERIOR

		IN	NI	NP
3.1	Eaves, Soffits & Fascia	X		
3.2	Siding, Flashing & Trim	X		
3.3	Doors & Windows	X		
3.4	Walkways, Patios & Driveways	X		
3.5	Steps, Stairs, Handrails, Guardrails	X		
3.6	Vegetation, Grading, Drainage & Retaining Walls	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Siding, Flashing & Trim: Type of wall cladding material described
Brick

Doors & Windows: Exterior Entry Door
Steel, Wood

Walkways, Patios & Driveways: Driveway/Parking Lot Material
Asphalt

Observations

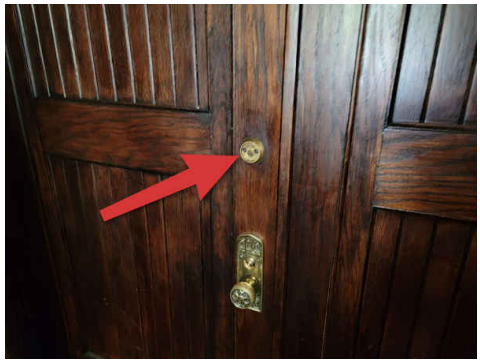
3.3.1 Doors & Windows

Safety Hazard

KEYED DEADBOLT

FRONT SIDE

One entry door has a deadbolt installed with no handle on the inside. The lock requires a key to open from both sides. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit then, causing entrapment. It would be best if you replaced key-only deadbolts with a handle on the inside of entry doors.



Recommendation

Contact a qualified Qualified Contractor

3.3.2 Doors & Windows

INADEQUATE THRESHOLD HEIGHT AT BASEMENT WALKOUT, NO DRAIN

BASEMENT DOOR

The basement door threshold was lower than the recommended height of four to six inches from the concrete slab. No drain was found.

Recommendation

Recommend monitoring.

3.3.3 Doors & Windows

DOOR SILL/TRIM: ROT

LEFT SIDE - FACING FRONT

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified Qualified Contractor

3.3.4 Doors & Windows

Safety Hazard

DEEP WINDOW WELLS: NO GRATES (FALL HAZARD)

MAINLY FRONT SIDE

Deep window wells had no grates. This condition may represent a danger to anyone walking nearby, especially small children and pets. Recommend that a qualified contractor install grates per standard building practices.

Recommendation

Contact a qualified Qualified Contractor

3.4.1 Walkways, Patios & Driveways

CONCRETE SLAB: IMPROPER SLOPE TOWARDS FOUNDATION

LEFT SIDE - FACING FRONT

A small concrete slab has a neutral or negative slope that does not appear to drain water away from the building's foundation properly. This could lead to water intrusion or foundation issues. A concrete leveling contractor should be able to correct as necessary.

Recommendation

Contact a qualified concrete contractor.

3.4.2 Walkways, Patios & Driveways

PARKING LOT: MODERATE SURFACE DETERIORATION

The asphalt parking had areas of moderate surface deterioration which should be replaced or patched with an appropriate material. Cracks exceeding 1/4" will need to be replaced or filled with an appropriate sealant. You should seal the entire surface annually to avoid continued damage from freezing moisture.

Recommendation

Contact a qualified Qualified Contractor




3.5.1 Steps, Stairs, Handrails, Guardrails

Safety Hazard

GUARDRAILS: LARGE OPENINGS

DECK

Guardrails had no balusters. This can be a safety hazard for children. Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter or 6 inches in diameter at triangular spaces between stair edges and guardrails. For safety reasons, correction is recommended.

Recommendation

Contact a qualified Qualified Contractor

3.5.2 Steps, Stairs, Handrails, Guardrails

Safety Hazard

NO HANDRAIL AT STEPS

BASEMENT STAIRWAY

These steps had no handrail. Widely-accepted modern safety standards dictate that stairs with four or more risers should have a handrail. A fall or injury could occur if not corrected.

A qualified contractor should perform all work.

Recommendation

Contact a qualified Qualified Contractor

3.5.3 Steps, Stairs, Handrails, Guardrails

CLIMBABLE GUARDRAIL

DECK

Horizontal guardrail components made the guardrail assembly climbable. Safe building practices dictate that the guardrails should not be climbable. This condition could be hazardous to children.

Recommendation

Contact a qualified Qualified Contractor

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

WINDOW WELL WALL: SHIFTED/LEANING

FRONT SIDE

Retaining wall is showing signs of failing. There is poor drainage around the premiter of this wall. Recommend qualified contractor evaluate and repair.

Recommendation

Contact a qualified Qualified Contractor

4: WOOD DECKS AND BALCONIES

		IN	NI	NP
4.1	Deck and Balconies	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Deck and Balconies: Material
Wood

Observations

4.1.1 Deck and Balconies

IMPROPERLY ATTACHED TO BRICK WALL CLADDING

DECK

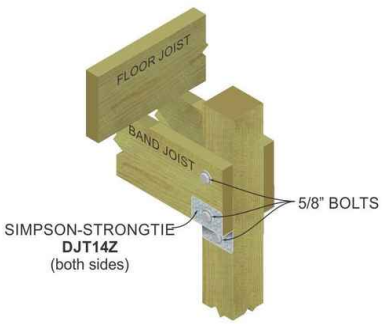
The ledger board is improperly attached to the building's brick wall cladding. This is not allowed and can cause damage to the brick or cause the deck to pull away from the building and collapse.

4.1.2 Deck and Balconies

WEAK GRIDER SUPPORT

DECK

The girder of the deck was improperly relying on the shear strength of the fasteners. Girders should bear directly on posts with the proper type and amount of fasteners. Recommend that a qualified contractor repair per standard building practices.



