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11/11/2024 9:00AM

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View our **Code of Ethics.**

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1: ROOF

1.1	General
1.2	Coverings & Slope
1.3	Roof Drainage Systems
1.4	Flashings
1.5	Skylights, Chimneys & Other Roof Penetrations

Information

General: Method of Inspection
Rooftop

General: Means of Access
Fixed ladder

Coverings & Slope: Low-Slope Roof
Single-ply, TPO/PVC

Coverings & Slope: Roof Coatings
Silicone coated

Roof Drainage Systems: Drainage System Type
Built-in drains, Gutter and downspout

Roof Drainage Systems: Gutter Material
Aluminum, Steel

Flashings: Material
Aluminum, Copper

Skylights, Chimneys & Other Roof Penetrations: Condition of roof penetrations & roof structure
Roof penetrations and structures appear intact but should be checked for proper seals to prevent leaks. Regular maintenance ensures long-term protection.

Coverings & Slope: **Condition of parapets and coping**

Moderate cracks in parapets and coping can let moisture in, causing damage. Early repairs and monitoring help prevent further issues.

Cracks in parapets and coping can let moisture in, causing damage. Early repairs and monitoring help prevent further issues.

Coverings & Slope: **Condition of the roof covering(s)**

A single-ply TPO roof with ripples may signal installation issues or trapped moisture, impacting waterproofing. Recommend evaluation and repairs by a qualified roofing professional to prevent further damage.

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Roof Drainage Systems: **Condition of Drainage System**

One or more drains have debris blocking the filter, which can lead to ponding and water intrusion through the rooftop. Recommend immediate cleaning and maintenance by a qualified professional to prevent leaks and damage.

One or more drains have debris blocking the filter, which can lead to ponding and water intrusion through the rooftop. Recommend immediate cleaning and maintenance by a qualified professional to prevent leaks and damage.

Observations

1.2.1 Coverings & Slope

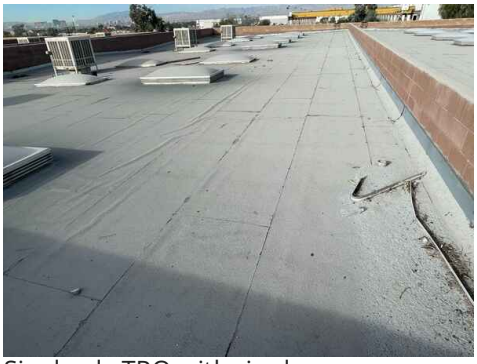
Safety Hazard

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Single ply TPO with ripples

Debris found through out roof


vertical cracks through out parapet wall and coping


cracks on parapet walls and coping

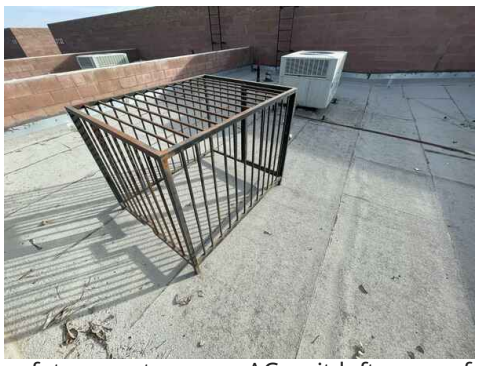

debris on roof

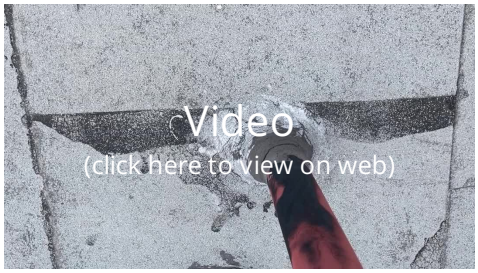

rust on ventilation, debris blocking drain causes ponding

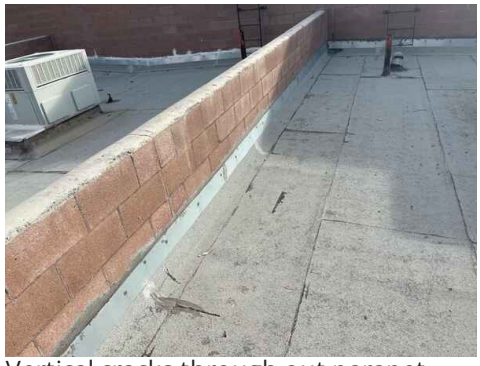

roof drain covered with debris causes ponding, and water intrusions through out roof.


Boot over ventilation is old and cracking, will allow water intrusion if not taken care of.


ripples in TPO.


safety cage to cover AC unit left on roof top.




Vertical cracks through out parapet wall


ripples on TPO

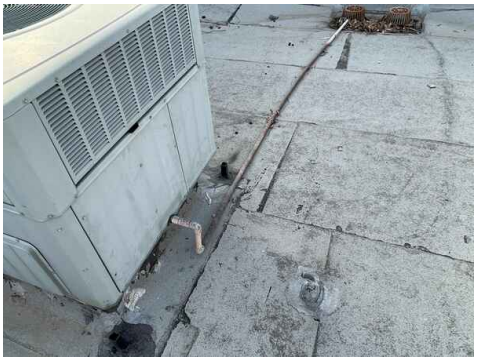
1.4.1 Flashings

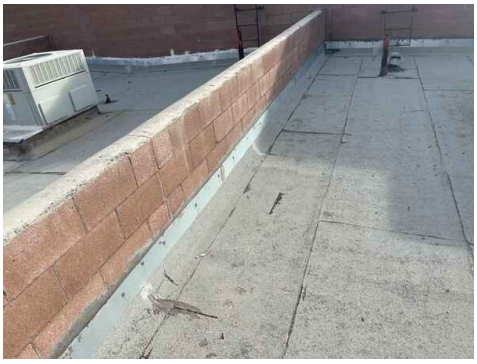
CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.



1.5.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT WATER PENETRATION

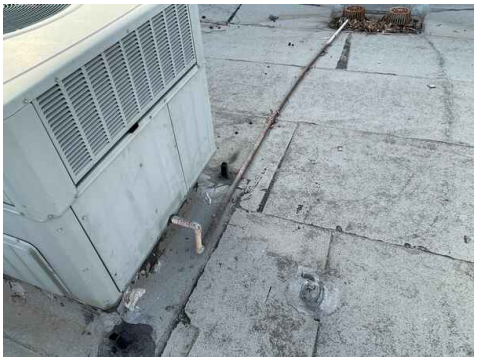
There are signs of possible water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Proper flashing around the skylight is critical.

Recommendation

Contact a qualified roofing professional.





2: EXTERIOR

Information

General: Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Masonry

Siding, Flashing & Trim: Siding Style

CMU Wall

Topography, Stormwater Drainage, and Retaining Walls: General topography

Positive



The property has a positive grade, directing water away to prevent foundation issues. Regular checks ensure it stays effective.


