



MY REAL ESTATE INSPECTORS

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INTERNACHI COMMERCIAL

1234 Main St. San Jose CA 95136

Buyer Name

11/06/2021 9:00AM



Inspector

MREI Team

4088835382

myrealestateinspectors@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Major
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Poor patching
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Major
- ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Observed crack in Soffits
- ⊖ 3.8.1 Exterior - Fence: Loose fence
- ⊖ 3.11.1 Exterior - Parking: Parking floor sign for handicap
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Trip hazard
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 10.4.2 Doors, Windows & Interior - Walls: Hole in wall
- ⊖ 11.2.1 Life Safety - Fire Hydrant Clearance: Not present
- ⚠ 11.5.1 Life Safety - No Smoking Signs: Missing No smoking signs
- ⊖ 11.10.1 Life Safety - Emergency Lighting Systems: No emergency lighting in the exit route

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant

Style

Modern

Temperature (approximate)

48 Fahrenheit (F)

Type of Building

Vet clinic

Weather Conditions

Clear

2: ROOF

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

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

Information

Inspection Method

Ground, Drone

Roof Type/Style

Gable

Roof Drainage Systems: Gutter

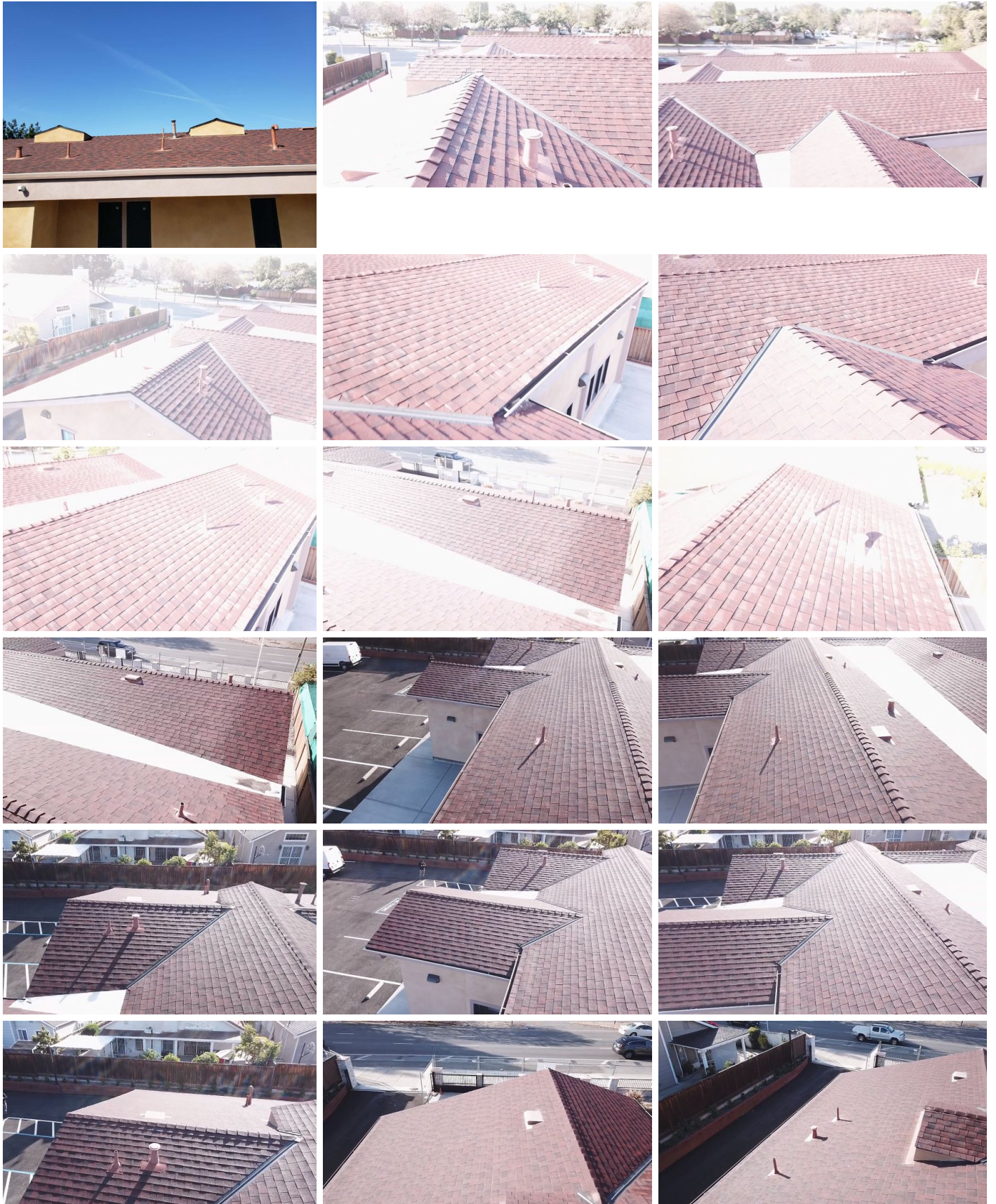
Material

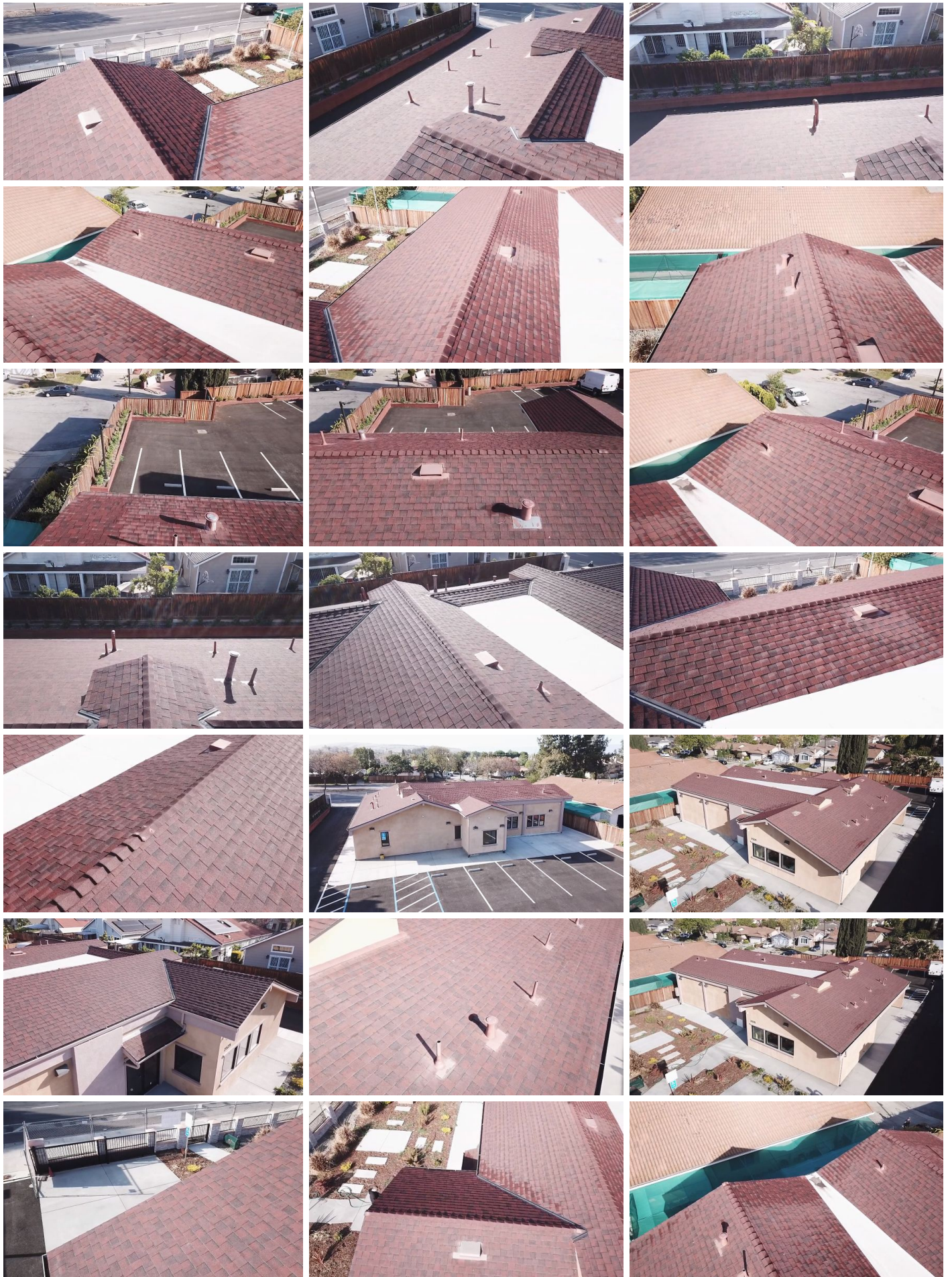
Aluminum

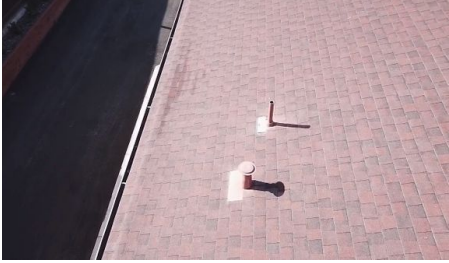
Flashings: Material

Aluminum

Coverings: Material
Asphalt, Tile







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			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Drainage	X			
3.7	Electrical, Lighting	X			
3.8	Fence	X			
3.9	General	X			
3.10	Gutters, Downspots	X			
3.11	Parking	X			
3.12	Water bibs	X			

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

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Style

Unknown

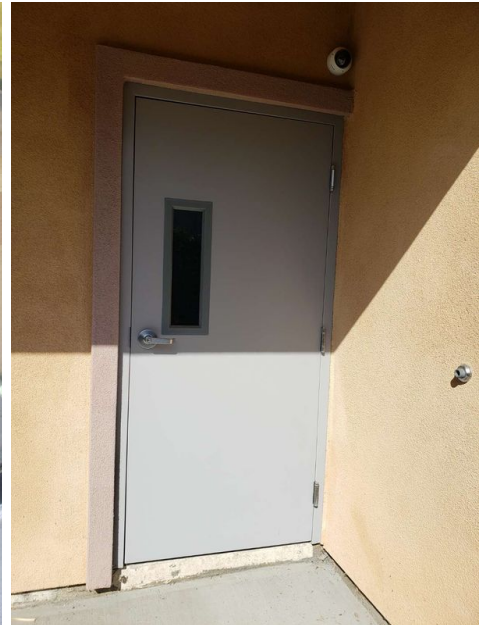
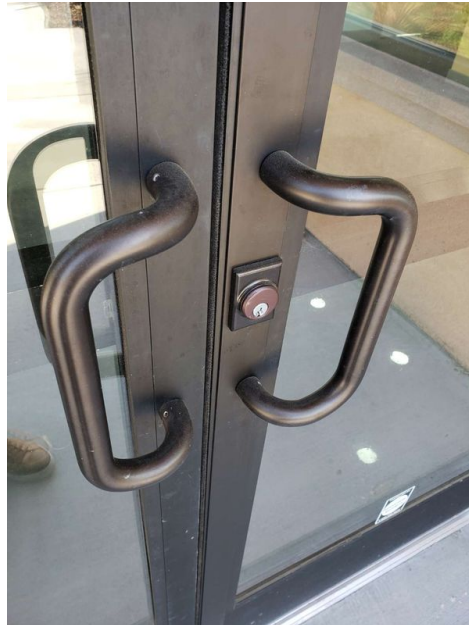
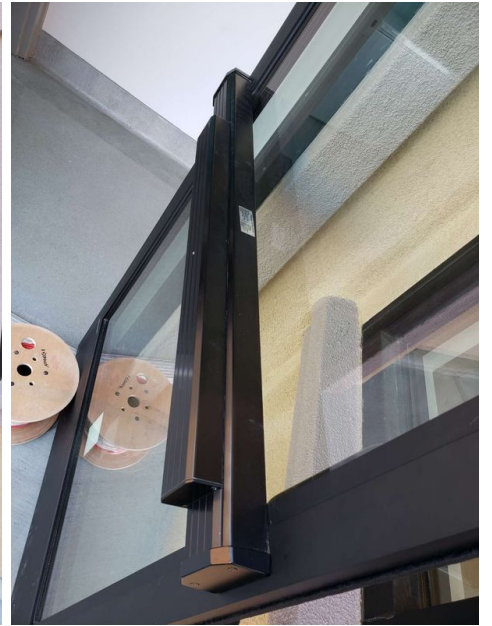
Water bibs: Water pressure