5: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP
5.1	Foundation	X		
5.2	Basements & Crawlspaces	X		
5.3	Floor Structure	X		
5.4	Wall Structure	X		
5.5	Ceiling Structure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Foundation: Material
Tile block

Floor Structure: Material
Not visible

Floor Structure: Sub-floor
Not visible

Floor Structure: Basement/Crawlspace Floor
Concrete

Limitations

Foundation

FINISHED WALLS

The foundation walls were mostly hidden from view, limiting inspection to visible areas only.

Observations

5.1.1 Foundation

Safety Hazard

WALL: LEANING INWARD

WELL WATER PUMP ROOM

Horizontal cracking from the inward movement was observed at one foundation wall. Inward movement and cracks like the ones observed are typically consistent with soil movement and could lead to serious damage to structural components. There is poor drainage near the exterior of this wall. This Inspector recommends further evaluation and correction by a qualified structural engineer or foundation contractor.

Recommendation

Contact a foundation contractor.

5.2.1 Basements & Crawlspaces

HIGH MOISTURE LEVEL

WELL WATER PUMP ROOM

High levels of moisture were noted in one area of the basement. Recommend monitoring and finding the source of moisture intrusion to prevent damage to the structure.

Recommendation

Contact a qualified Qualified Contractor

6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP
6.1	Insulation of Unfinished Spaces	X		
6.2	Ventilation	X		
6.3	Exhaust Systems			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Insulation of Unfinished Spaces:
Insulation Type
Batt, Fiberglass

Ventilation: **Ventilation Type**
Gable Vents

Observations

6.1.1 Insulation of Unfinished Spaces

INSULATION AMOUNT LESS THAN CURRENT STANDARDS (UPGRADE RECOMMENDATION)

ATTIC

The attic insulation depth is less than the recommended amount. The modern recommended value is R-38 or better. Recommend adding insulation to improve energy efficiency.

Recommendation

Contact a qualified insulation contractor.

6.1.2 Insulation of Unfinished Spaces

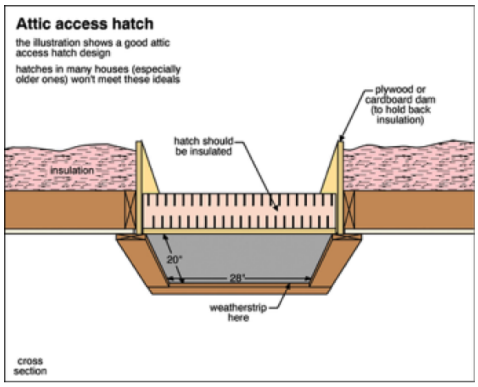
CEILING HATCHES: NOT INSULATED

THROUGHOUT

The attic access hatches were not insulated. Recommend insulating to reduce unwanted heat loss/gain.

Recommendation

Contact a qualified insulation contractor.



7: HEATING AND VENTILATION

		IN	NI	NP
7.1	Normal Operating Controls	X		
7.2	Equipment	X		
7.3	Distribution Systems	X		
7.4	Vents, Flues & Chimneys	X		
7.5	Presence of Installed Heat Source in Each Room	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Normal Operating Controls:
Number of zones
6

Equipment: Brand
National US

Equipment: Age
50 years

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Hydronic, Boiler, Non-condensing

Equipment: Heat distribution
Finned tubed baseboards, Hot water

Observations

7.2.1 Equipment

Safety Hazard

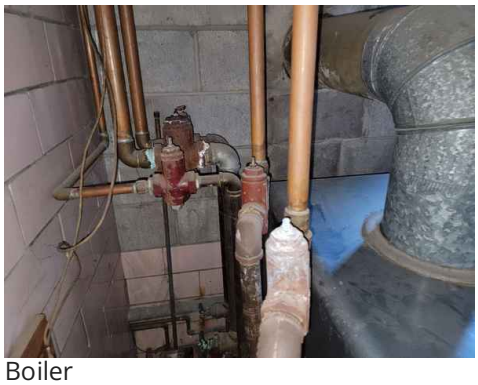
BOILER: LEAKS FOUND, SERVICE NEEDED

The gas-fired boiler had water dripping from the drain valve and one finned tubed baseboard. This unit is older than 50 years. I cannot predict how long this unit will last before a replacement is needed. Recommend a licensed HVAC contractor evaluate and service the entire system to ensure that the unit is operating to the data plate specs.

Recommendation

Contact a qualified HVAC professional.


Boiler: drain valve leak


Boiler


Boiler


Baseboard radiator: leak (north side - 2nd floor Stairway)

7.2.2 Equipment

Safety Hazard

INSUFFICIENT COMBUSTION AIR SUPPLY

BASEMENT

The combustion air supply for the gas-fired boiler and water heater appeared to be insufficient. Insufficient combustion air may cause incomplete combustion that can produce excessive amounts of invisible, odorless, tasteless, toxic gases like carbon monoxide. For safety reasons, recommend a licensed HVAC contractor evaluate and correct as necessary.

Recommendation

Contact a qualified HVAC professional.