Observations

2.3.1 Topography, Stormwater Drainage, and Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.


3: TRIM, FASCIA, AND SOFFIT

3.1	Exterior Trim: General Condition
3.2	Gable Trim
3.3	Fascia
3.4	Soffits
3.5	Door Trim
3.6	Window Trim
3.7	Corner Trim

Information

Exterior Trim: General Condition:

Trim Material

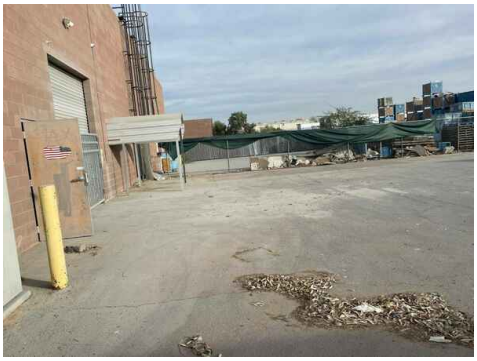
Same as siding

Observations

3.1.1 Exterior Trim: General Condition

EXTERIOR TRIM: DETERIORATION, MINOR/MODERATE

Exterior trim exhibited *minor/moderate* weathering and deterioration commensurate with its age.



3.3.1 Fascia

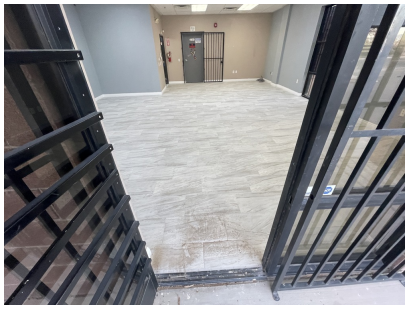
FASCIA: WEATHERING COMMENSURATE WITH AGE

Fascia showed moderate weathering and deterioration commensurate with its age.



3.5.1 Door Trim

DOOR TRIM: DETERIORATION, MODERATE

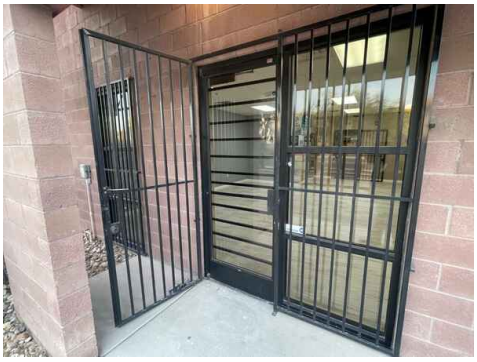



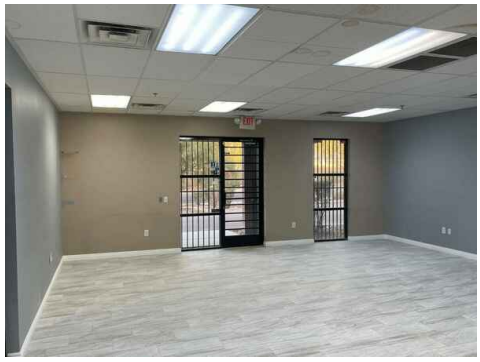
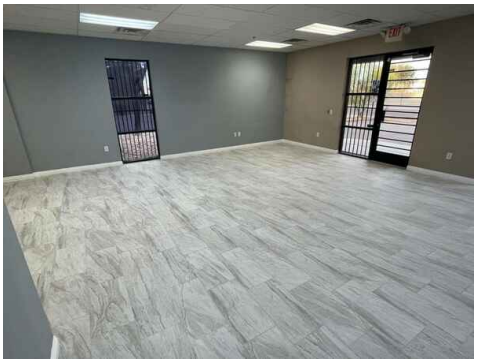
Exterior door trim exhibited moderate weathering and deterioration commensurate with the age of the building.

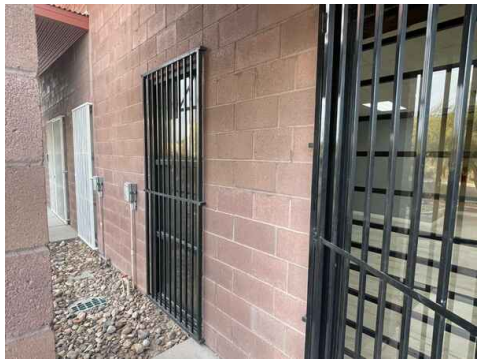
3.6.1 Window Trim

WINDOW TRIM: DETERIORATION, MODERATE

Window trim exhibited moderate weathering and deterioration commensurate with its age.





4: DOOR AND WINDOW EXTERIORS

4.1	Door Exteriors
4.2	Window Exteriors

Information

Door Exteriors: Exterior Doors:
Metal, Fiberglass

Window Exteriors: Window thermal configuration
Single pane

Observations

4.1.1 Door Exteriors

DAMAGE: MINOR/MODERATE

An exterior door at the *Location* side of the building exhibited *condition* damage.

Recommendation

Contact a qualified professional.

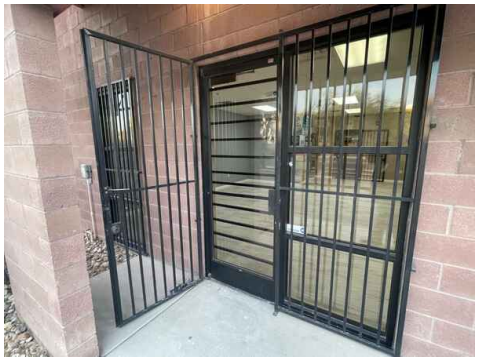
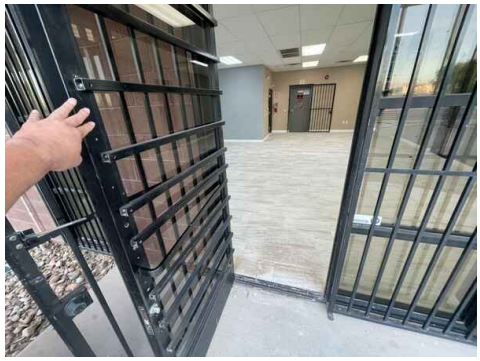
4.1.2 Door Exteriors

DETERIORATION: MINOR/MODERATE COMMENSURATE

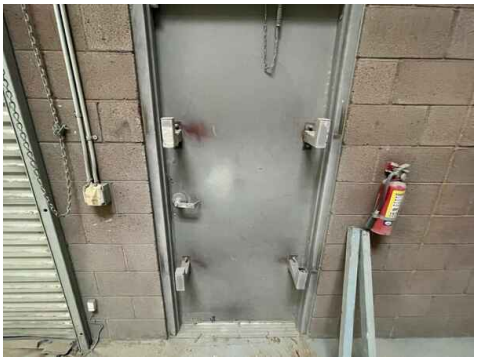
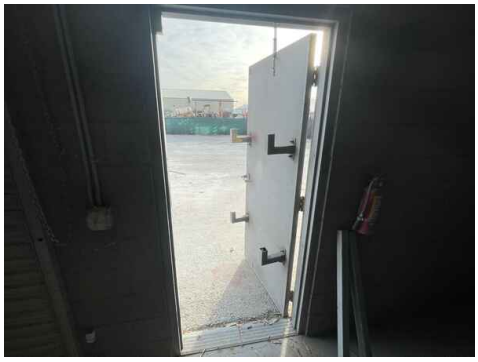
Door exteriors showed general *Minor/Moderate* deterioration commensurate with their age.