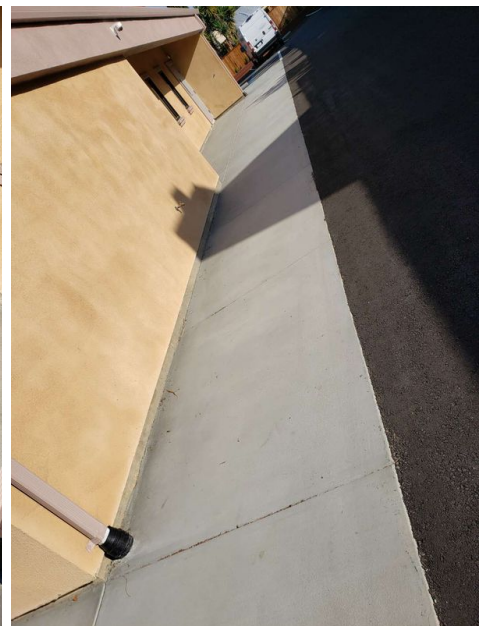
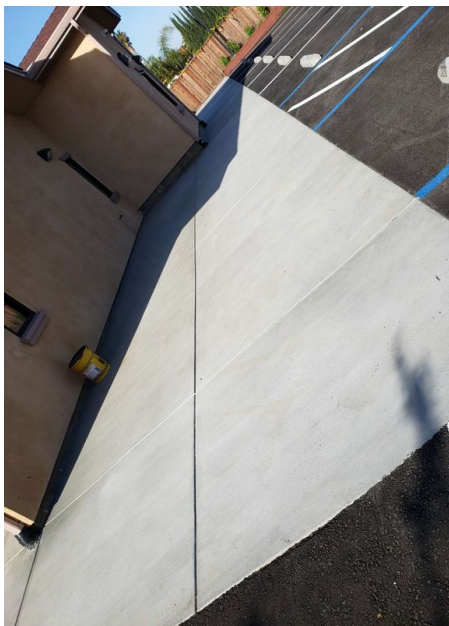
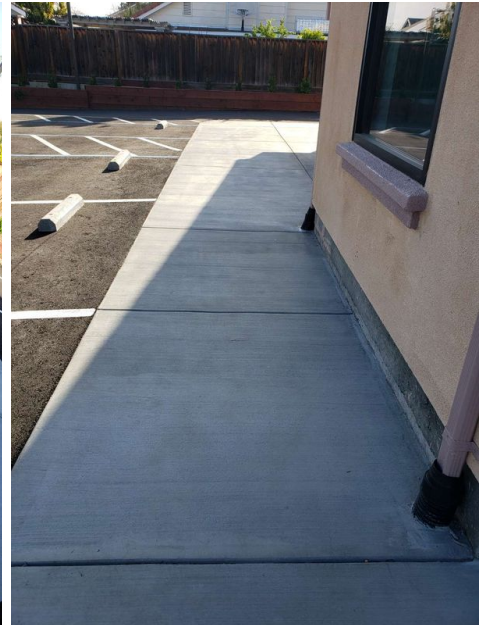
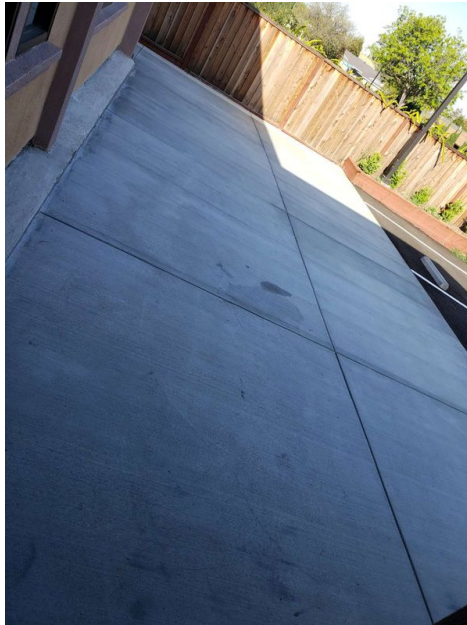
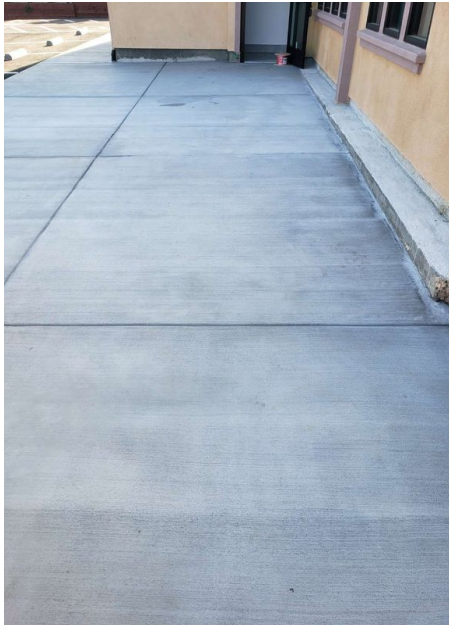
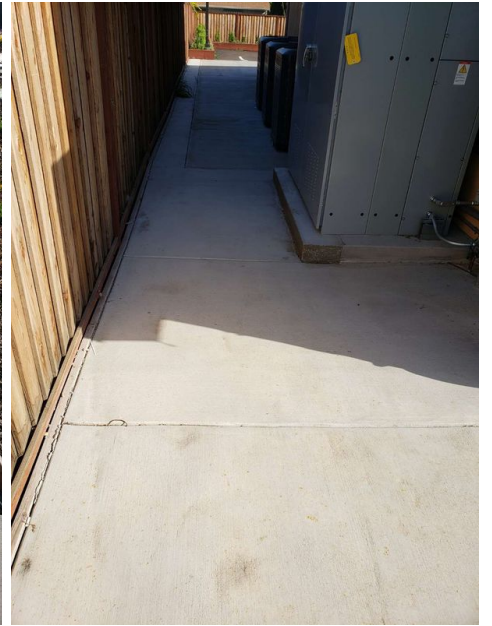
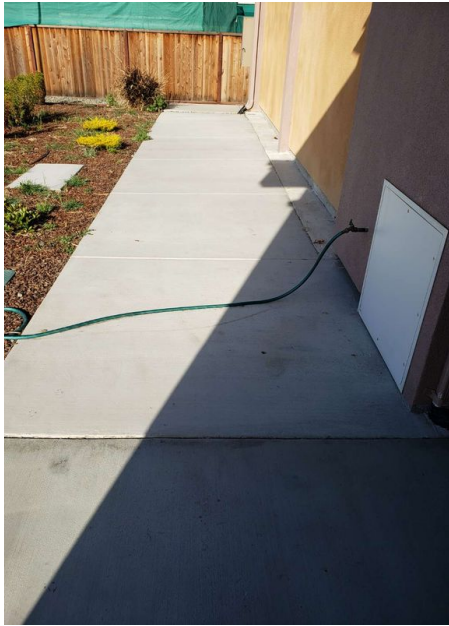
Siding, Flashing & Trim: Siding Material
Stucco

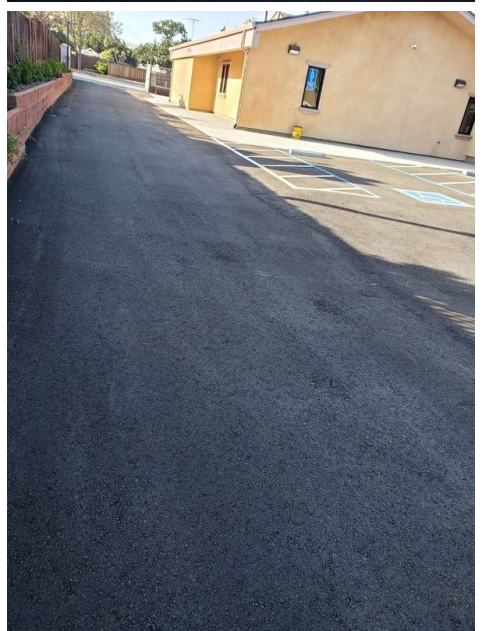
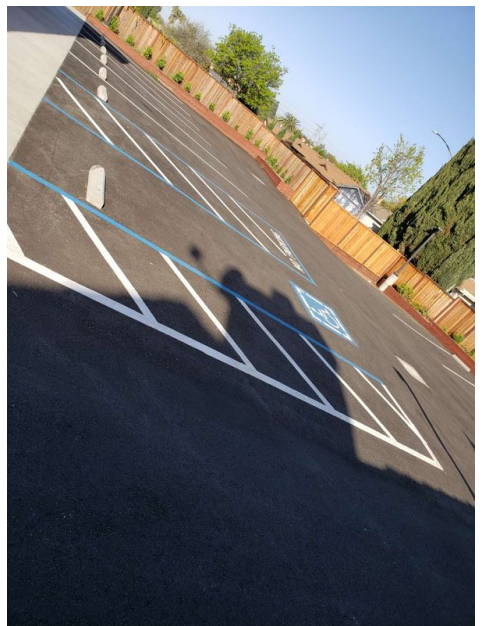
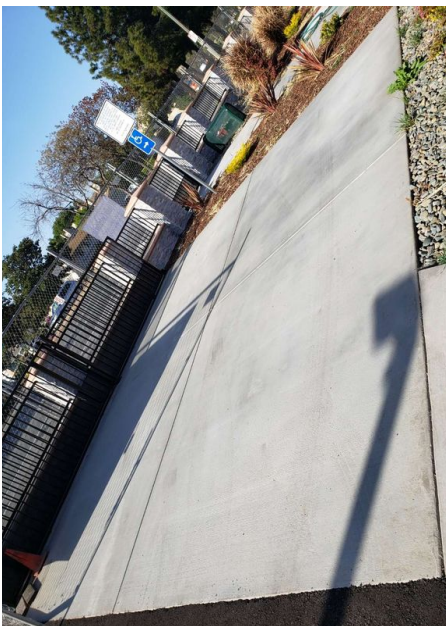
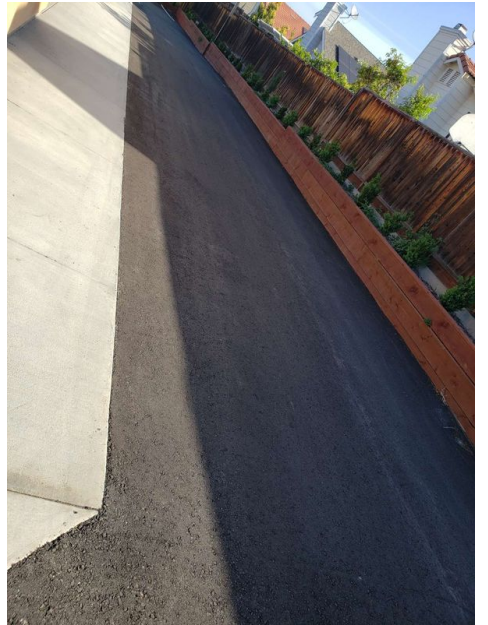


Exterior Doors: Exterior Entry Door
Glass, Steel



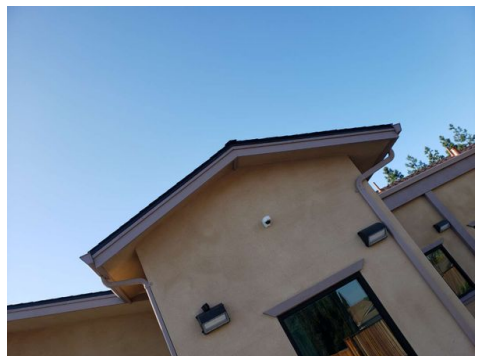
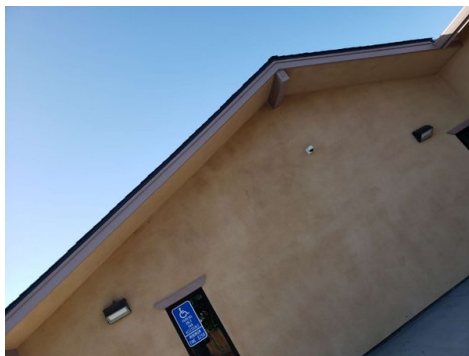
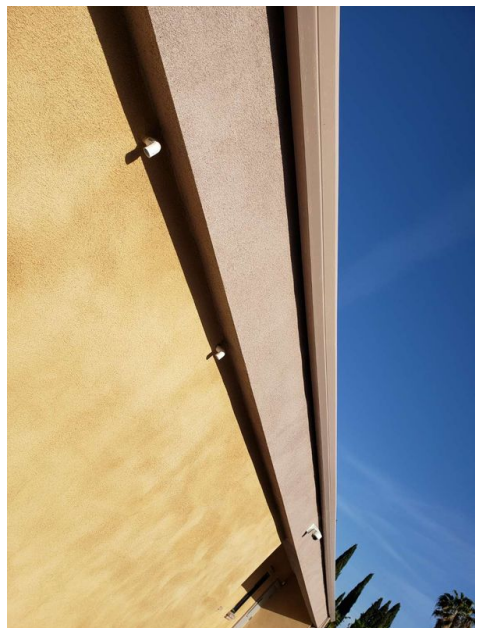
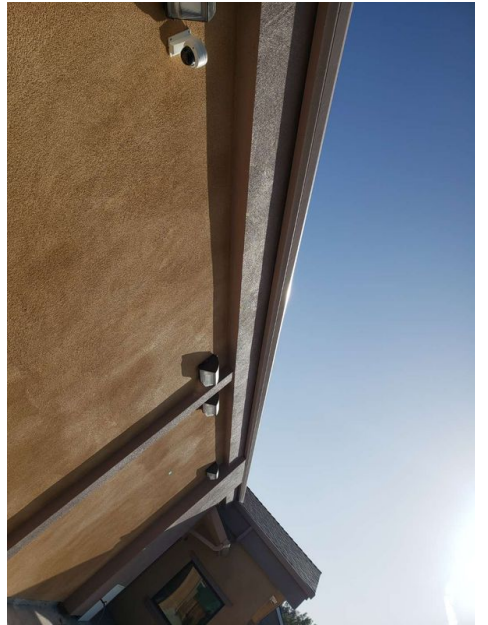
Walkways, Patios & Driveways: Driveway Material
Concrete, Asphalt