7.3.1 Distribution Systems

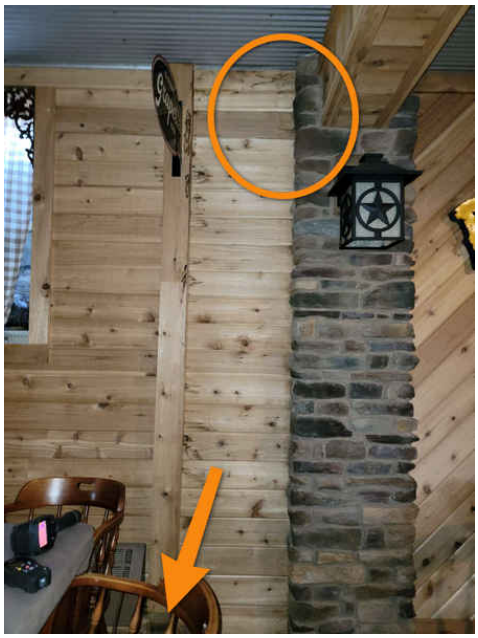
INDICATIONS OF PREVIOUS LEAKS

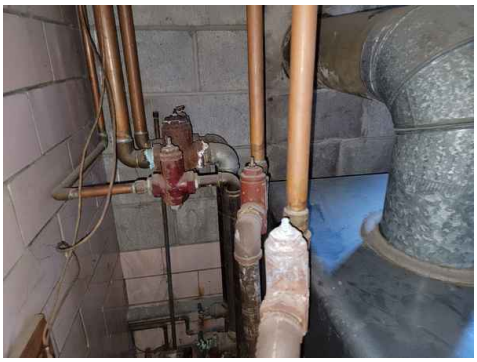
BASEMENT

Water stains were visible on ceilings and walls in the lower level. These water stains had no elevated readings on the moisture meter at the time of my inspection. Several water pipe fittings at the boiler had indications of previous leakage. Recommend having a licensed HVAC contractor evaluate to ensure that the leak source has been corrected.

Recommendation

Contact a qualified HVAC professional.





7.3.2 Distribution Systems

BASEBOARDS: DAMAGE, MISSING COVER

BASEMENT (NORTH SIDE)

One or more finned tubed baseboards had damage and were missing covers.

Recommendation

Contact a qualified HVAC professional.

8: COOLING

		IN	NI	NP
8.1	Normal Operating Controls		X	
8.2	Cooling Equipment		X	
8.3	Distribution System	X		
8.4	Presence of Installed Cooling Source in Each Room	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Normal Operating Controls: Zones
4

Cooling Equipment: Brand
York

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Split

Limitations

Cooling Equipment

LOW OUTDOOR TEMPERATURE

The outside air was below 65 degrees at the time of my inspection. A/C systems are not tested when the outside air temperature is 65 degrees or less. Colder temps make it difficult to determine the proper function and potentially damage an air conditioner's components.

Cooling Equipment

DATA PLATE NOT LEGIBLE

Observations

8.2.1 Cooling Equipment

PAST AVERAGE LIFE EXPECTANCY - NOT TESTED (LOW OUTDOOR TEMP)

A/C UNITS

The A/C system is 22 years old and requires R-22 refrigerant to recharge the units, which is being phased out and will rise in cost and/or may no longer be available for use.

For Further Information Phaseout of Ozone-Depleting Substances: www.epa.gov/ozone/title6/phaseout

A system at this point in its lifespan might need replacement at any time.

The outside air was below 65 degrees at the time of my inspection. A/C systems are not tested for proper operation when the outside air temperature is 65 degrees or less. Colder temps make it difficult to determine the proper function and can potentially damage components of an air conditioner.

Recommend service by a licensed HVAC contractor to ensure this unit is operating according to the data plate specs.

Recommendation

Contact a qualified HVAC professional.






8.2.2 Cooling Equipment

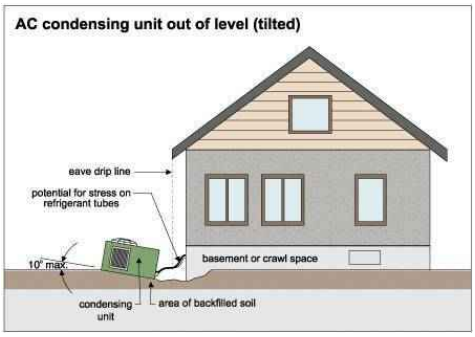
UNIT NOT LEVEL

OUTSIDE A/C UNIT (LEFT, FRONT SIDE)

The pad supporting one outdoor condensing unit was not level. This can cause accelerated deterioration of components. Recommend correction by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



8.3.1 Distribution System

FILTERS: DIRTY

VARIOUS

Air filters should be checked often and replaced per manufacturers' recommendations to maintain air quality and ensure the proper function of the HVAC system.

Recommendation

Contact a qualified HVAC professional.

9: PLUMBING

		IN	NI	NP
9.1	Private Water Well System	X		
9.2	Water Supply, Distribution Systems & Fixtures	X		
9.3	Hot Water Systems, Controls, Flues & Vents	X		
9.4	Drain, Waste, & Vent Systems	X		
9.5	Fuel Storage & Distribution Systems	X		
9.6	Sump Pump			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Water Source
Well

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

Water Supply, Distribution Systems & Fixtures: Distribution Material (were visible)
Copper

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

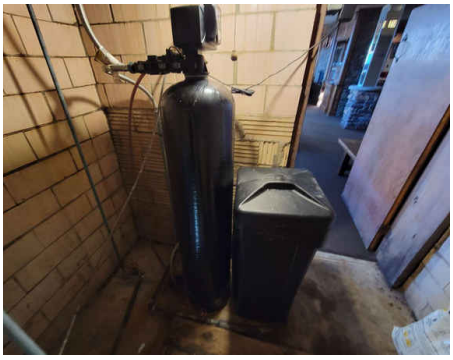
Hot Water Systems, Controls, Flues & Vents: Water Heater Venting Method
Gas-fired water heater
Atmospheric vent

Drain, Waste, & Vent Systems: Material
PVC, Galvanized

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter, Outside

Filters
Water softener/conditioner

Water softeners and filters are beyond the general home inspection. Recommend service by a qualified water specialist.



Private Water Well System: Private well water

A properly constructed and maintained supply well will provide you with many years of quality service. The National Ground Water Association recommends routine annual maintenance checks to ensure the proper operation of the well, prolong its years of service, and monitor the water quality.

Routine inspection of a water well system can help ensure it is operating properly, prolong its useful life, and protect your investment. But, most importantly, inspections can protect your health by discovering issues that could result in water quality problems presenting a health risk.

Here is a helpful website for well water owners.