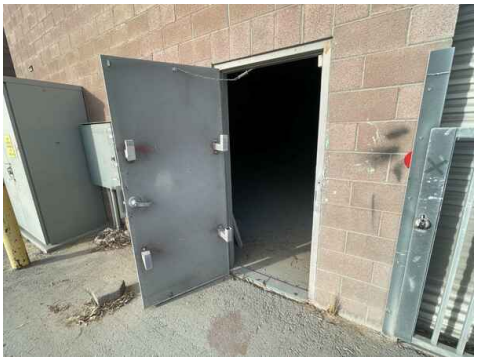
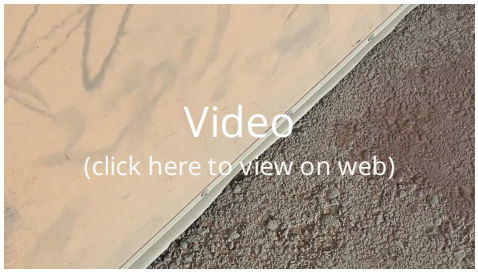
Recommendation

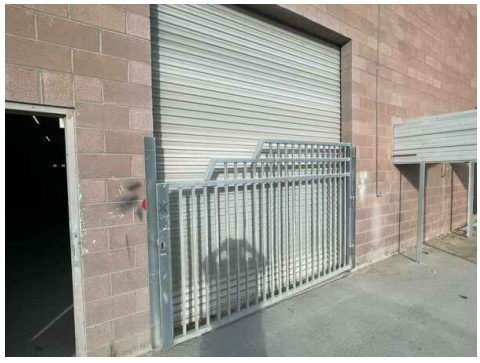
Contact a qualified professional.





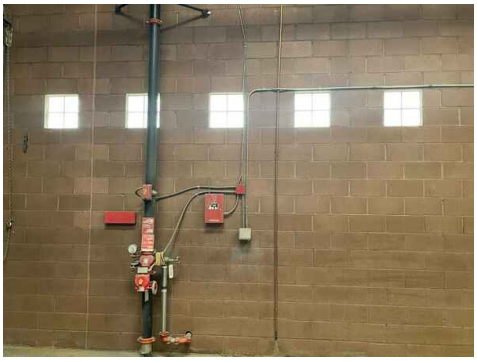
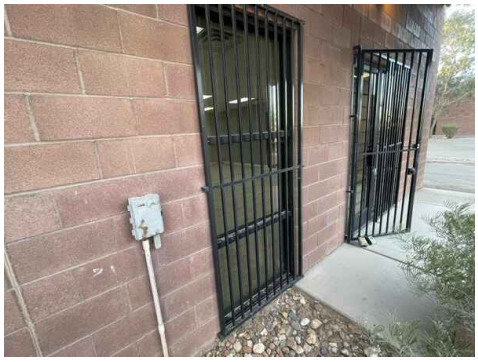
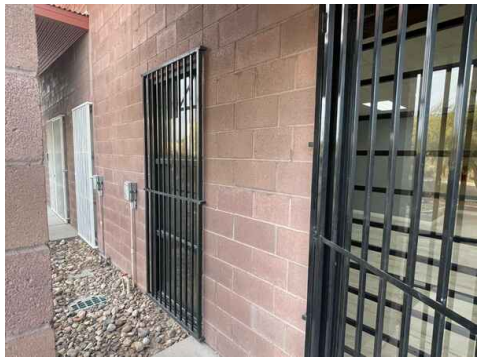

4.2.1 Window Exteriors

DETERIORATION: GENERAL MAINTENANCE NEEDED

Window exteriors exhibited general deterioration requiring maintenance.

Recommendation

Contact a qualified professional.

5: LANDSCAPING AND STRUCTURAL APPURTENANCES

Information

Landscaping General Description: Landscaping description

Landscaping in general consisted of a few shrubberies and small trees, with one larger tree. Regular maintenance helps maintain property appeal and prevent potential issues.

Observations

5.5.1 Landscape Irrigation

BEYOND THE SCOPE

The property was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the scope of this inspection and the Inspector did not inspect the system.

Recommendation

Contact a qualified professional.

5.6.1 Landscaping

HEDGES: POOR CONDITION, GENERALLY

Hedges on the property were in generally poor condition.

Recommendation

Contact a qualified professional.

5.8.1 Trees

TREES POOR CONDITION

Some trees on the property were in poor condition.

Recommendation

Contact a qualified professional.



6: CONCRETE FLATWORK

6.1	Walkways
6.2	Driveway

Information

Driveway: Driveway surface material

Asphalt

Observations

6.2.1 Driveway

CRACKS: COMMON CRACKS, LESS THAN 1/4"

Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4 inch (6 mm) should be filled with an appropriate material to help reduce continuing damage.

Recommendation

Contact a qualified professional.








6.2.2 Driveway

CRACKS: SHRINKAGE

The concrete driveway had shrinkage cracks. Shrinkage cracks commonly occur as newly-placed concrete dries. They are surface cracks that are not a structural concern.






7: PARKING LOT

7.1	Parking lot: Storm Water Drainage
7.2	Surfacing
7.3	Markings
7.4	Signage
7.5	Safety and Security
7.6	Landscaping: Hedges and Shrubs

Information

Parking lot: Storm Water Drainage: Drainage system description

Gravity drainage

Surfacing: Surfacing Material

Asphalt

Parking lot: Storm Water Drainage: Stormwater system under parking lot

There was an underground stormwater system installed beneath the parking lot. Viewing into catch basins no significant deficiencies were observed.

Observations

7.3.1 Markings

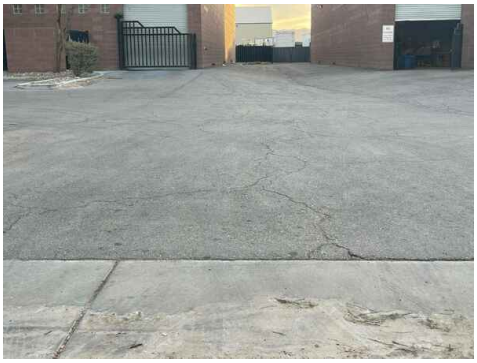
STALLS NOT MARKED

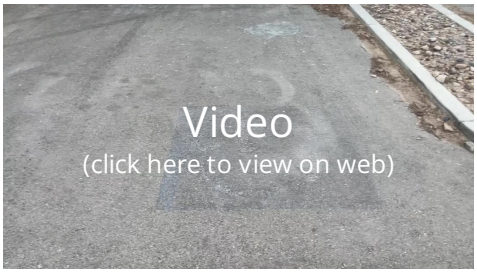
Parking stalls were not designated. Parking spaces should be marked to comply with applicable regulations or best practice.

Recommendation

Contact a qualified professional.





7.3.2 Markings

STRIPING WORN/FADED

Parking lot striping was generally severely worn, faded and illegible in areas. Parking lot should be re-striped.

Recommendation

Contact a qualified professional.