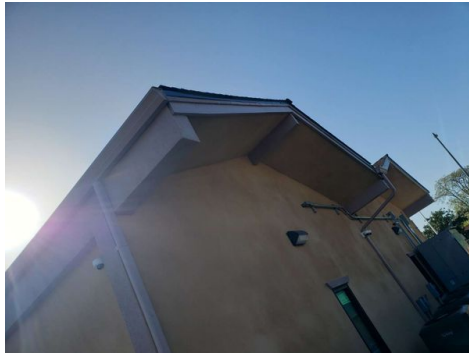




Eaves, Soffits & Fascia: Eaves, Soffits, Fascia







Vegetation, Grading, Drainage & Retaining Walls: Vegetation Retaining wall

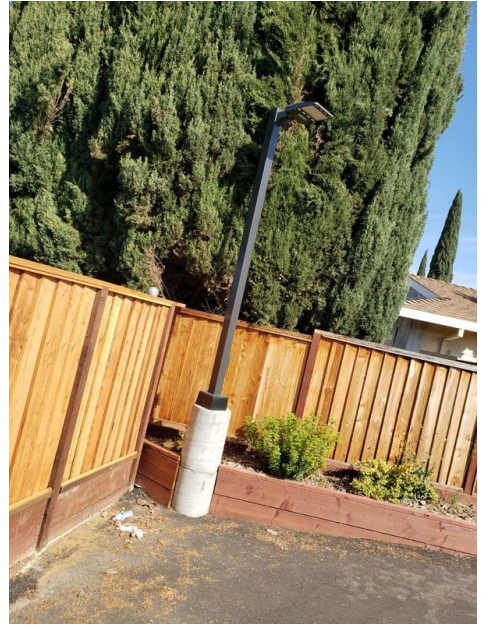
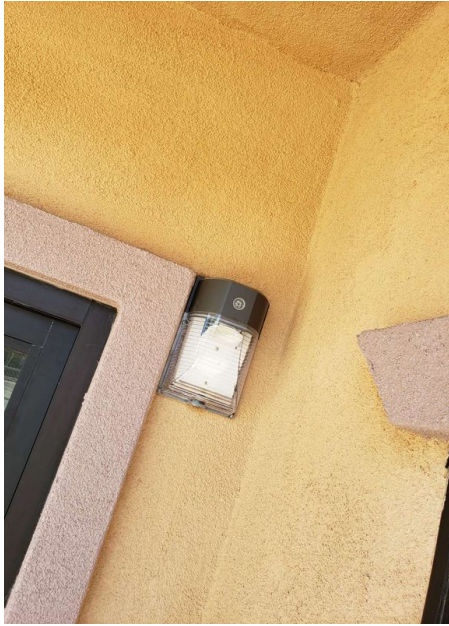


Drainage: Drainage

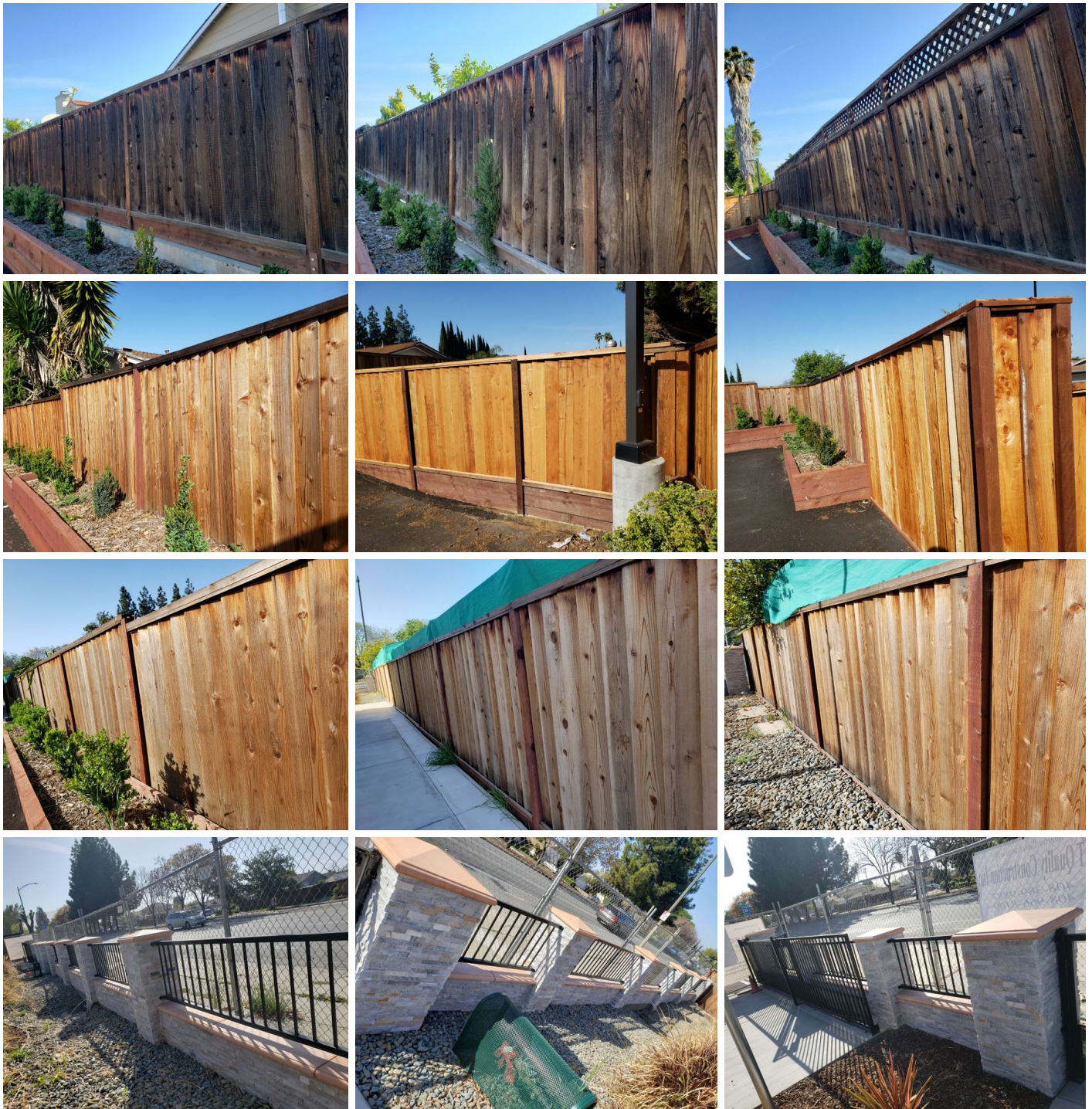


Electrical,Lighting: Electrical,Lighting

There are 5 parking light in the parking.



Fence: Fence

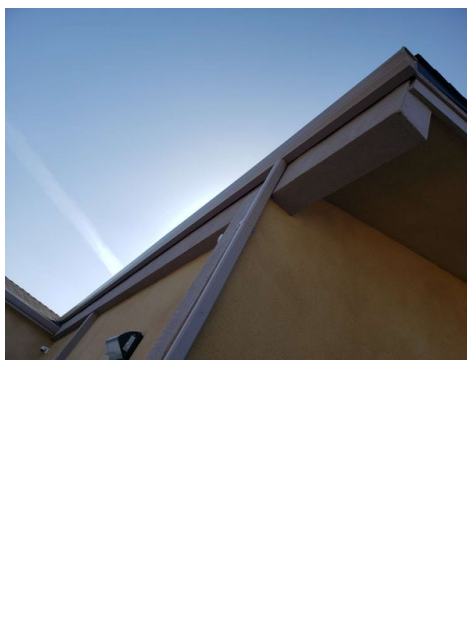
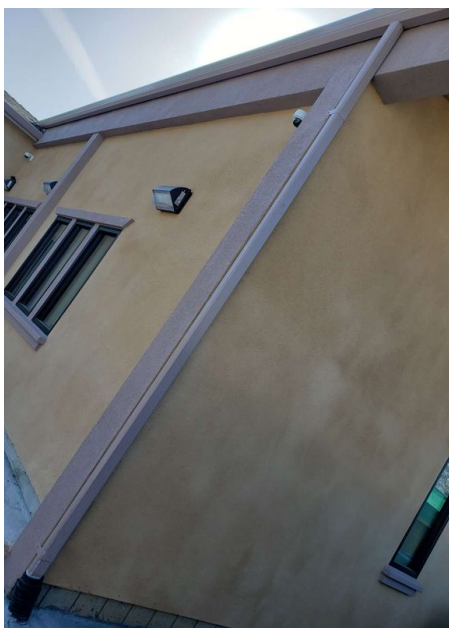
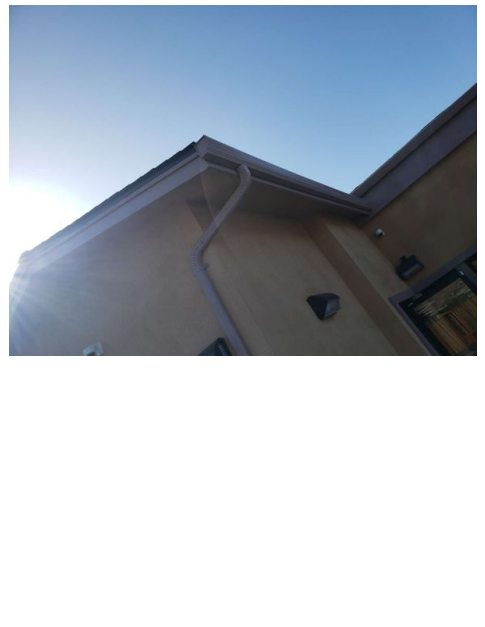
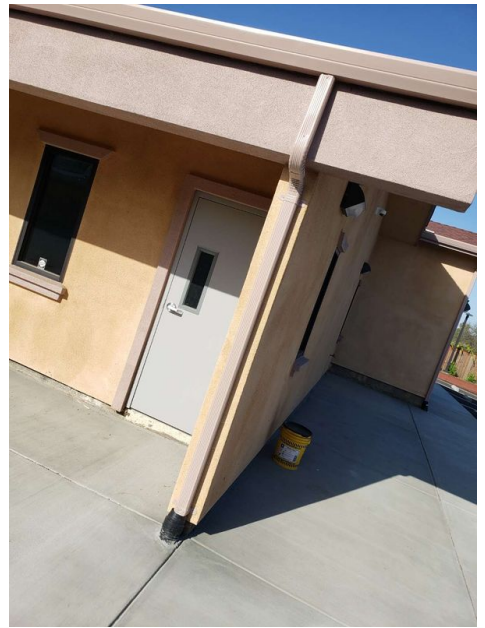
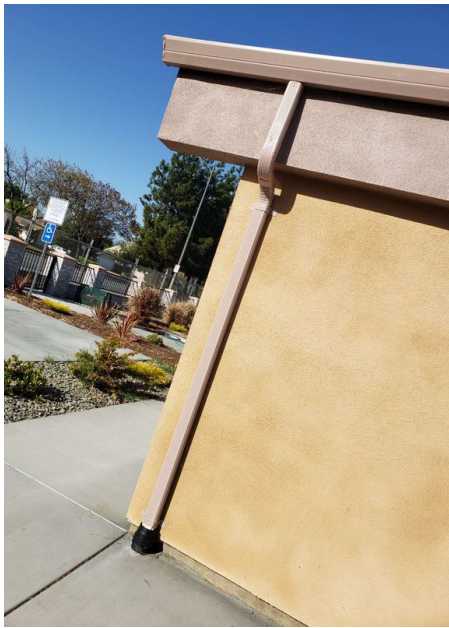


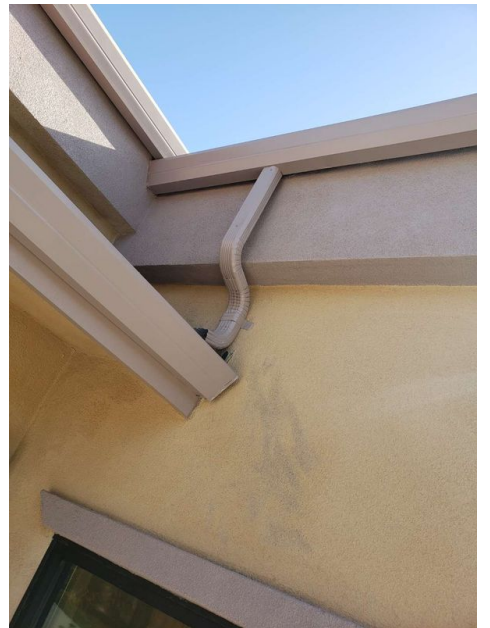
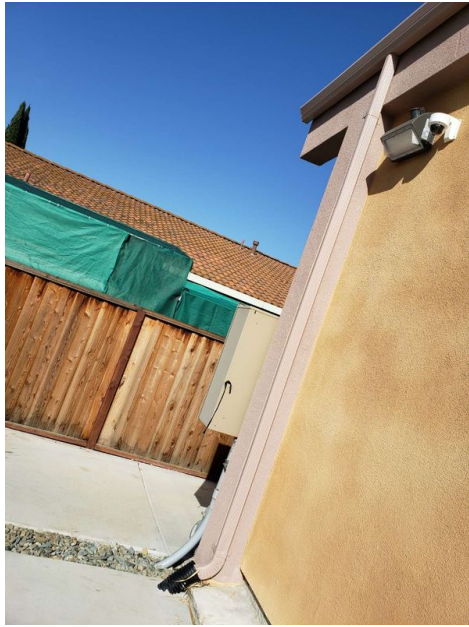
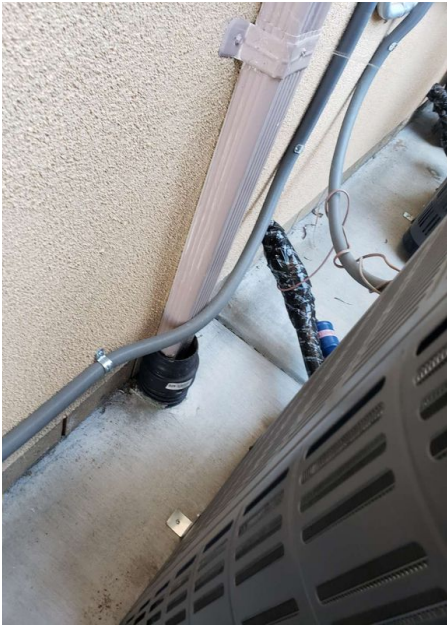


General: General



Gutters, Downspots: Gutters,Downspots





Parking: Parking

At the time of inspection there were 13 parking spots including the handicap. Each parking is 9x14.