Private Water Well System: Main water shut-off & pressure tank location

Basement, Front side

Although the Inspector did not operate it, the main water supply shut-off valve could be difficult to operate, leak or become inoperable in the future.

Main water shut-off

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

Electric, Gas

Hot Water Systems, Controls, Flues & Vents: Age (per manufacture date)

2

Here is a good link to InterNACHI's Standard Estimated Life Expectancy Chart for Homes

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

Kitchen sink

131 °F

Generally accepted safe water temperatures are around 125 degrees Fahrenheit at faucets. If temperatures are higher than 125 degrees, recommend adjusting the setting on the water heater to a temperature to help prevent scalding. However, there is an increased risk of Legionella bacteria in the tank if the temperature is too low.

There's no perfect temperature from your water heater, so to help prevent the risk of scalding and bacteria growth, consider having a qualified plumber install a tempering valve.

Hot Water Systems, Controls, Flues & Vents: Service water heaters annually

Water Heater

Recommend flushing & servicing your water heater tanks annually for optimal performance.

Here is a nice maintenance guide from Lowe's to help.

Limitations

Private Water Well System

WATER WELL INSPECTION DISCLAIMER

Potable water for the building was supplied by private water located on the property. Inspection of water wells lies beyond the scope of the Inspection, and the Inspector disclaims responsibility for determining its performance or the electrical for mechanical well equipment. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you have this well inspected by a qualified contractor.

Although the Inspector may include comments in this report concerning matters related to the well, this should not be construed to mean that the Inspector has performed a full evaluation of the well performance and equipment. Full evaluation would require a specialist inspection.

Hot Water Systems, Controls, Flues & Vents

BURNER CHAMBER, LIMITED VISIBILITY

GAS-FIRED WATER HEATER

The view inside the burner chamber on this water heater was restricted (FVIR type water heater).

Fuel Storage & Distribution Systems

GAS PIPING AND FITTINGS

Exhaustive inspection of gas piping and fittings with leak detection equipment is beyond the inspection scope. Any changes or service to the gas supply system that involves the operation of valves may increase the likelihood that a leak develops in the future. If you detect the smell of gas at any time, immediately contact your local fire department.

Observations

9.2.1 Water Supply, Distribution Systems & Fixtures

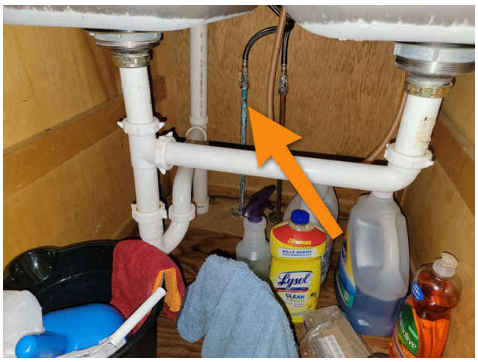
WATER LEAKING FROM A SHUT-OFF VALVE

BENEATH 1ST FLOOR KITCHEN SINK

I observed water dripping from a shut-off valve. Recommend correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Water Supply, Distribution Systems & Fixtures

GARDEN HOSE CONNECTED DURING WINTER

OUTSIDE (FRONT SIDE)

Garden hoses should be disconnected from outdoor faucets before temperatures drop below freezing to prevent damage to pipes.

9.4.1 Drain, Waste, & Vent Systems

DRAIN PIPE LEAKS

BENEATH LOWER LEVEL KITCHEN SINK

I observed water dripping from the drainpipe connection beneath one sink. Recommend correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

9.4.2 Drain, Waste, & Vent Systems

OLDER DRAIN PIPES

LOWER KITCHEN

A few visible waste drain pipes were galvanized. These types of materials will eventually need future repair or replacement. No detectable water leaks were noted at this time.

Recommendation

Recommend monitoring.

10: RESTROOMS

		IN	NI	NP
10.1	Bathroom Toilets	X		
10.2	Sinks, Tubs & Showers	X		
10.3	Cabinetry, Ceiling, Walls & Floor	X		
10.4	Door	X		
10.5	Heat Source in Bathroom			X
10.6	Bathroom Exhaust Fan / Window	X		
10.7	GFCI protection & Electric	X		

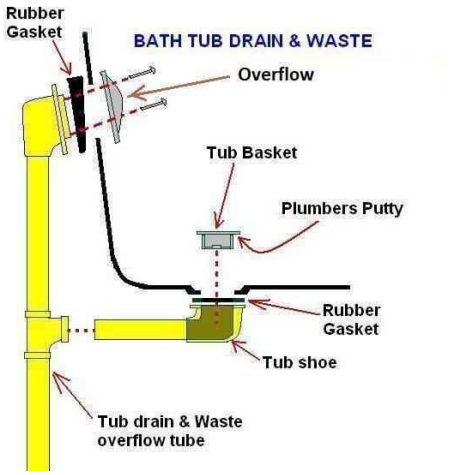
IN = Inspected NI = Not Inspected NP = Not Present

Limitations

Sinks, Tubs & Showers

TUB/SINK OVERFLOWS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. It would be best to exercise care in filling tubs not to allow water into the overflow. While they will likely drain away from the bulk of water, some leaking should be anticipated. A licensed plumber could check the gaskets and make repairs deemed necessary to improve. Again, it should be assumed these overflows will not be water-tight.