7.4.1 Signage

ADDRESS NOT VISIBLE FROM STREET

The property address was not visible from the street.



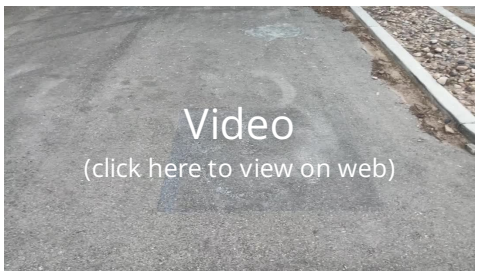

7.5.1 Safety and Security

NON-ADA COMPLIANT

Lot parking did not comply with Americans with Disabilities Act (ADA) regulations. Consider upgrading parking to comply with ADA regulations.

Recommendation

Contact a qualified professional.


Non ADA Compliant


Non ADA Compliant

7.6.1 Landscaping: Hedges and Shrubs

SHRUB CONDITION: FAIR, SOME

Some shrubbery on the parking lot was in fair condition only. Consider evaluation by a landscaping specialist.

Recommendation

Contact a qualified professional.




8: EXTERIOR LIGHTING

8.1	Exterior Building Lighting
8.2	Landscape lighting
8.3	Walkway lighting
8.4	Parking lighting

Information

Exterior Building Lighting: Exterior building lighting activation type
Timer

Landscape lighting: Landscape lighting activation type
Timer

Landscape lighting: Power source
Low-voltage

Walkway lighting: Walkway lighting activation type
Timer, Low-voltage

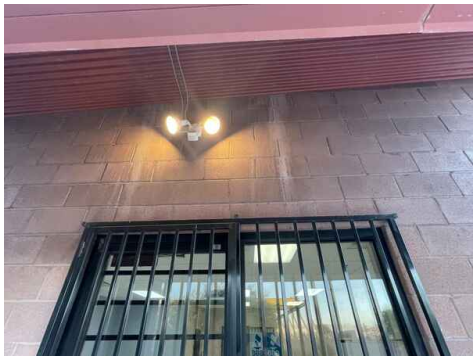
Parking lighting: Parking lighting activation type
Timer

Exterior Building Lighting: Points of entry illuminated

Building mounted light fixtures were installed to illuminate points of entry/exit and other key areas around the building.


Walkway lighting: Walkway lighting present

Walkways had lighting fixtures installed that are typically controlled by timers or photosensors and were not tested.

9: FOUNDATION

Information

General Description: Foundation type
Slab-on-grade, Concrete masonry unit (block)

General Description: Foundation wall material
Concrete Masonry Units (CMU)

10: HEATING AND VENTILATION

10.1	Equipment
10.2	Normal Operating Controls
10.3	Ventilation
10.4	Exhaust Systems
10.5	Distribution Systems
10.6	Vents, Flues & Chimneys

Information

Equipment: **Heat Type**
RTU

Equipment: **Energy Source**
Electric

Equipment: **Manufacturer**
Trane

Equipment: **Location**
Roof

Equipment: **Age of Equipment**
07 2011

Ventilation: **Ventilation Type**
Combined with rooftop unit

Exhaust Systems: **Exhaust Fans**
Fan/Heat/Light

Distribution Systems: **Ductwork**
Insulated, Non-insulated

Observations

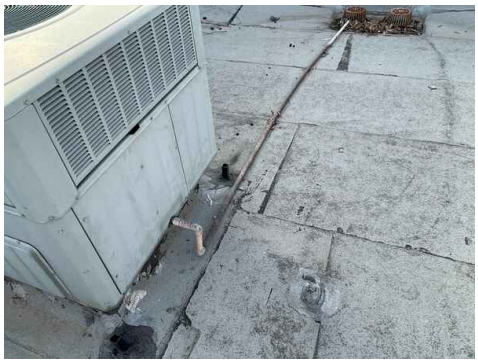
10.1.1 Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.


10.1.2 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.

10.1.3 Equipment

NEEDS SERVICING/CLEANING

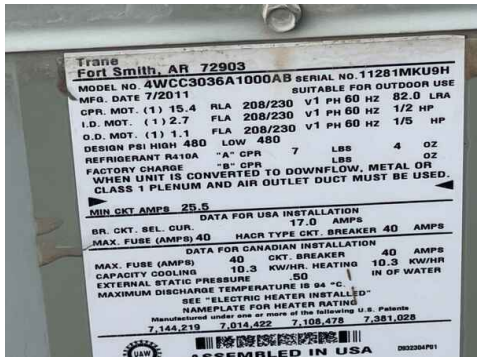
Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

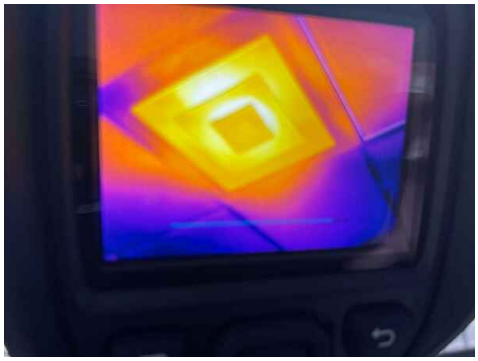
Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



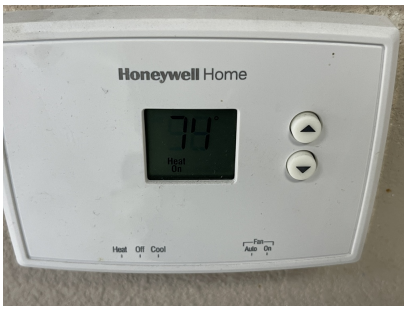





10.2.1 Normal Operating Controls

THERMOSTAT: PROGRAMMABLE, HEATING/COOLING

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.



Recommendation

Contact a qualified professional.

11: COOLING

11.1	General
11.2	Cooling Equipment
11.3	Normal Operating Controls
11.4	Distribution System
11.5	Presence of Installed Cooling Source in Each Room

Information

Cooling Equipment: Energy Source/Type
Swamp Cooler, RTU

Cooling Equipment: Manufacturer
Trane

Cooling Equipment: Location
Roof

Cooling Equipment: Age of Equipment
07- 2011

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
13.2 SEER

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

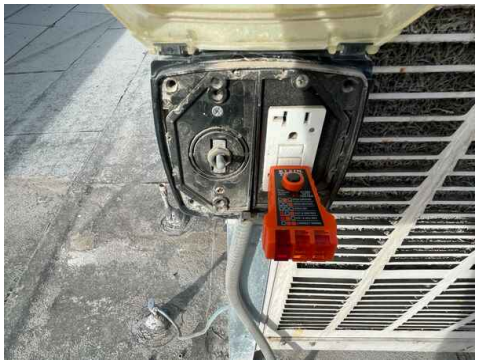
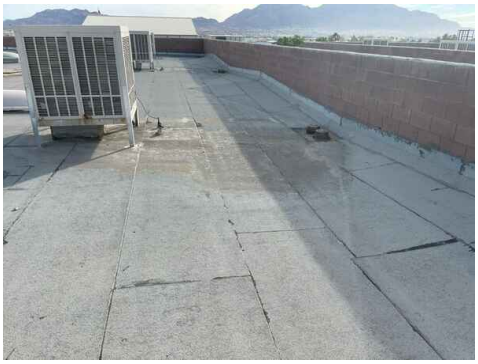
Read more on energy efficient air conditioning at Energy.gov.