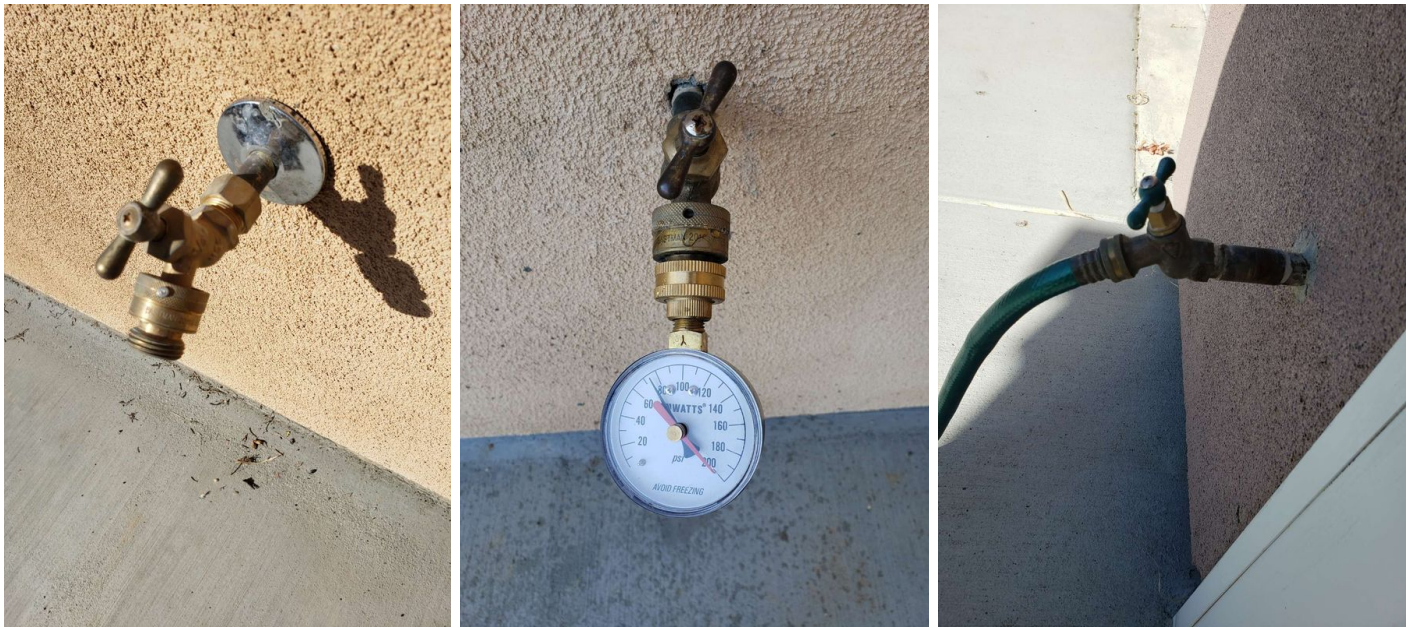
Commercial buildings with 50 or fewer spaces, it should have 2 accessible parking spaces. If you provide only one accessible parking space, it also must be a van accessible space. In facilities where more than one accessible parking space is required, one of eight accessible parking spaces must be van accessible.



Parking: Handicap violation warning signs



Water bibs: Water bibs



Observations

3.1.1 Siding, Flashing & Trim

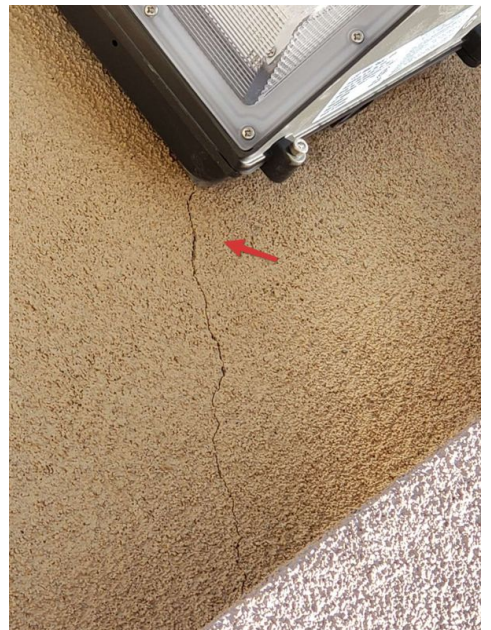
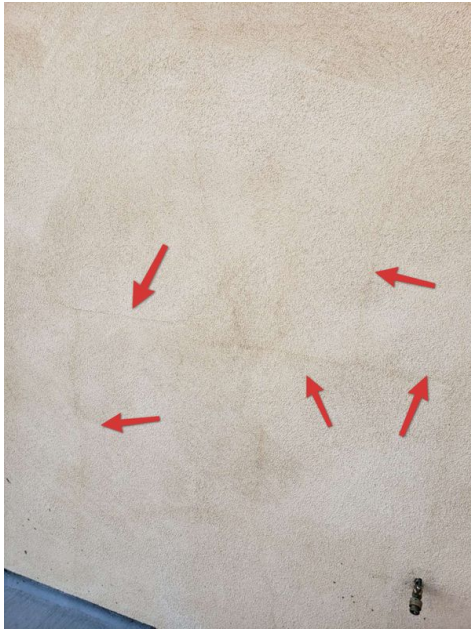
CRACKING - MAJOR

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

Recommendation

Recommend monitoring.



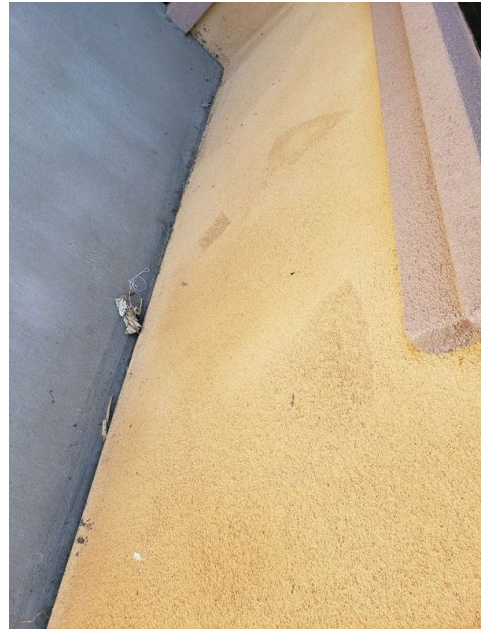


3.1.2 Siding, Flashing & Trim

POOR PATCHING

Recommendation

Recommend monitoring.



3.3.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified concrete contractor.

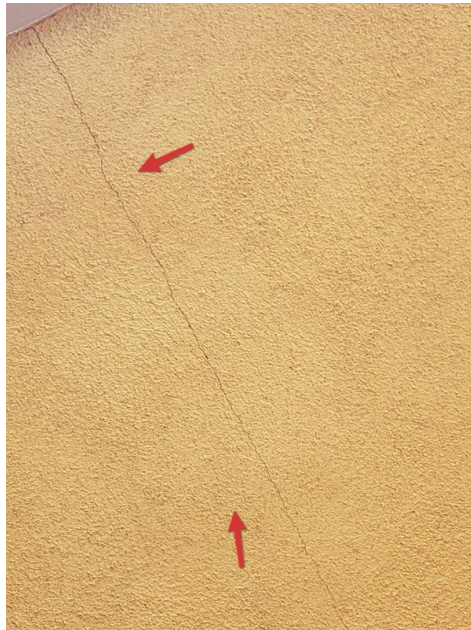
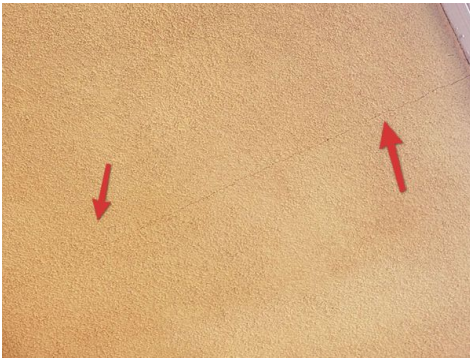
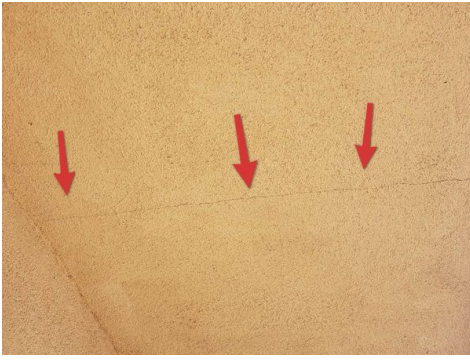


3.4.1 Eaves, Soffits & Fascia

OBSERVED CRACK IN SOFFITS

Recommendation

Recommend monitoring.

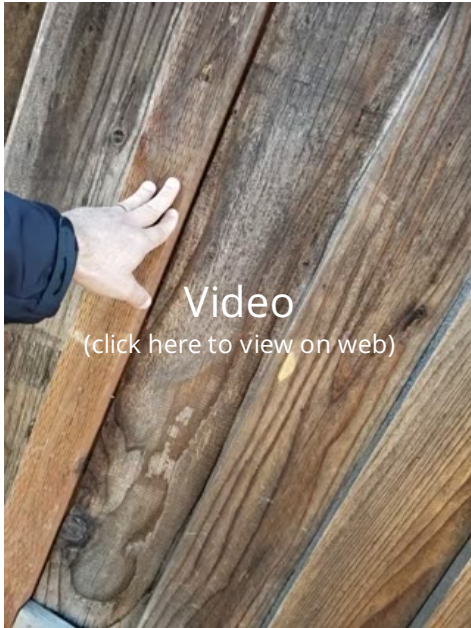


3.8.1 Fence

LOOSE FENCE

Recommendation

Contact a qualified professional.



3.11.1 Parking

PARKING FLOOR SIGN FOR HANDICAP

At the time of inspection, there was no floor signs for handicap parking.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			

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

Information

Inspection Method

Visual

Floor Structure: Sub-floor

Inaccessible

Foundation: Material

Slab on Grade

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Slab, Concrete

5: HEATING AND VENTILATION

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

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

Information

Equipment: Brand

Nortek

Equipment: Energy Source

Electric, Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

AFUE Rating

unknown

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

6: COOLING

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

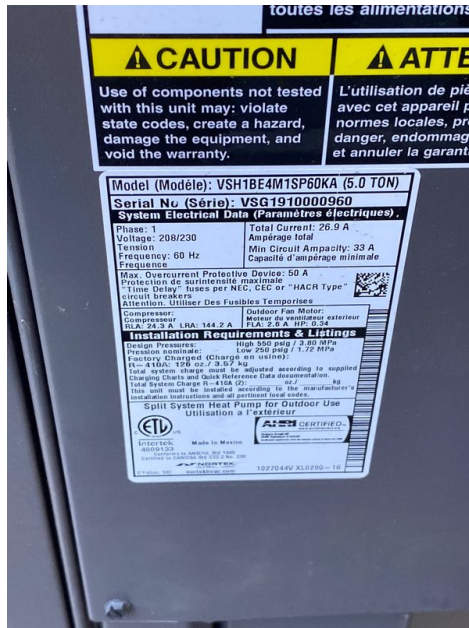
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

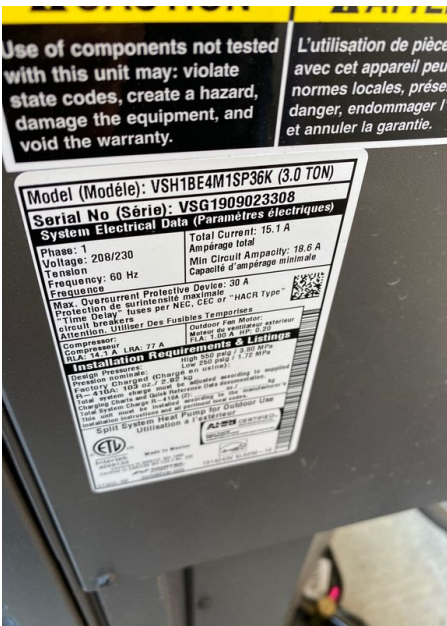
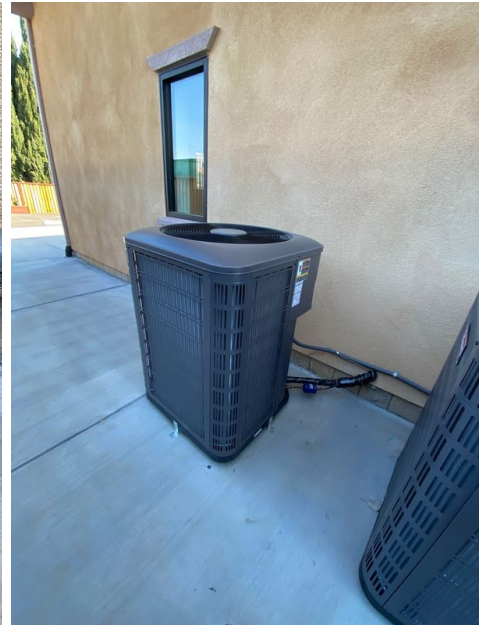
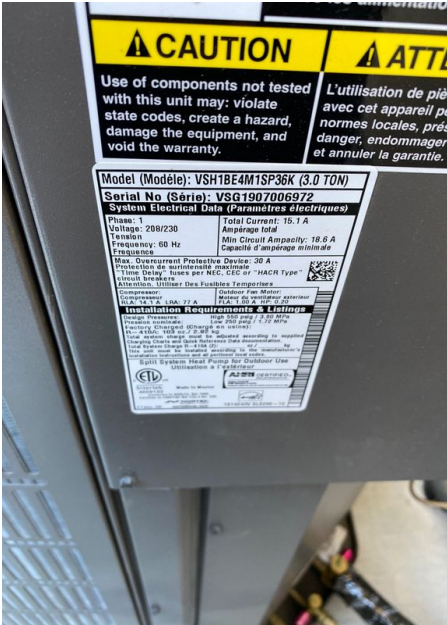
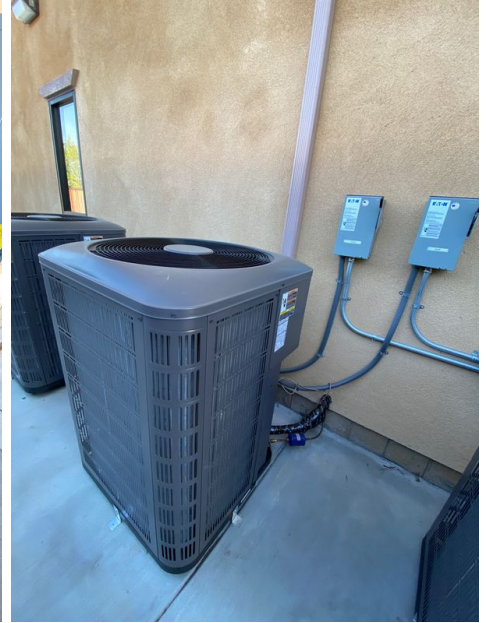
Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Central