Observations

10.1.1 Bathroom Toilets

URINAL OUT OF ORDER - NOT TESTED

MENS, LOWER LEVEL

The urinal had out of order sign attached and was not tested. Recommend further evaluation and correction as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

10.1.2 Bathroom Toilets

TOILET LOOSE FROM FLOOR

WOMENS, LOWER LEVEL

The toilet was loose from the floor. Repairs will involve re-setting the toilet on a new wax seal.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Heat Source in Bathroom

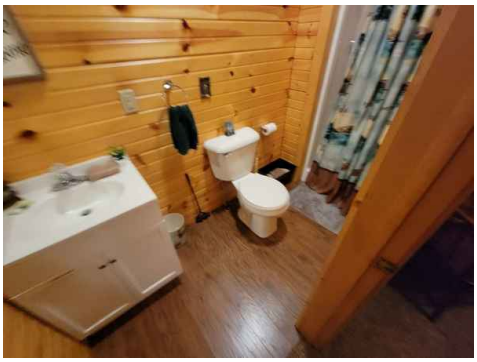
NO HEAT SOURCE

SUITE BATHROOMS

No heat source was found in the two bathrooms. Every bathroom should have a source of heat.

Recommendation

Contact a qualified Qualified Contractor



10.6.1 Bathroom Exhaust Fan / Window

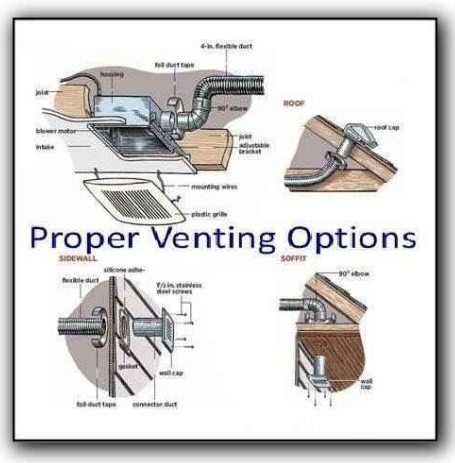
EXHAUST FANS: NO EXTERIOR DAMPER

SUITE BATHROOMS

No exterior damper was provided for any of the bathroom exhaust fans. This could result in moisture damage and mold in the attic. Exterior dampers should be provided for all exhaust fans.

Recommendation

Contact a qualified Qualified Contractor



11: ELECTRICAL

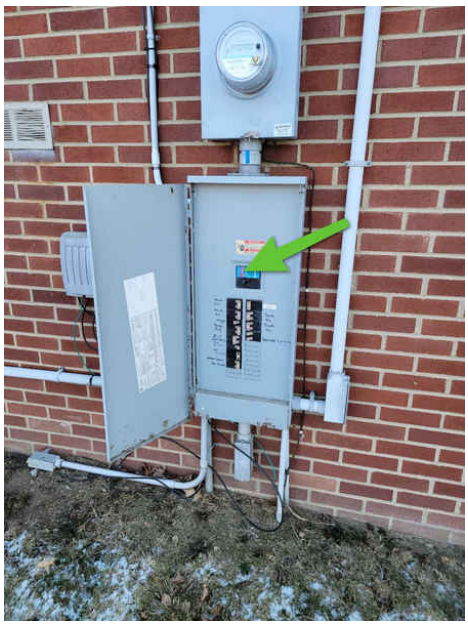
		IN	NI	NP
11.1	Service Entrance Conductors	X		
11.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
11.3	Branch Wiring Circuits, Breakers & Fuses	X		
11.4	Lighting Fixtures, Switches & Receptacles (a representative sample)	X		
11.5	GFCI & AFCI	X		
11.6	Smoke Detectors	X		
11.7	Carbon Monoxide Detectors			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior wall (rear side)



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: System grounding material & type (were visible)
Ground rod beneath meter

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Observations

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

Safety Hazard

FPE STAB-LOK PANEL

KITCHEN SUB-PANEL

One distribution panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a licensed electrician concerning the necessity for replacing this panel.

Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

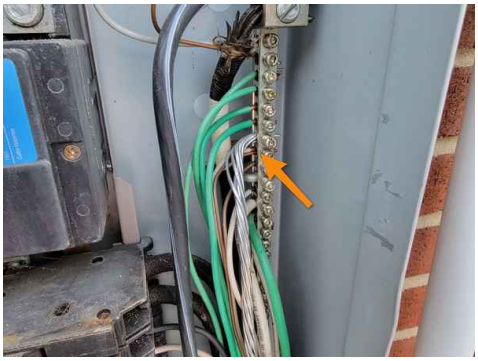
Recommendation

Contact a qualified electrical contractor.

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

DOUBLED NEUTRAL WIRE

MAIN SERVICE PANEL



Only one neutral wire (white in color) is permitted per lug to ensure a proper physical connection and ensure that a qualified person can work each circuit independently. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

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

METAL WATER & GAS PIPES NOT BONDED, NO JUMPERS

The interior metal water piping and other metal piping that may become energized should be bonded to the service equipment with a bonding jumper sized the same as the grounding electrode conductor. Recommend further evaluation of the grounding and bonding system by a licensed electrician.

Recommendation

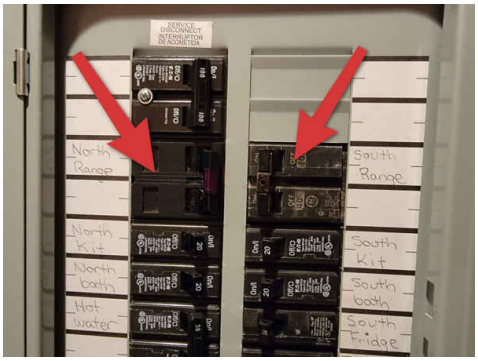
Contact a qualified electrical contractor.

11.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

MISMATCHED BREAKERS

UTILITY CLOSET SUB-PANEL



Two circuit breakers are a different brand than the panel manufacturer. Because circuit breakers made by other manufacturers vary in design, panel manufacturers typically require those breakers manufactured by their company to be used in their panels. Breakers from one manufacturer used in another manufacturer's panel may result in poor connections, creating a potential fire or shock/electrocution hazard. Recommend further evaluation and correction as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

11.3.2 Branch Wiring Circuits, Breakers & Fuses

WIRES NEAR ATTIC ACCESS

SOUTHEAST ATTIC

Electrical wires were installed across the attic access. These wires are subject to damage from persons entering and exiting the attic.