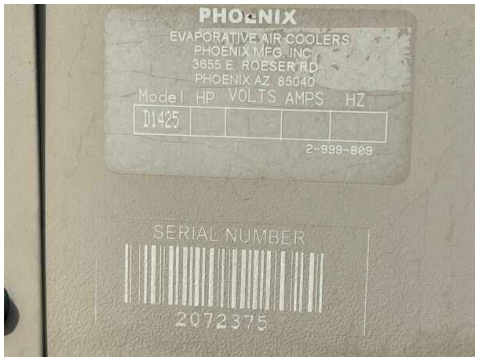
Limitations

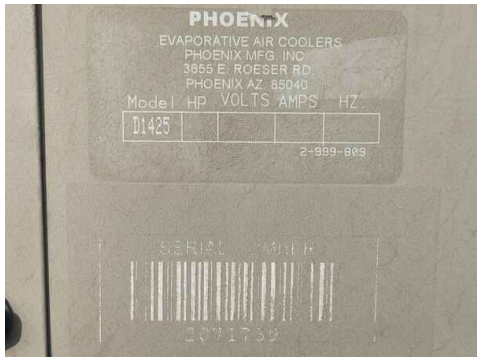
Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.


PHOENIX
EVAPORATIVE AIR COOLERS
PHOENIX MFG. INC.
3655 E. ROESER RD
PHOENIX AZ. 85040
Model HP VOLTS AMPS HZ
D1425
2-999-809
SERIAL NUMBER
2072375


PHOENIX
EVAPORATIVE AIR COOLERS
PHOENIX MFG. INC.
3655 E. ROESER RD
PHOENIX AZ. 85040
Model HP VOLTS AMPS HZ
D1425
2-999-809


Video
(click here to view on web)

12: PLUMBING

12.1	General
12.2	Main Water Shut-off Device
12.3	Back-flow Prevention Device
12.4	Drain, Waste, & Vent Systems
12.5	Water Supply, Distribution Systems & Fixtures
12.6	Fuel Storage & Distribution Systems
12.7	Men's Restrooms
12.8	Women's Restrooms

Information

General: Filters
Unknown

General: Water Source
Public

Main Water Shut-off Device: Location
North

Back-flow Prevention Device: Location
North, Front of Building

Drain, Waste, & Vent Systems: Drain Size
Drain not present

Drain, Waste, & Vent Systems: Material
ABS

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

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Unknown

13: ELECTRICAL

13.1	General
13.2	Service Entrance Conductors
13.3	Branch Wiring Circuits, Breakers & Fuses
13.4	Lighting Fixtures, Switches & Receptacles
13.5	GFCI & AFCI
13.6	Smoke Detectors

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120 Volts

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

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

GFCI & AFCI: Mostly GFCI-weather-protected

Most exterior electrical receptacles were ground fault circuit interrupter (GFCI)-protected and enclosed in weather-resistant covers. Exceptions will be listed in this report.

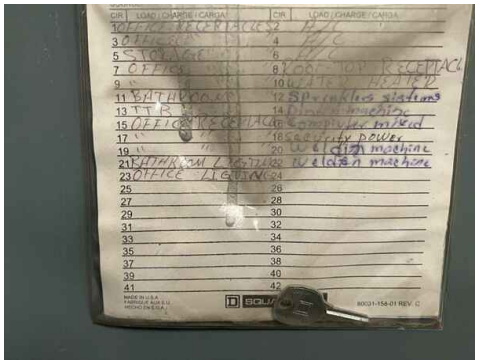
Limitations

Branch Wiring Circuits, Breakers & Fuses

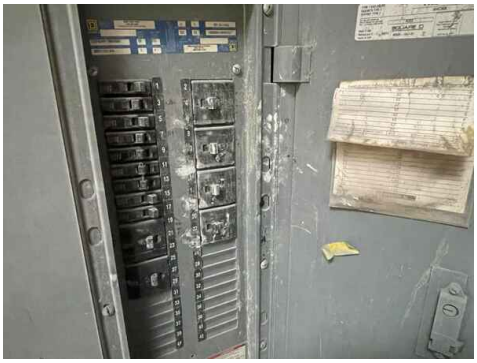
BREAKER(S) IN OFF POSITION

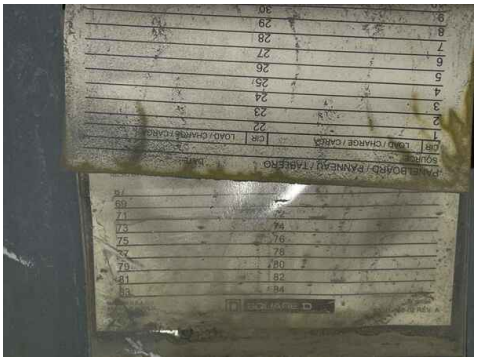
PANEL A AT FRONT OF WAREHOUSE, AND PANEL A1 AT THE BACK OF WAREHOUSE

I observed one or more breakers in the "off" position prior to inspecting the electrical panel. Recommend asking the owner what this breaker is connected to, and why it is off.





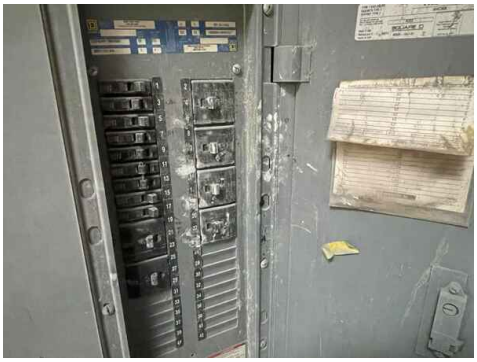


Branch Wiring Circuits, Breakers & Fuses

UNABLE TO INSPECT THE PANELBOARDS AND BREAKERS CLOSELY

I was restricted in my visual-only inspection in that I did not inspect closely all of the panelboards, components, connections, and breakers. I am not an electrician, but I will inspect the electrical system according to the Commercial Inspection Standards of Practice as best as I can during the inspection.




Observations

13.1.1 General

EXTERIOR ELECTRICAL




Recommendation

Contact a qualified professional.

13.4.1 Lighting Fixtures, Switches & Receptacles

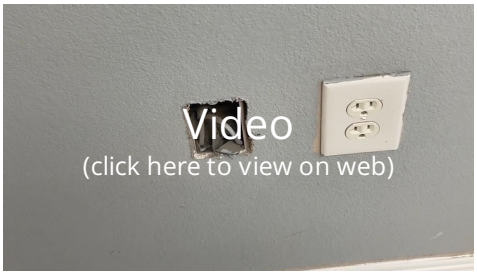
Safety Hazard

COVER PLATES MISSING

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

Recommendation

Contact a qualified electrical contractor.