Cooling Equipment: Brand
Air temp



Cooling Equipment: Energy Source/Type Central Air Conditioner

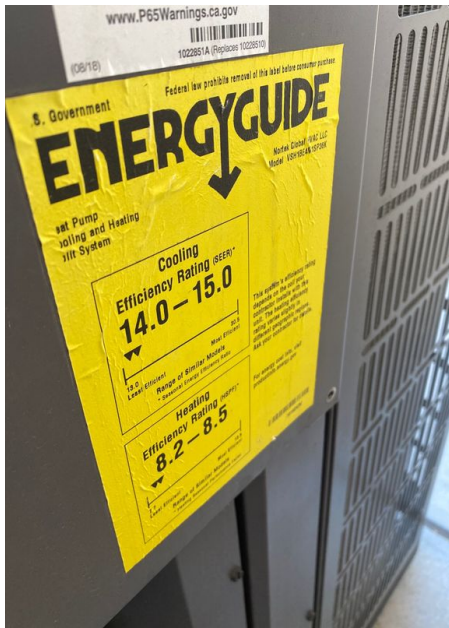


Cooling Equipment: SEER Rating

14 SEER

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

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



Normal Operating Controls: Thermostates



7: PLUMBING

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

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

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:

Location

South



Back-flow Prevention Device:

Location

South



Drain, Waste, & Vent Systems:

Material

Unknown

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Unknown

**Water Supply, Distribution
Systems & Fixtures: Water Supply**

Material

Unknown

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

Source/Type

Gas

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

75 gallons

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

Washer/Dryer Area

**Fuel Storage & Distribution
Systems: Main Gas Shut-off**

Location

Gas Meter

Drain, Waste, & Vent Systems: Drain Size

Unknown

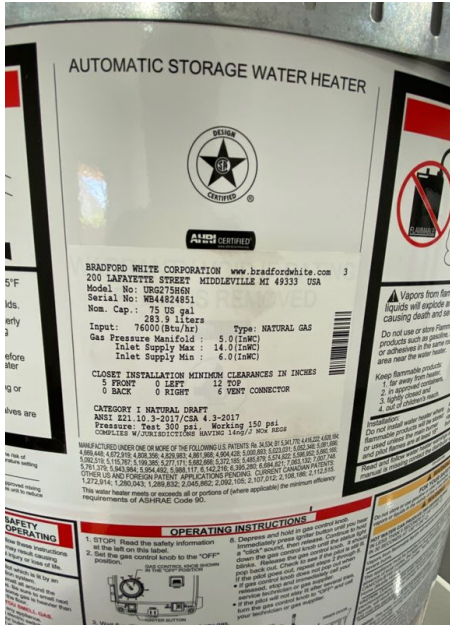


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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

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



8: ELECTRICAL

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

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

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Left

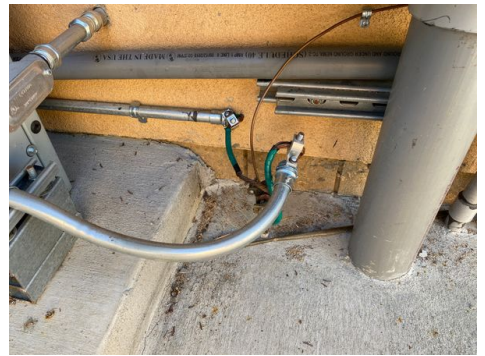
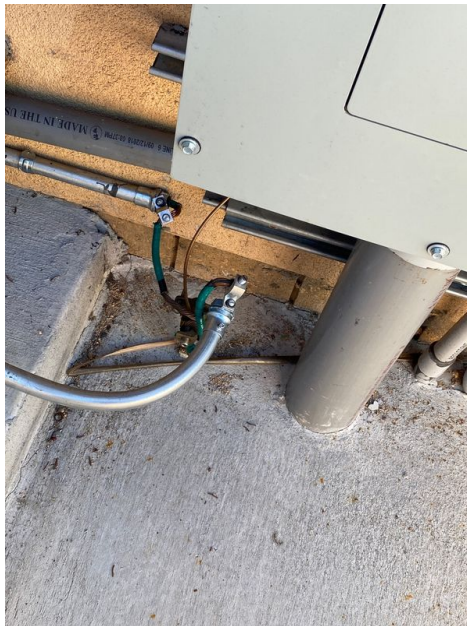
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**
Circuit Breaker

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

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Conduit, Romex

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

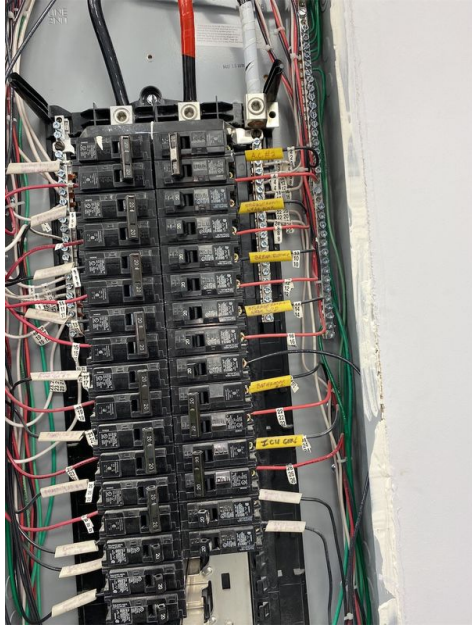
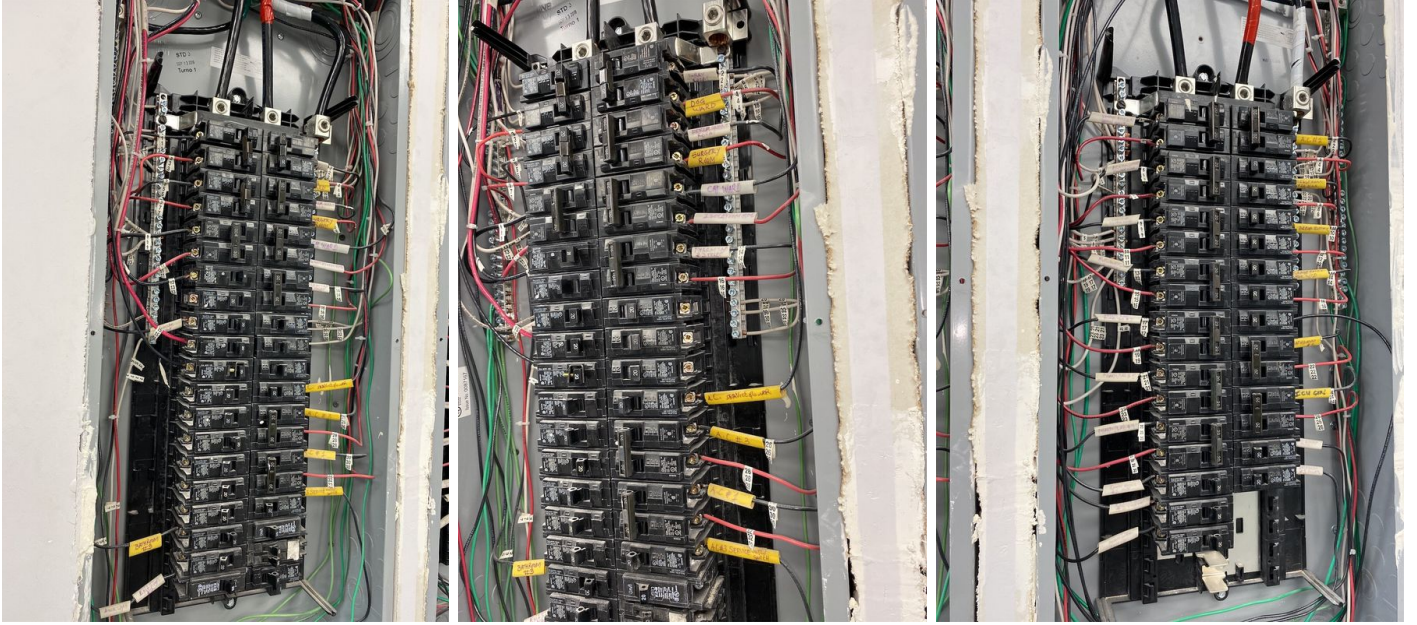
400



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



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



GFCI & AFCI: AFCI



GFCI & AFCI: GFCI



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Insulation of Unfinished Spaces	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			

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

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Fiberglass

Insulation of Unfinished Spaces:

R-value

30

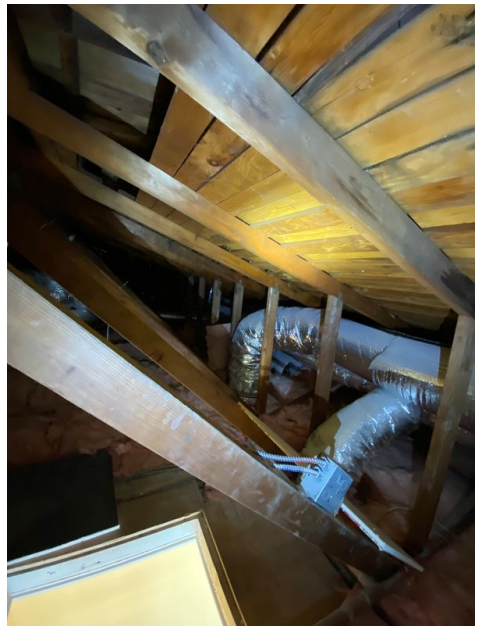
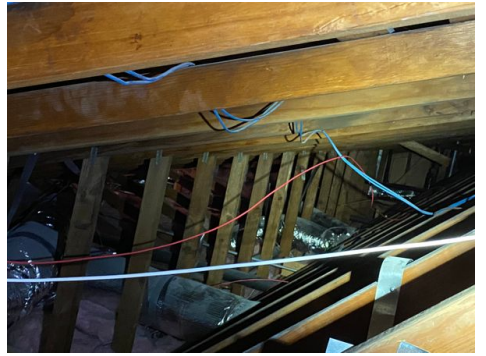
Ventilation: Ventilation Type

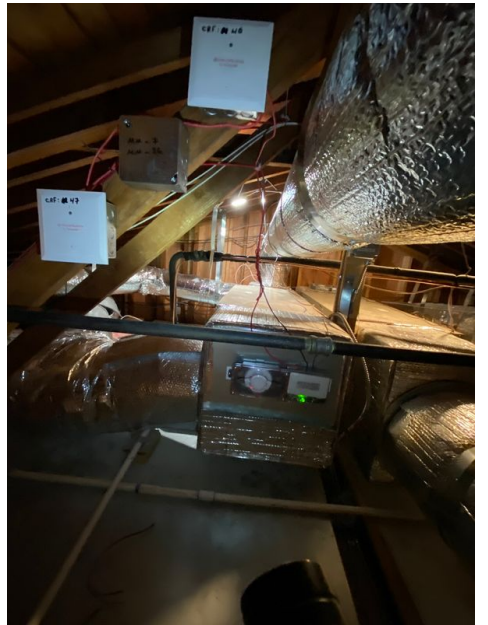
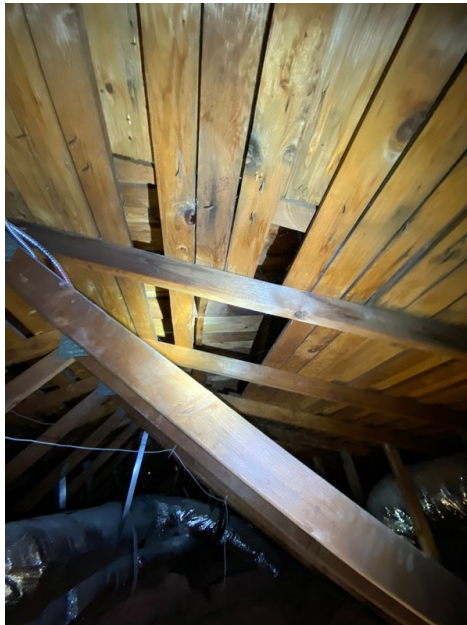
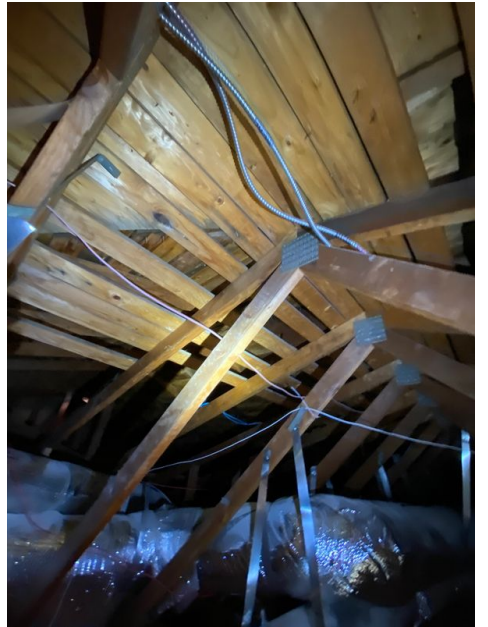
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