Recommendation

Contact a qualified electrical contractor.

11.4.1 Lighting Fixtures, Switches & Receptacles (a representative sample)

Safety Hazard

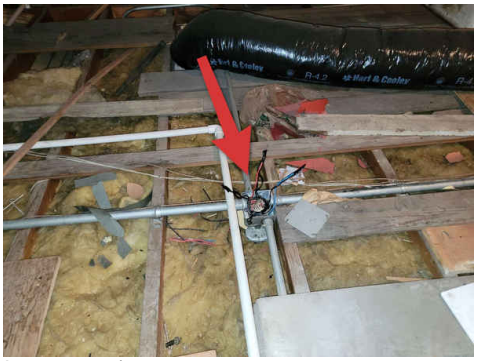
COVER PLATES MISSING

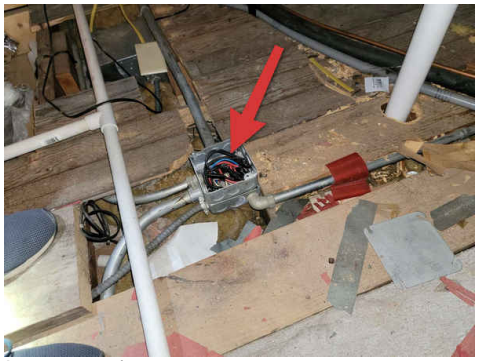
MAINLY LOWER ATTIC & OFFICE

Several junction boxes and receptacles are missing a cover plate. Cover plates should be installed to prevent fire or shock hazards.

Recommendation

Contact a qualified electrical contractor.


Lower attic


Lower attic


Lower attic


Office


Upper kitchen

11.4.2 Lighting Fixtures, Switches & Receptacles (a representative sample)

Safety Hazard

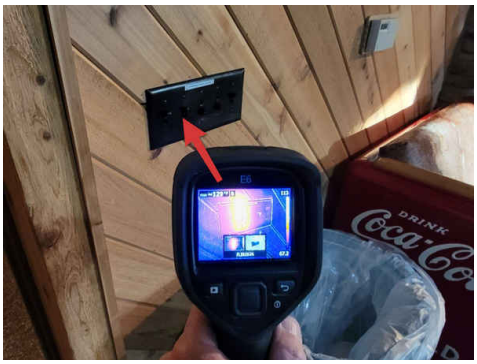
OVERLOADED LIGHT SWITCH

LOWER LEVEL

One light switch appears to be overloaded due to the higher than usual temperature found at the switch. Hazardous condition. Recommend further evaluation and correction as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



11.4.3 Lighting Fixtures, Switches & Receptacles (a representative sample)

Safety Hazard

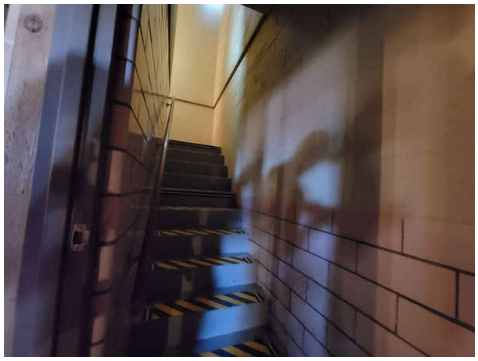
INADEQUATE STAIRWAY LIGHTING

SOUTHSIDE STAIRWAY

Two-way light switches were not installed properly at one stairway. Implications: nuisance, inadequate illumination. For safety reasons, correction is recommended.

Recommendation

Contact a qualified electrical contractor.



11.4.4 Lighting Fixtures, Switches & Receptacles (a representative sample)

Safety Hazard

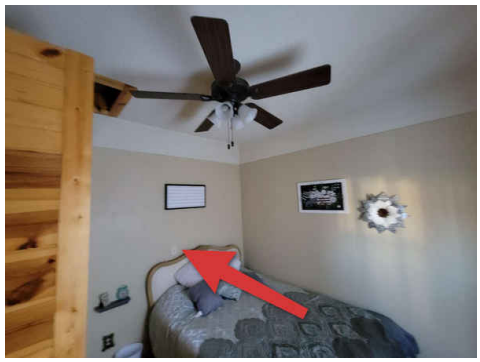
LIGHT SWITCHES: POORLY LOCATED

SUITE BEDROOMS

Two bedrooms had light switches poorly located. For safety reasons, correction is recommended.

Recommendation

Contact a qualified electrical contractor.



11.4.5 Lighting Fixtures, Switches & Receptacles (a representative sample)

Safety Hazard

OUTLETS: INOPERABLE

UPPER & LOWER KITCHENS

Several outlets had no power when tested. The breaker labeled in the main service panel "Bar outlets" would trip when turned on. Recommend correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

11.4.6 Lighting Fixtures, Switches & Receptacles (a representative sample)

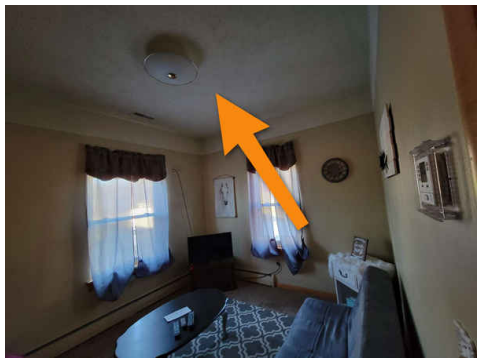
LIGHT INOPERABLE

NORTHSIDE SUITE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



11.4.7 Lighting Fixtures, Switches & Receptacles (a representative sample)

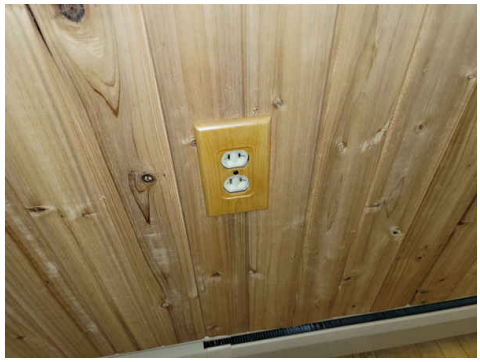
TWO-PRONG OUTLETS (UPGRADE RECOMMENDATION)

MAINLY OFFICE

The building contained a few outdated, ungrounded 2-prong electrical outlets. To help avoid potential electric shock or electrocution, consider upgrading to grounded or GFCI protected outlets.