13.5.1 GFCI & AFCI

Safety Hazard

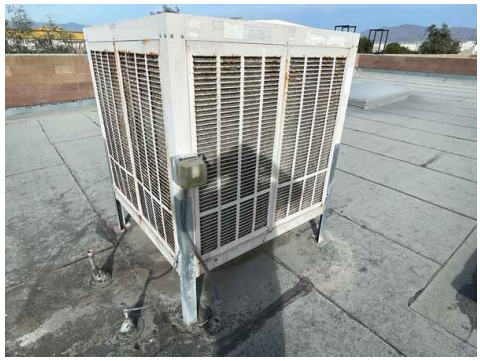
SOME INOPERABLE

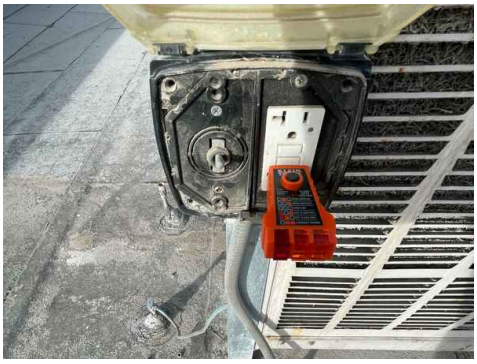
Some exterior electrical receptacles were inoperable. These receptacles should be evaluated and brought into good working order.

Recommendation

Contact a qualified professional.


Video
(click here to view on web)






Video
(click here to view on web)

14: DOORS, WINDOWS & INTERIOR

14.1	General
14.2	Doors
14.3	Windows
14.4	Floors
14.5	Walls
14.6	Ceilings
14.7	Steps, Stairways & Railings
14.8	Garage Door
14.9	Garage Door Opener
14.10	Occupant Door (From garage to inside of property)

Information

Windows: Window Type
Single-hung, Transom

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Concrete, Tile, Vinyl

Walls: Wall Material
Drywall, Gypsum Board, Concrete Masonry Blocks (CMU)

Ceilings: Ceiling Material
Suspended Ceiling Panels, Unfinished, Wood

Garage Door: Material
Metal, Steel, Aluminum

Garage Door: Type
Roll-Up, Manual

Observations

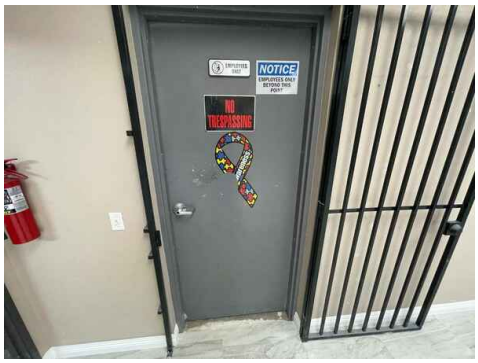
14.2.1 Doors

INTERIOR DOOR: HARDWARE BROKEN

Door hardware was broken at an interior door.

Recommendation

Contact a qualified professional.



14.2.2 Doors

THRESHOLD DETERIORATION

DOOR BETWEEN FRONT OFFICE AND WAREHOUSE ENTRANCE

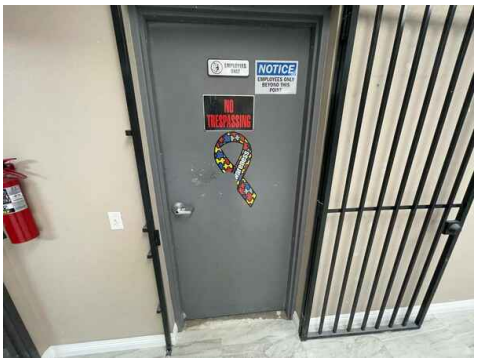
The threshold is deteriorating. Regular maintenance or repairs are needed to prevent further damage and maintain functionality.

Recommendation

Contact a qualified professional.

Threshold deteriorating

Threshold deteriorating



Hardware on doorknob damaged, door still opens

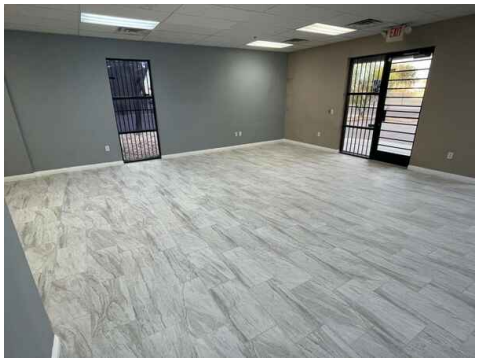
14.3.1 Windows

DETERIORATION: GENERAL COMMENSURATE

Windows exhibited general deterioration commensurate with the age of the building.

Recommendation

Contact a qualified professional.



14.4.1 Floors

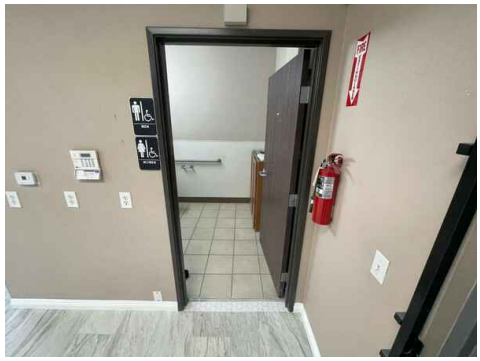
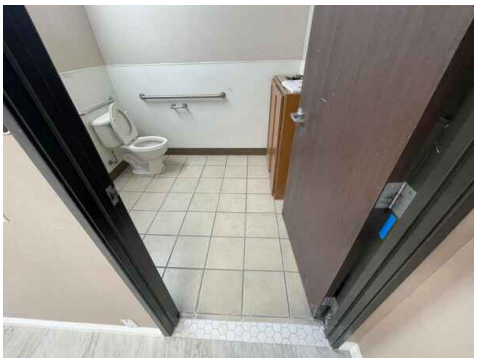
MODERATE WEAR

Floors in the property exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor




14.5.1 Walls

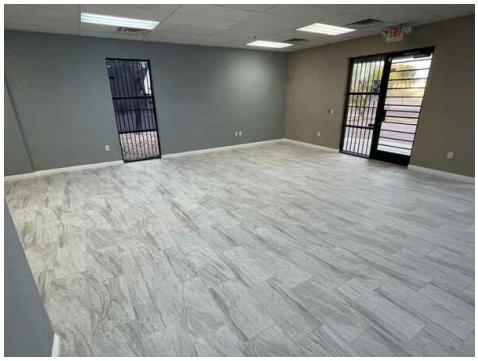
PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation

Contact a qualified painting contractor.