None

Insulation of Unfinished Spaces: Insulation Type Fiberglass





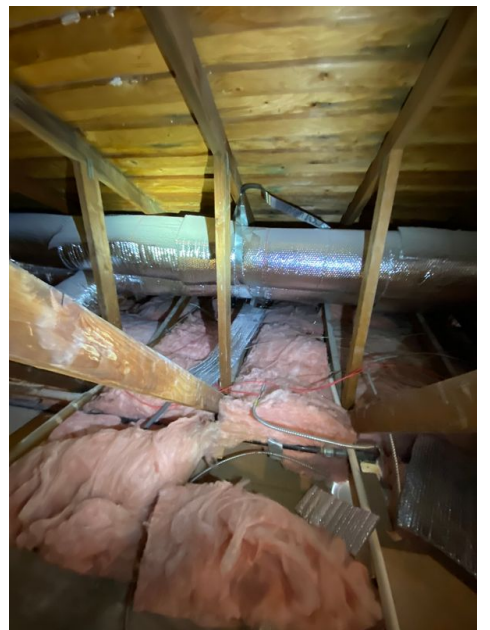
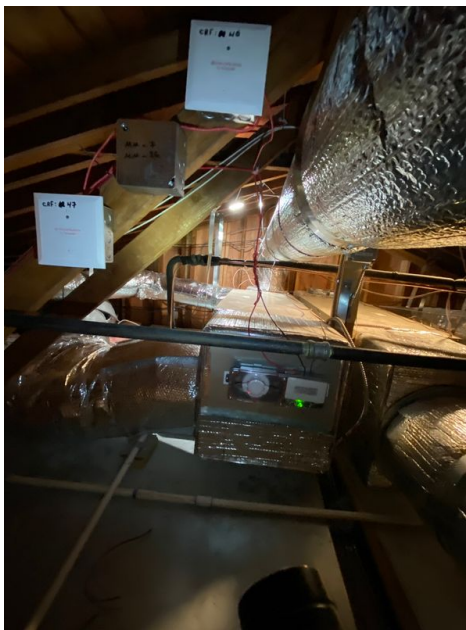
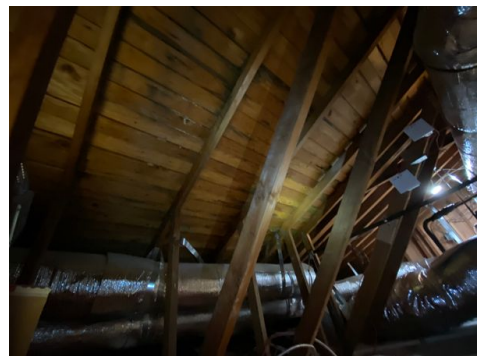
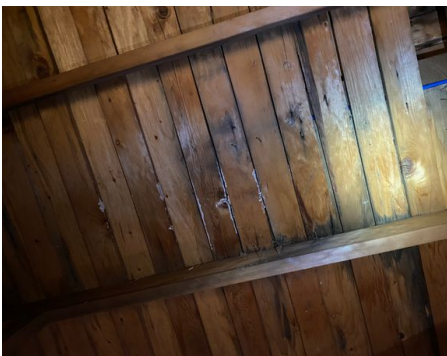
Модель (Model): ВЕНТ-8000-С
SKU (SKU): 8271183 **Серия (Serial No.):** Б65191018954
 Произведено в России (Made in Russia) (Produced in Russia) (Produced in Russia)
 Страна происхождения (Country of origin): Россия (Russia)
 Страна происхождения (Country of origin): Russia
 Страна происхождения (Country of origin): Russia

Семейство (Series)	ВЕНТ-8000-С
Тип (Type)	Вентилятор
Напряжение питания (Supply voltage)	150 В
Частота вращения (Rotation speed)	1500 об/мин
Артикул (Part No.)	150
Сделано в (Made in)	Италия (Italy)

Агрегат предназначен для работы с теплоносителями: вода, антифриз (глицерин, пропиленгликоль).
 Предельная температура теплоносителя: +90 °С. Температурный диапазон: +5...+90 °С. Температурный диапазон: +5...+90 °С.

ACRIS SELED
 Компания ACRISS SELED имеет сертификат соответствия требованиям стандарта CE. Сертификат № 1905. Сертификат № 1905. Сертификат № 1905.

Installation Requirements and Notes:
WARNING:



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings		X	X	
10.7	Bathrooms	X			
10.8	Sinks	X			

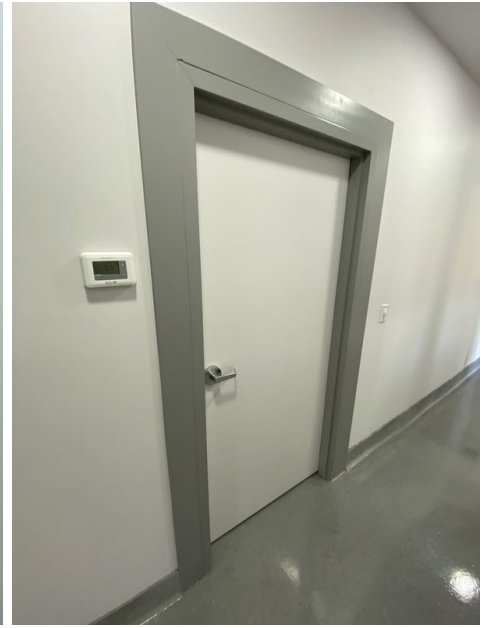
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: Window Manufacturer

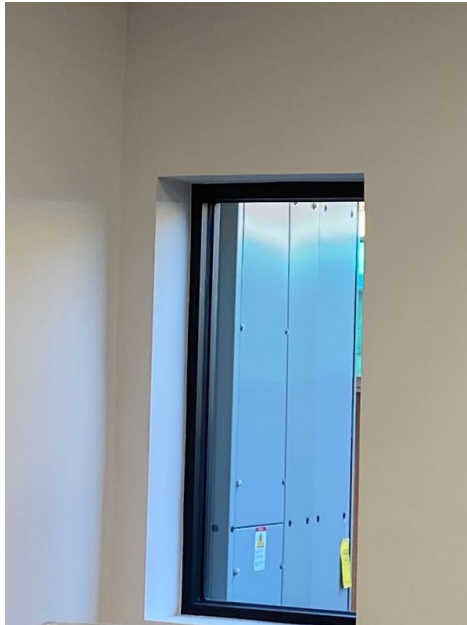
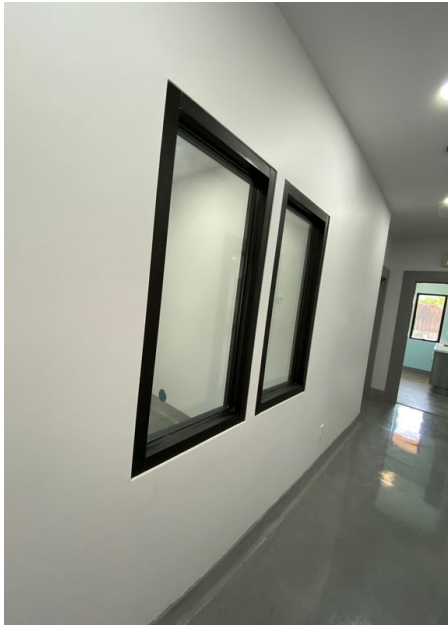
Unknown

Doors: Doors



Windows: Window Type

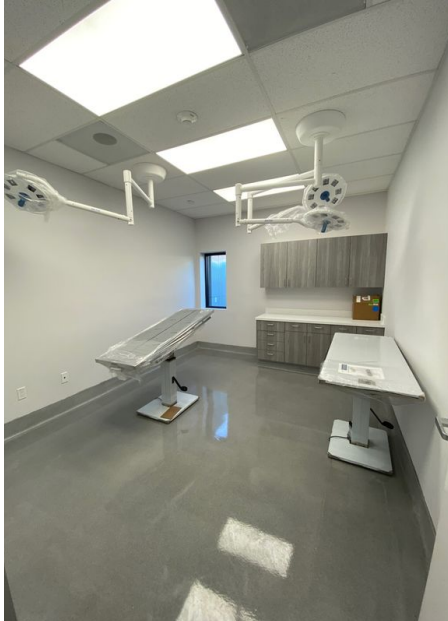
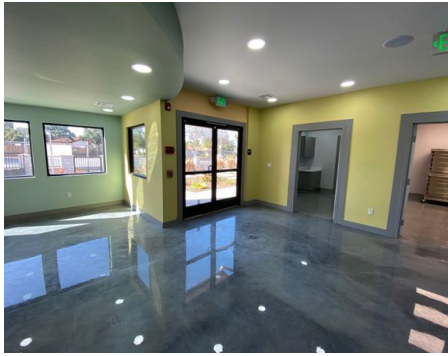
Fixed lite



Floors: Floor Coverings
Concrete, Tile

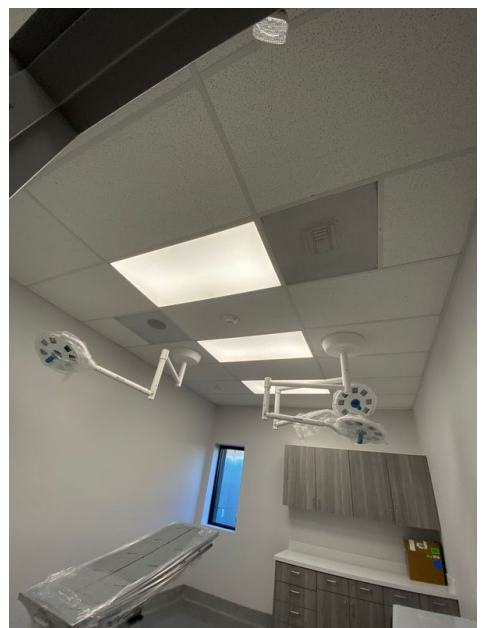
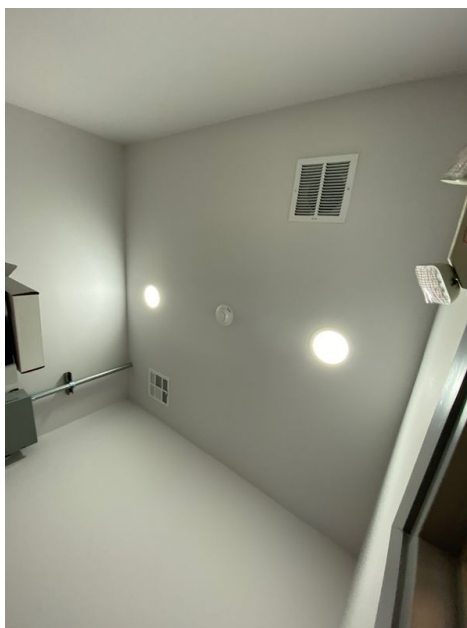
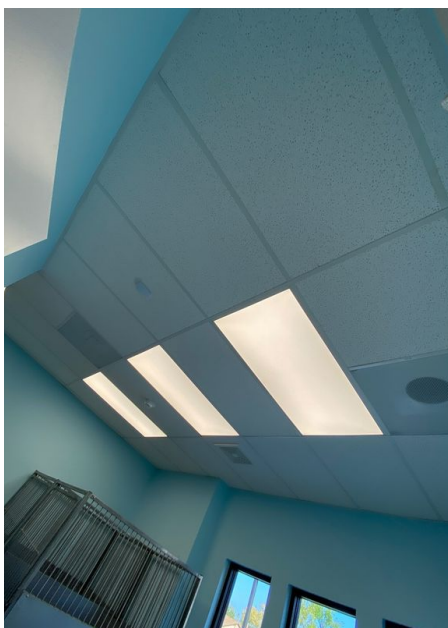
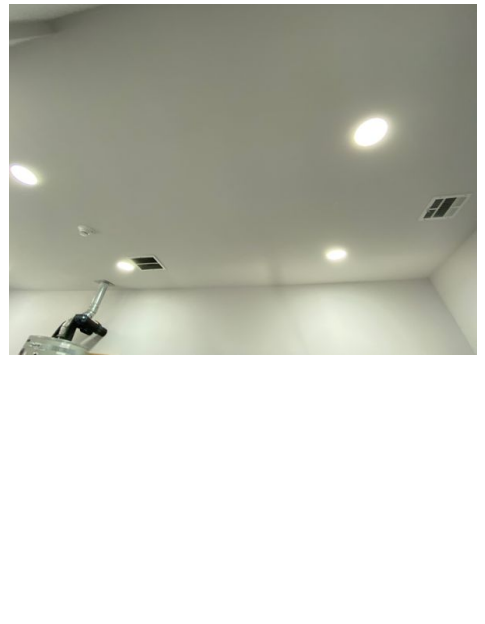
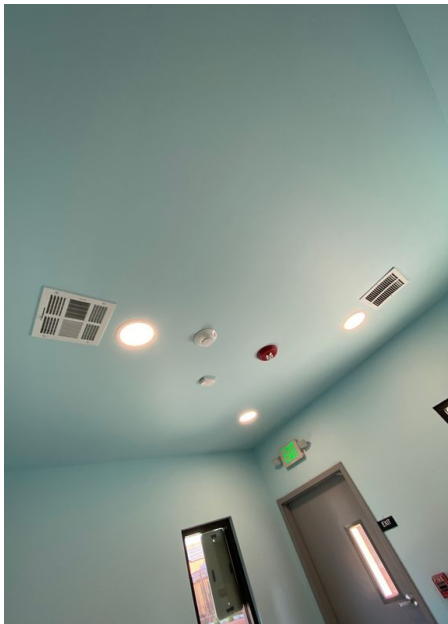
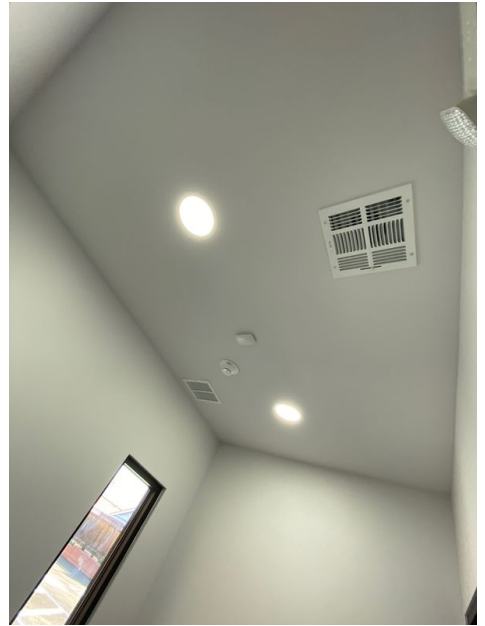
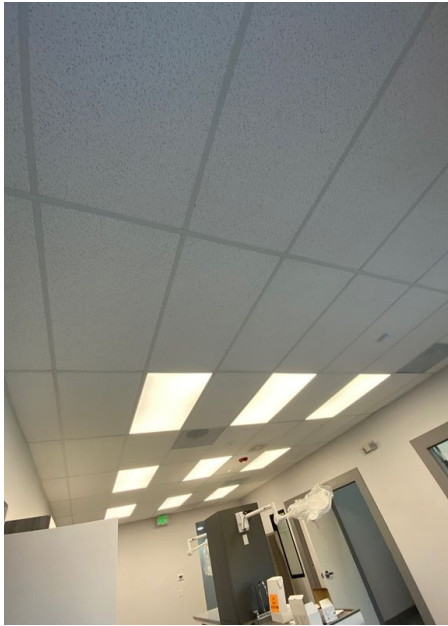