Recommendation

Contact a qualified electrical contractor.



11.4.8 Lighting Fixtures, Switches & Receptacles (a representative sample)

NO TAMPER RESISTANT TYPE OUTLETS (UPGRADE RECOMMENDATION)

THROUGHOUT

Wall outlets were not the tamper-resistant type according to today's current standard. All 15- and 20-amp, 120-volt wall outlets should be listed as tamper-resistant type unless they are located 5 and a half feet above the floor. For safety reasons, consider upgrading.

Recommendation

Contact a qualified electrical contractor.

11.5.1 GFCI & AFCI

Safety Hazard

OUTLET: NO GFCI PROTECTION

WOMEN'S RESTROOM (LOWER LEVEL)

I observed one electrical outlet that is not GFCI protected. This outlet is in or near a wet location. This is a hazardous condition. Correction is recommended.

Recommendation

Contact a qualified electrical contractor.

11.5.2 GFCI & AFCI

NO AFCI PROTECTION INSTALLED (UPGRADE RECOMMENDATION)

MAIN SERVICE PANEL

According to today's current standard, the building did not have Arc-Fault Circuit Interrupter (AFCI) protection. An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire. For safety reasons, consider upgrading.

Here is a link to read about how AFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

11.7.1 Carbon Monoxide Detectors

Safety Hazard

NONE FOUND

No Carbon Monoxide Detector was installed near bedrooms or a room with a fireplace—a life safety hazard.

Recommend placing a carbon monoxide detector on each level of your building and installed according to the manufacturer's instructions.

Recommendation

Contact a qualified Qualified Contractor

12: COOKING AREA

		IN	NI	NP
12.1	Cooking Equipment	X		

IN = Inspected NI = Not Inspected NP = Not Present

Observations

12.1.1 Cooking Equipment

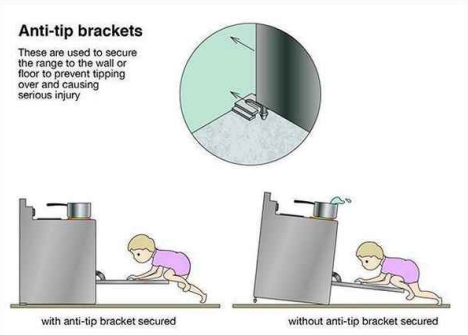
Safety Hazard

TIP HAZARD

The kitchen ranges had no anti-tip bracket installed. A unit that is not equipped with this device may tip over if enough weight is applied to its open doors, such as a large Thanksgiving turkey or even a small child. A falling range can crush, scald, or burn anyone caught beneath. Recommend installing the bracket.

Recommendation

Contact a qualified Qualified Contractor



12.1.2 Cooking Equipment

NO EXHAUST HOODS

Kitchens had no exhaust system installed. A range hood can help remove airborne grease, combustion products, fumes, smoke, odors, heat, and steam from the air by evacuating the air and filtration.

Recommendation

Contact a qualified Qualified Contractor

13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP
13.1	Doors	X		
13.2	Windows (a representative sample)	X		
13.3	Floors	X		
13.4	Walls	X		
13.5	Ceilings	X		
13.6	Steps, Stairways & Railings	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Windows (a representative sample): Window Type
Casement, Double-hung

Windows (a representative sample): Window Manufacturer
Unknown

Observations

13.2.1 Windows (a representative sample)

BROKEN WINDOW PANE

WOMEN'S RESTROOM (LOWER LEVEL)

I observed a broken window pane. Repair or replacement is recommended.

13.2.2 Windows (a representative sample)

FAILED SEAL

RIGHT SIDE - FACING FRONT

Two windows had a fog, water, or haze type stain, indicating window seal failure, letting moisture inside the double pane, reducing energy efficiency and visibility.

13.5.1 Ceilings

STAINS ON CEILING

LOWER KITCHEN

There is a stain on one ceiling that requires repair or paint. The Source of staining should be determined.

Recommendation

Contact a qualified Qualified Contractor

13.6.1 Steps, Stairways & Railings

Safety Hazard

NON-GRASPABLE HANDRAILS

1ST FLOOR STAIRWAY

Handrailing at these stairways did not meet the definition of "graspable" as defined by generally accepted current safety standards. Recommended having handrails altered or replaced to make them compliant with modern safety standards.

Recommendation

Contact a qualified Qualified Contractor

13.6.2 Steps, Stairways & Railings

Safety Hazard

LOW HANDRAIL HEIGHT

SUITE STAIRWAY

A handrail at this staircase did not meet generally accepted current safety standards that require handrails to be installed at the height of 34 to 38 inches above the sloped plane represented by the noses of the stair treads. Recommend that the handrail be altered to make it safer.

13.6.3 Steps, Stairways & Railings

OPEN ENDED HANDRAILS

STAIRWAYS

Handrailing has "open ends" that do not return to the wall. Clothes, purse straps, etc., can catch these "open ends" while going up or down the stairs causing someone to fall. Consider having the handrails altered or replaced to make them safer.