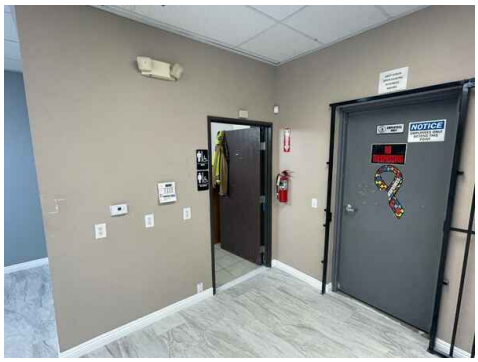

14.5.2 Walls

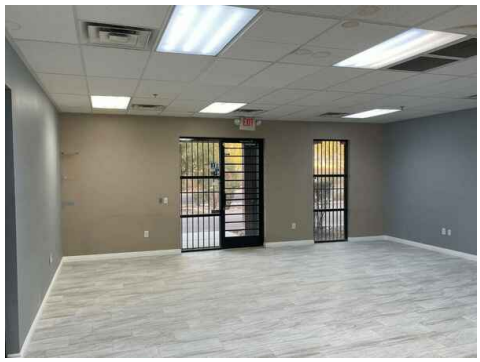
WALL DAMAGE MINOR

Some walls exhibited minor damage.

Recommendation

Contact a qualified professional.



14.6.1 Ceilings

Safety Hazard

POSSIBLE MOLD

LEFT WALL WAREHOUSE SIDE.

There are possible signs of fungi growth on walls. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.

14.6.2 Ceilings

Safety Hazard

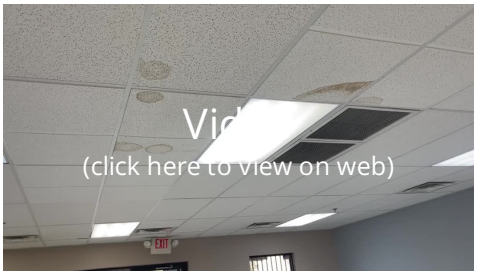
RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

Contact a qualified professional.



14.6.3 Ceilings

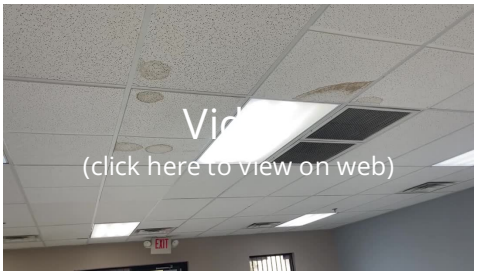
Safety Hazard

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



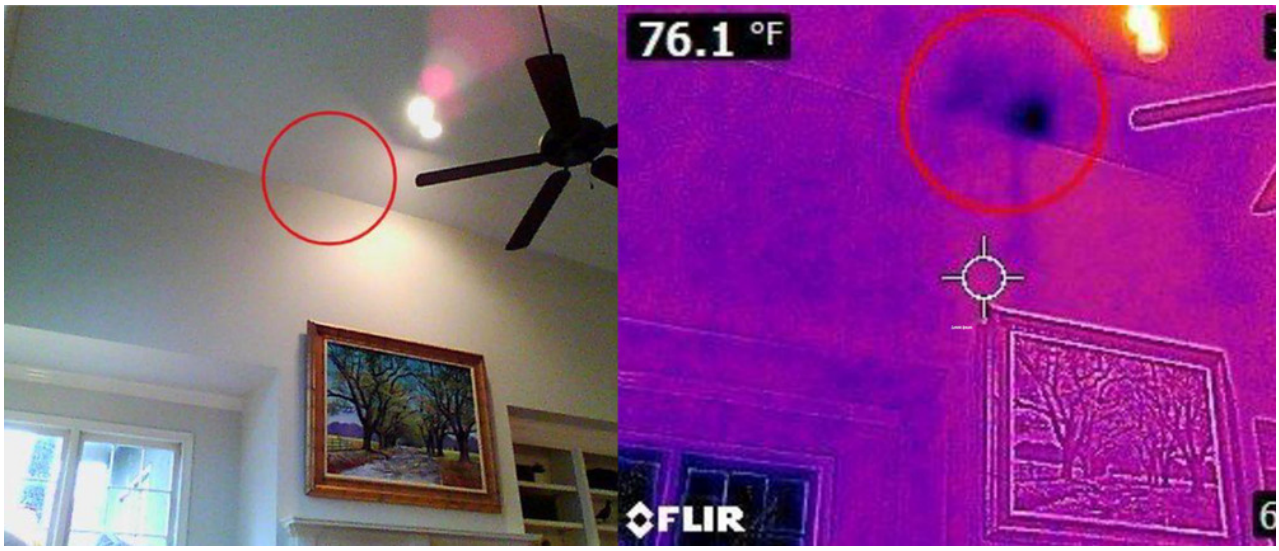



15: INFRARED PHOTOS

15.1	General
15.2	Interior Photos

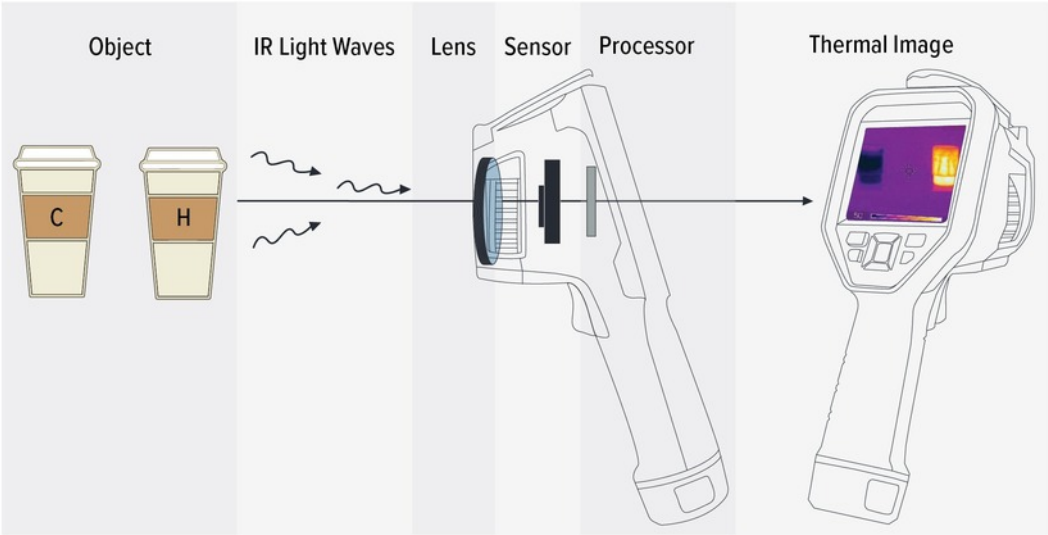
Information

General: Thermal Image Technology

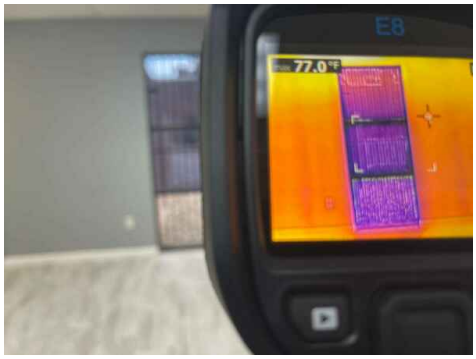


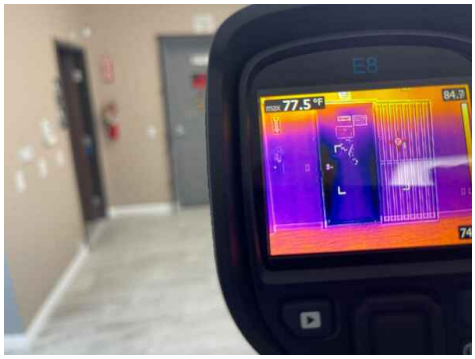
Thermal Image Photography

Thermal imaging captures an image based on the wavelengths of light that have a lower frequency than light that can be seen with the human eye. A thermal camera uses a special sensor in its lens that can see only the visible light of the infrared spectrum, which is based in part on the temperature of the object viewed.