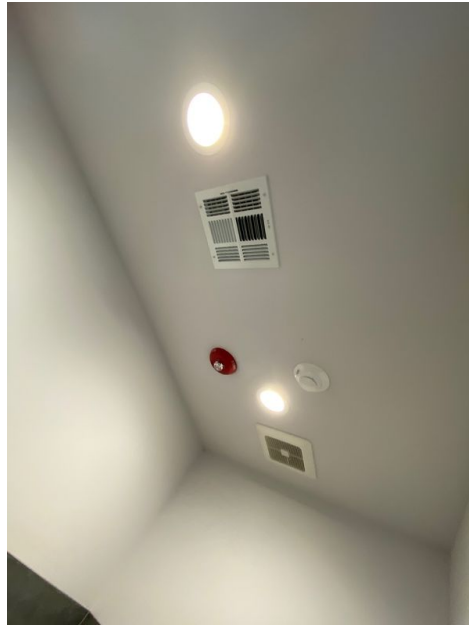
Walls: Wall Material
Drywall



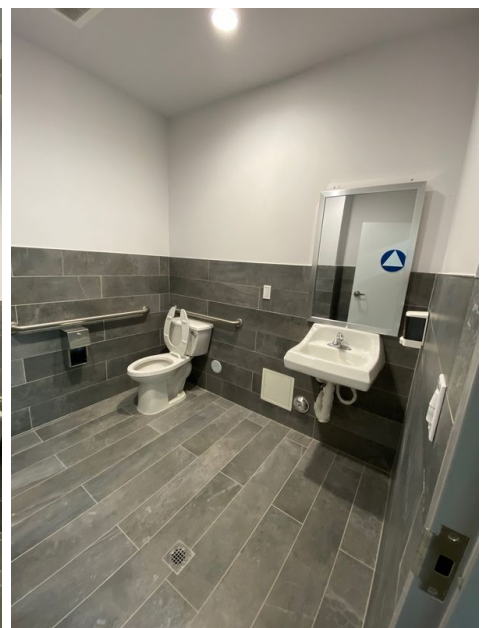
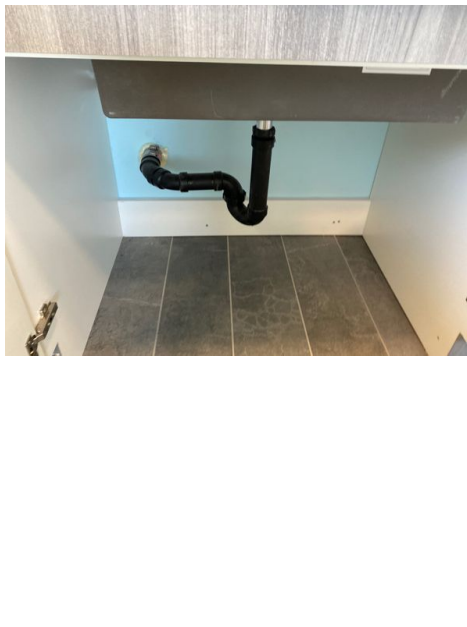
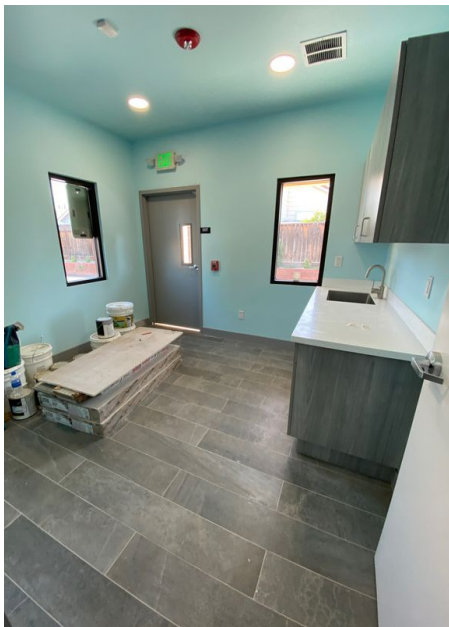
Ceilings: Ceiling Material

Gypsum Board, Suspended Ceiling Panels





Bathrooms : Bathrooms



Sinks: Sinks



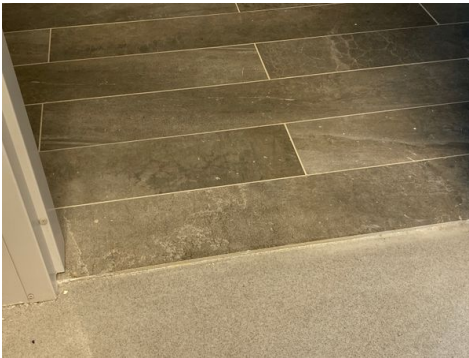
Observations

10.3.1 Floors

TRIP HAZARD

Recommendation

Contact a qualified professional.



10.4.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection.
Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.

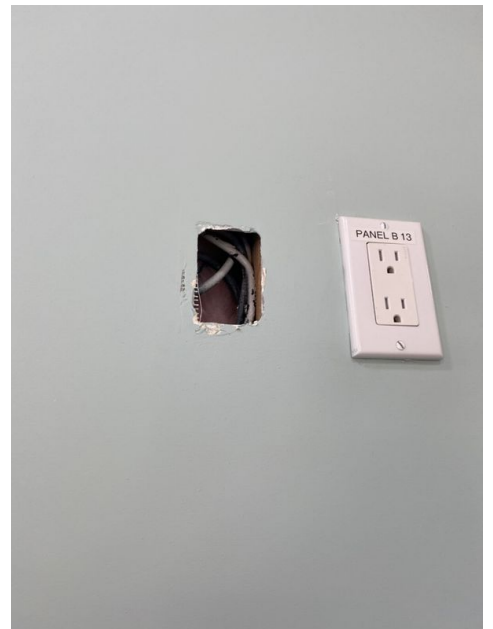


10.4.2 Walls

HOLE IN WALL

Recommendation

Contact a qualified professional.



11: LIFE SAFETY

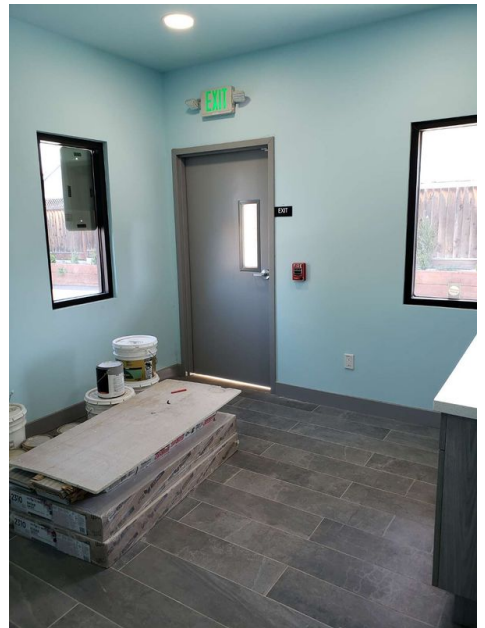
		IN	NI	NP	D
11.1	Fire Access Roads	X			
11.2	Fire Hydrant Clearance		X	X	
11.3	Hinged Shower Doors		X	X	
11.4	Storage of Flammable and Combustible Materials		X	X	
11.5	No Smoking Signs	X			
11.6	Fire Alarm Systems	X			
11.7	Portable Fire Extinguishers	X			
11.8	Commercial Cooking Appliances		X	X	
11.9	Sprinkler System		X	X	
11.10	Emergency Lighting Systems	X			
11.11	Exit Signs, Doors, Stairwells and Handrails	X			

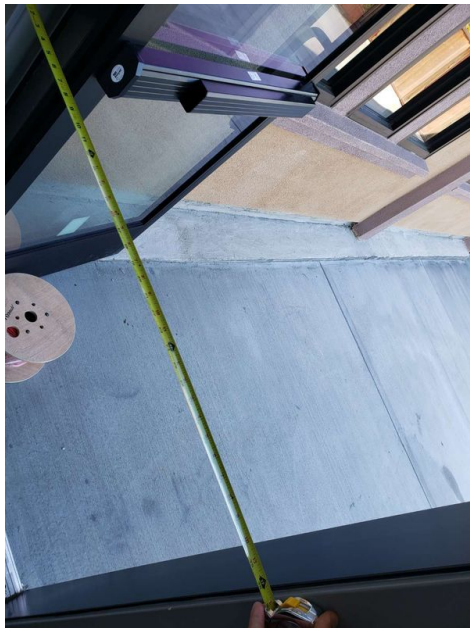
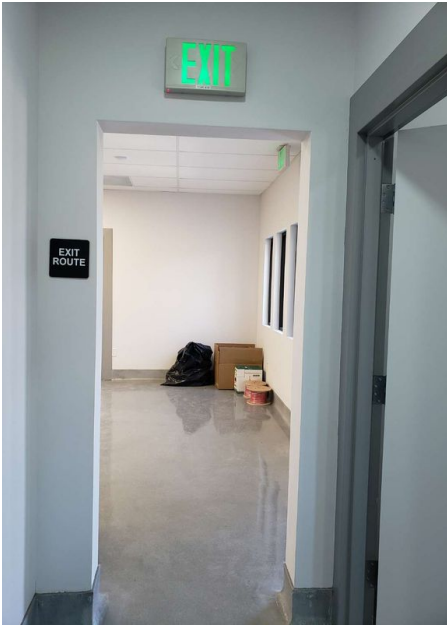
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

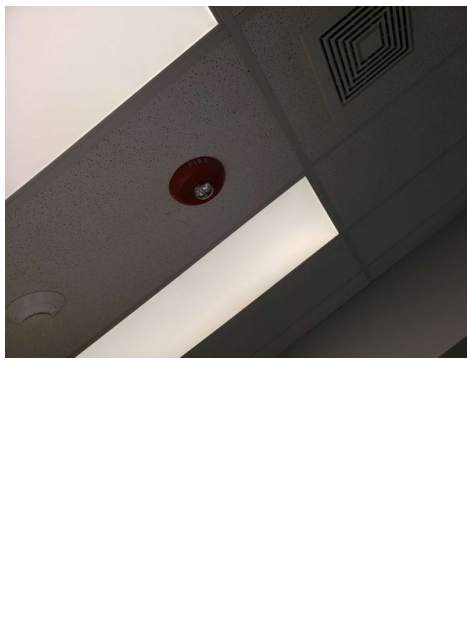
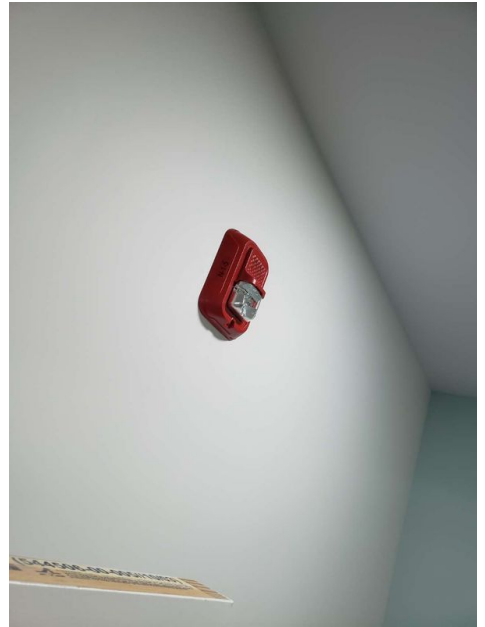
Fire Access Roads: Fire Access pathway