Recommendation

Contact a qualified Qualified Contractor

13.6.4 Steps, Stairways & Railings

NON CONTINUOUS HANDRAIL

LOWER STAIRWAY

A handrail at this stairway was not continuous or extended the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs.

Recommendation

Contact a qualified Qualified Contractor

14: FIREPLACES

		IN	NI	NP
14.1	Gas/LP Firelogs & Fireplaces		X	

IN = Inspected NI = Not Inspected NP = Not Present

Observations

14.1.1 Gas/LP Firelogs & Fireplaces

UNVENTED GAS LOGS, NOT TESTED OR VERIFIED

LOWER LEVEL

The gas logs were off at the primary controls. Changing settings at the primary controls lies beyond the scope of the Inspection. No data plate was found to verify unvented use. Recommend this unit be inspected for safety by an NFI-certified chimney sweep before 1st use.

Recommendation

Contact a qualified Qualified Contractor

15: LIFE SAFETY

		IN	NI	NP
15.1	Fire Access Roads	X		
15.2	Fire Hydrant Clearance			X
15.3	Hinged Shower Doors			X
15.4	Storage of Flammable and Combustable Materials	X		
15.5	No Smoking Signs	X		
15.6	Fire Alarm Systems			X
15.7	Portable Fire Extinguishers	X		
15.8	Commercial Cooking Appliances			X
15.9	Sprinkler System			X
15.10	Emergency Lighting Systems	X		
15.11	Exit Signs, Doors, Stairwells and Handrails	X		

IN = Inspected NI = Not Inspected NP = Not Present

16: ADD-ON, ACCESSIBILITY INSPECTION REPORT

		IN	NI	NP
16.1	Parking	X		
16.2	Route of Travel	X		
16.3	Entrance	X		
16.4	Ramps			X
16.5	Interior	X		
16.6	Restrooms		X	
16.7	Elevators			X

IN = Inspected NI = Not Inspected NP = Not Present

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.

Wood Decks and Balconies
I. The inspector should inspect:
A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
B. for visible decay;
C. for paint failure and buckling;
D. for nail pullout (nail pop);
E. for fastener rust, iron stain and corrosion;
F. and verify that flashing was installed on the deck-side of the ledger board;
G. for vertical members (posts) that have exposed end-grains;
H. for obvious trip hazards;
I. for non-graspable handrails;
J. railings for height less than the 36-inch minimum*;
K. guardrails and infill for openings that exceed the 4-inch maximum*;
L. open-tread stairs for openings that exceed the 4⅜-inch maximum*;
M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
N. built-up and multi-ply beam spans for butt joints;
O. for notches in the middle-third of solid-sawn wood spans;
P. for large splits longer than the depths of their solid-sawn wood members;
Q. for building egresses blocked, covered or hindered by deck construction; and
R. for the possibility of wetting from gutters, downspouts or sprinklers.

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

II. The inspector is not required to:

A. discover insect infestation or damage.
B. inspect, determine or test the tightness or adequacy of fasteners.
C. determine lumber grade.
D. measure moisture content.
E. inspect for or determine bending strength.
F. inspect for or determine shear stress.
G. determine lag screw or bolt shear values.
H. calculate loads.
I. determine proper spans or inspect for deflections.
J. discover decay hidden by paint.
K. verify that flashing has been coated to prevent corrosion.
L. determine that post-to-footing attachments exist.
M. dig below grade or remove soil around posts.

N. crawl under any deck with less than 3 feet of headroom, or remove deck skirting to acquire access.
O. determine proper footing depth or frostline.
P. verify proper footing size.
Q. perform pick tests.
R. perform or provide any architectural or engineering service.
S. use a level or plumb bob.
T. use a moisture meter.
U. predict service-life expectancy.
V. verify compliance with permits, codes or formal standards.
W. inspect for disabled persons' accessibility barriers.
X. determine if a deck blocks, covers or hinders septic tank or plumbing access.
Y. determine easement-encroachment compliance.

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.

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.

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.

Cooking Area
I. The inspector should:

A. verify that all smoke- or grease-laden, vapor-producing cooking equipment, such as deep-fat fryers, ranges, griddles, broilers and woks, is equipped with an exhaust system;
B. inspect for the accessibility for cleaning and inspection of the exhaust system's interior surface;
C. inspect for grease buildup;
D. verify that hoods are made of steel or stainless steel;
E. verify that visible grease filters are arranged so that all exhaust air passes through them;
F. verify that visible sections of exhaust ducts are not interconnected with any other ventilation system;
G. verify that visual sections of exhaust ducts are installed without dips or traps that might collect residue;
H. verify that exhaust ducts do not appear to pass through firewalls;
I. try to verify that exhaust ducts lead directly to the exterior of the building;
J. try to verify that exterior exhaust outlets do not discharge into walkways, or create a nuisance, in the opinion of the inspector;
K. inspect to determine that a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat; and
L. inspect to determine that manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 and 48 inches above the floor and 10 to 20 feet away, and clearly identifying the hazards protected.

II. The inspector is not required to:

A. determine proper clearances.
B. determine proper hood size or position.
C. test hoods.
D. test exhaust fans or dampers, or measure air flow.
E. test fire extinguishers, fire-extinguishing equipment, or fusible links.
F. test kitchen equipment, appliances, hoods or their gauges.
G. inspect or test grease-removal devices, drip trays or grease filters.
H. inspect or test air pollution-control devices or fume incinerators.
I. inspect or test kitchen refrigeration.
J. inspect for fuel-storage issues.
K. inspect, test or determine anything regarding food safety.
L. issue an opinion regarding cooking operating procedures.

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.

Fireplaces
I. The inspector should inspect:

A. fireplaces, and open and close the damper doors, if readily accessible and operable;
B. hearth extensions and other permanently installed components;
C. and report as in need of repair deficiencies in the lintel, hearth or material surrounding the fireplace, including clearance from combustible materials.

II. The inspector is not required to:

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

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.