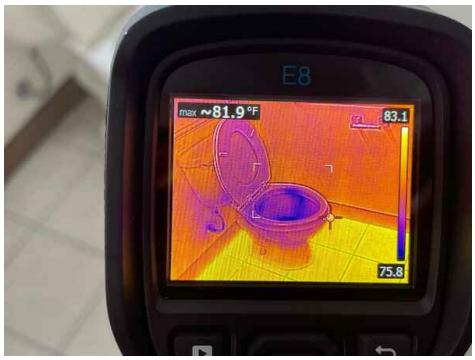

~72.0 °F
88.4
59.9


E8
77.0 °F


E8
77.5 °F
84.7

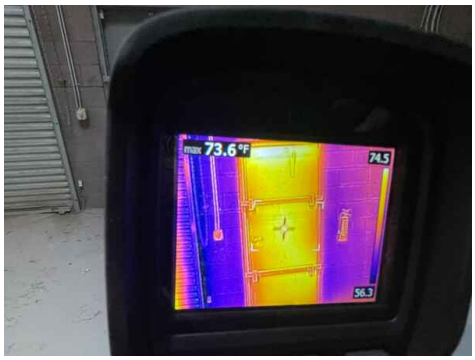

E8
90.5 °F
115
76.5

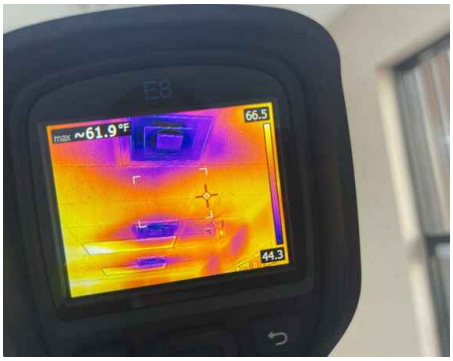

E8
59.5 °F
61.6
44.3

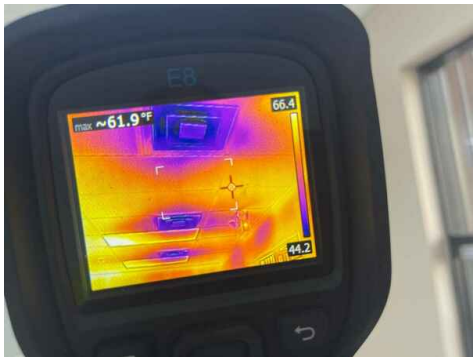

E8
~81.9 °F
83.1
75.8


E8
73.8 °F
76.3
69.1

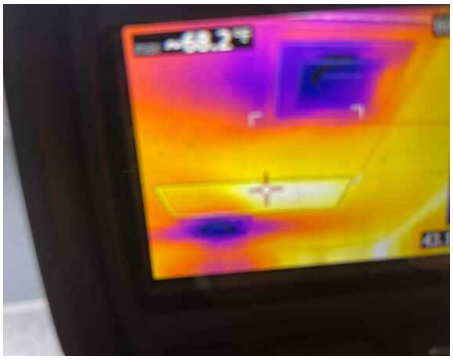

EMS
73.2 °F
75.2
67.0

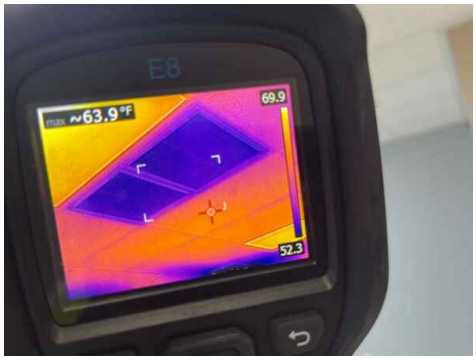

73.6 °F
74.5
56.3


E8
~61.9 °F
66.5
44.3


E8
~61.9 °F
66.4
44.2


E8
~67.8 °F
66.8
43.2


~68.2 °F


E8
~63.9 °F
69.9
52.3

STANDARDS OF PRACTICE

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

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

II. The inspector is not required to:

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

Exterior
I. The inspector should inspect:

A. the siding, flashing and trim;
B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
C. and report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;
D. a representative number of windows;
E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
F. the exterior for accessibility barriers;
G. the storm water drainage system;
H. the general topography;
I. the parking areas;
J. the sidewalks;
K. exterior lighting;
L. the landscaping;
M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
N. and describe the exterior wall covering.

II. The inspector is not required to:

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

P. inspect sprinkler systems.
Q. inspect drainfields or dry wells.
R. inspect manhole covers.
S. operate or evaluate remote-control devices, or test door or gate operators.

Heating and Ventilation
I. The inspector should inspect:

A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
B. the heating systems using normal operating controls, and describe the energy source and heating method;
C. and report as in need of repair heating systems that do not operate;
D. and report if the heating systems are deemed inaccessible;
E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
G. and verify that luminaire and receptacle outlets are provided at or near the appliance;
H. and verify that the system piping appears to be sloped to permit the system to be drained;
I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
S. condensate drains.

II. The inspector is not required to:

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

Cooling
I. The inspector should inspect:

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

II. The inspector is not required to:

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

Plumbing
I. The inspector should inspect:

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

II. The inspector is not required to:

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

Electrical
I. The inspector should inspect:

A. the service drop/lateral;
B. the meter socket enclosures;
C. the service-entrance conductors, and report on any noted deterioration of the conductor insulation or cable sheath;
D. the means for disconnecting the service main;
E. the service-entrance equipment, and report on any noted physical damage, overheating or corrosion;
F. and determine the rating of the service disconnect amperage, if labeled;
G. panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection;
H. and report on any unused circuit-breaker panel openings that are not filled;
I. and report on absent or poor labeling;
J. the service grounding and bonding;
K. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be AFCI-protected using the AFCI test button, where possible. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted;
L. and report on any noted missing or damaged faceplates or box covers;
M. and report on any noted open junction boxes or open wiring splices;
N. and report on any noted switches and receptacles that are painted;
O. and test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
P. and report the presence of solid-conductor aluminum branch-circuit wiring, if readily visible;
Q. and report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall;
R. and report the absence of smoke detectors;
S. and report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

II. The inspector is not required to:

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

Doors, Windows & Interior
I. The inspector should:

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

II. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect central-vacuum systems.
C. inspect safety glazing.
D. inspect security systems or components.
E. evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises.
F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
G. move drop-ceiling tiles.

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

Infrared Photos
Infrared technology can detect heat loss, moisture damage, air leakage and inconsistencies in insulation coverage. Infrared thermography uses a thermal infrared camera to measure surface temperature and can identify abnormalities within building materials without using invasive testing.