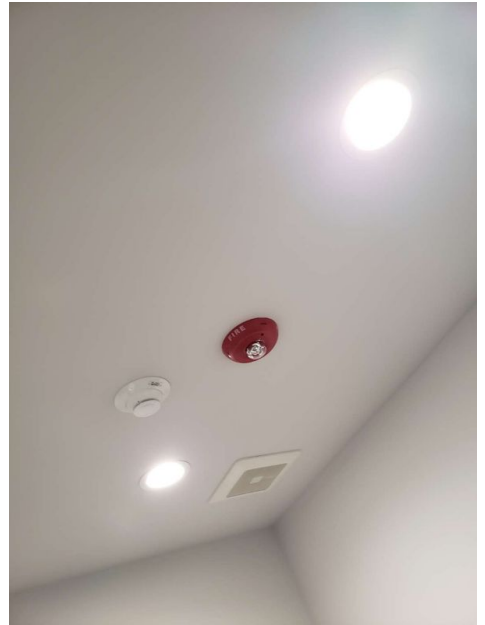
Exit routes must be at least 28 inches wide at all points. Exit routes must be unobstructed and free from clutter. Adequate lighting (including emergency lighting) must be provided so that an employee with normal vision can see along the exit route. Each exit must be clearly visible and marked by a sign reading "Exit"





Fire Alarm Systems: Fire Alarm system





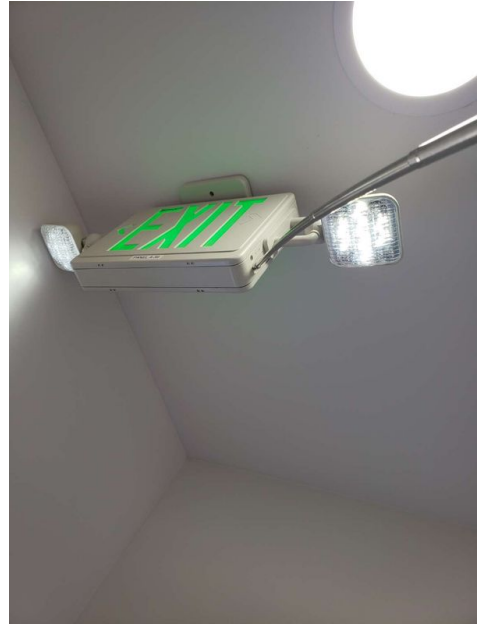
Portable Fire Extinguishers: Portable fire extinguisher

At the time of inspection observed two portable fire extinguisher one in the technician room and one in the waiting room.

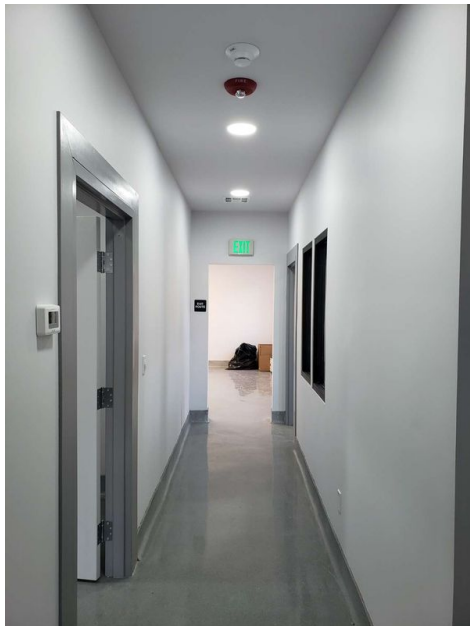
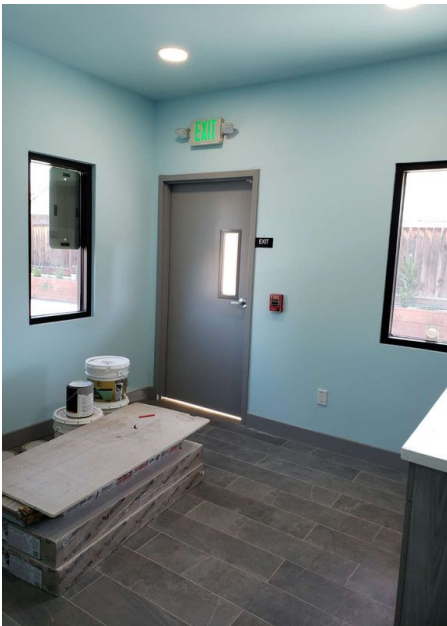
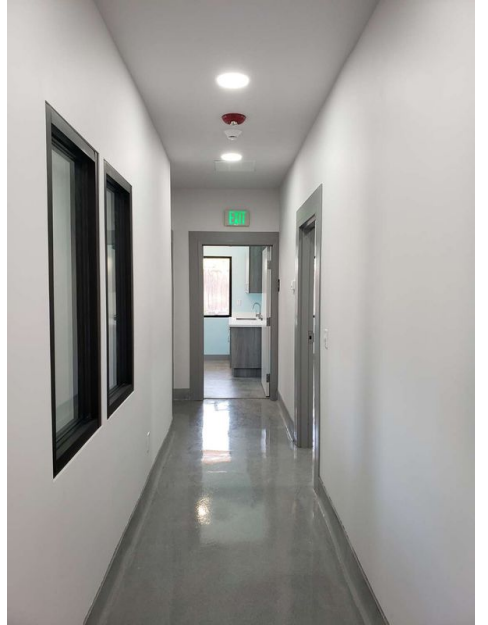
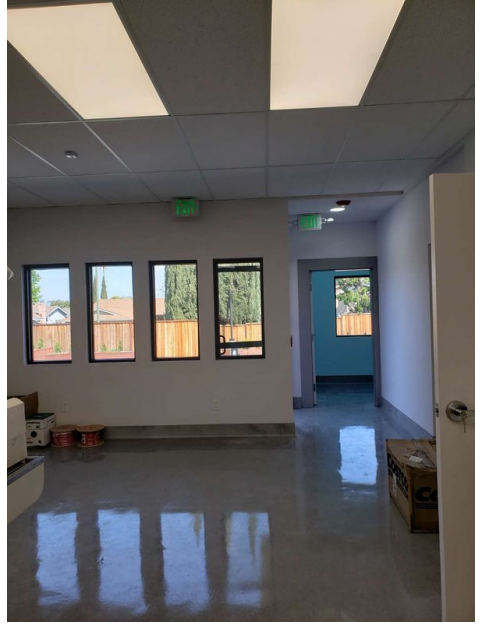


Emergency Lighting Systems: Emergency lighting

At the time of inspection all the emergency lighting operated normally.



Exit Signs, Doors, Stairwells and Handrails: Exit Signs, Doors, Stairwells and Handrails



Limitations

Fire Alarm Systems

UNABLE TO TEST FIRE ALARM SYSTEM

Unable to test fire alarm system



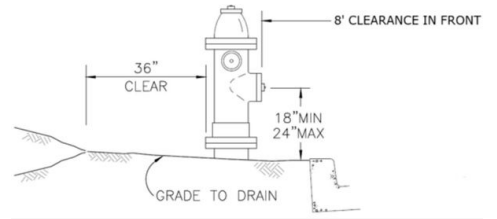
Observations

11.2.1 Fire Hydrant Clearance

NOT PRESENT

Recommendation

Contact a qualified professional.



11.5.1 No Smoking Signs

MISSING NO SMOKING SIGNS

Recommendation

Contact a qualified professional.

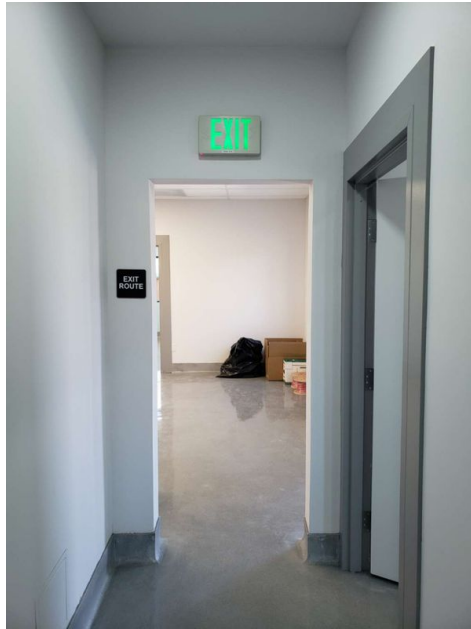


11.10.1 Emergency Lighting Systems

NO EMERGENCY LIGHTING IN THE EXIT ROUTE

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

8.1. Limitations:

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

8.2. Exclusions:

I. The inspector is not required to determine:

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

II. The inspector is not required to operate:

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

III. The inspector is not required to:

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

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

Roof

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

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

II. The inspector is not required to:

- A. walk on any pitched roof surface.
- B. predict service-life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, lightning arresters, de-icing equipment or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. walk on any roofs that lack rooftop access doors.

Exterior

I. The inspector should inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- C. and report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;

- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. the exterior for accessibility barriers;
- G. the storm water drainage system;
- H. the general topography;
- I. the parking areas;
- J. the sidewalks;
- K. exterior lighting;
- L. the landscaping;
- M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
- N. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting.
- B. inspect items, including window and door flashings, that are not visible or readily accessible from the ground.
- C. inspect geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for proof of safety-type glass.
- H. determine the integrity of thermal window seals or damaged glass.
- I. inspect underground utilities.
- J. inspect underground items.
- K. inspect wells or springs.
- L. inspect solar systems.
- M. inspect swimming pools or spas.
- N. inspect septic systems or cesspools.
- O. inspect playground equipment.
- P. inspect sprinkler systems.
- Q. inspect drainfields or dry wells.
- R. inspect manhole covers.
- S. operate or evaluate remote-control devices, or test door or gate operators.

Basement, Foundation and Crawlspace

I. The inspector should inspect:

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

II. The inspector is not required to:

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

Heating and Ventilation

I. The inspector should inspect:

- A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
- B. the heating systems using normal operating controls, and describe the energy source and heating method;
- C. and report as in need of repair heating systems that do not operate;
- D. and report if the heating systems are deemed inaccessible;
- E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- G. and verify that luminaire and receptacle outlets are provided at or near the appliance;

- H. and verify that the system piping appears to be sloped to permit the system to be drained;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
- M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
- N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
- O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
- P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
- Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
- R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
- S. condensate drains.

II. The inspector is not required to:

- A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- C. light or ignite pilot flames.
- D. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- E. over-ride electronic thermostats.
- F. evaluate fuel quality.
- G. verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- H. inspect tenant-owned or tenant-maintained heating equipment.
- I. determine ventilation rates.
- J. perform capture and containment tests.
- K. test for mold.

Cooling

I. The inspector should inspect:

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

II. The inspector is not required to:

- A. inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- C. inspect window units, through-wall units, or electronic air filters.
- D. operate equipment or systems if exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- E. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- F. examine electrical current, coolant fluids or gases, or coolant leakage.
- G. inspect tenant-owned or tenant-maintained cooling equipment.
- H. test for mold.

Plumbing

I. The inspector should inspect:

- A. and verify the presence of and identify the location of the main water shut-off valve to each building;
- B. and verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur

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

II. The inspector is not required to:

A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.
 B. ignite pilot flames.
 C. determine the size, temperature, age, life expectancy or adequacy of the water heater.
 D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.
 E. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 F. verify or test anti-scald devices.
 G. determine the water quality, potability or reliability of the water supply or source.
 H. open sealed plumbing access panels.
 I. inspect clothes washing machines or their connections.
 J. operate any main, branch or fixture valve.
 K. test shower pans, tub and shower surrounds, or enclosures for leakage.
 L. evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
 M. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 N. determine whether there are sufficient cleanouts for effective cleaning of drains.
 O. evaluate gas, liquid propane or oil-storage tanks.
 P. inspect any private sewage waste-disposal system or component within such a system.
 Q. inspect water-treatment systems or water filters.
 R. inspect water-storage tanks, pressure pumps, ejector pumps, or bladder tanks.
 S. evaluate wait time for hot water at fixtures, or perform testing of any kind on water-heater elements.
 T. evaluate or determine the adequacy of combustion air.
 U. test, operate, open or close safety controls, manual stop valves, or temperature- or pressure-relief valves.
 V. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot-water circulation.
 W. determine the presence or condition of polybutylene plumbing.

Electrical

I. The inspector should inspect:

A. the service drop/lateral;
 B. the meter socket enclosures;
 C. the service-entrance conductors, and report on any noted deterioration of the conductor insulation or cable sheath;
 D. the means for disconnecting the service main;
 E. the service-entrance equipment, and report on any noted physical damage, overheating or corrosion;
 F. and determine the rating of the service disconnect amperage, if labeled;
 G. panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection;
 H. and report on any unused circuit-breaker panel openings that are not filled;
 I. and report on absent or poor labeling;
 J. the service grounding and bonding;
 K. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be AFCI-protected using the AFCI test button, where possible. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted;

- L. and report on any noted missing or damaged faceplates or box covers;
- M. and report on any noted open junction boxes or open wiring splices;
- N. and report on any noted switches and receptacles that are painted;
- O. and test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
- P. and report the presence of solid-conductor aluminum branch-circuit wiring, if readily visible;
- Q. and report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall;
- R. and report the absence of smoke detectors;
- S. and report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

II. The inspector is not required to:

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

Attic, Insulation & Ventilation

I. The inspector should inspect:

- A. the insulation in unfinished spaces;
- B. the ventilation of attic spaces;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or exact R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector should:

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

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect central-vacuum systems.

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

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.