

THE SALLADE'S INSPECTION SERVICES

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COMMERCIAL INSPECTION

6833 Dan Danciger Rd
Fort Worth, TX 76133

Property Condition Assessment Example Report

NOVEMBER 1, 2022



Inspector

William Sallade

Professional Inspector TREC # 10276

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SUMMARY



RECOMMENDATION

SAFETY HAZARD

- ⊖ 3.1.1 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Loose Boards
- ⊖ 3.1.2 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Masonry Cracks- Wider
- ⊖ 3.1.3 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Mortar / Masonry cracks.
- ⊖ 3.1.4 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Sound coat of paint
- ⊖ 3.1.5 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Seal all penetrations
- ⊖ 3.1.6 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Rusty lintels
- ⊖ 3.1.7 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Corner pop
- ⊖ 3.1.8 Exterior - Exterior Veneer (Brick, Siding, stucco etc...): Prior repair
- ⚠ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- ⚠ 3.3.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Trip hazard
- ⚠ 3.3.3 Exterior - Walkways, Patios & Driveways: No handrails for steps
- ⚠ 3.3.4 Exterior - Walkways, Patios & Driveways: Uneven tread height
- ⚠ 3.3.5 Exterior - Walkways, Patios & Driveways: Rough repair to step
- ⚠ 3.3.6 Exterior - Walkways, Patios & Driveways: No wheelchair access
- ⊖ 3.3.7 Exterior - Walkways, Patios & Driveways: No handicap parking space
- ⊖ 3.4.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Errorsion
- ⊖ 4.1.1 Foundation - Foundation: Foundation Settling. An Engineers evaluation is needed
- ⊖ 4.1.2 Foundation - Foundation: Corner pops
- ⊖ 5.3.1 Heating and Ventilation - Ductwork: Torn mylar
- ⊖ 6.2.1 Cooling - Performance and System Operation: Temp Drop TOO Low
- ⊖ 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Light Inoperable
- ⚠ 7.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Loose outlets
- ⊖ 7.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Receptacle inoperable
- ⊖ 7.3.4 Electrical - Branch Wiring Circuits, Breakers & Fuses: Damaged Outlets
- ⊖ 7.3.5 Electrical - Branch Wiring Circuits, Breakers & Fuses: Open ground
- ⚠ 7.3.6 Electrical - Branch Wiring Circuits, Breakers & Fuses: No GFCI protection
- ⚠ 7.3.7 Electrical - Branch Wiring Circuits, Breakers & Fuses: Damaged fixture
- ⊖ 8.3.1 Plumbing - Plumbing Fixtures: Caulk shower controls

- ⊖ 8.3.2 Plumbing - Plumbing Fixtures: Faucet leaking
- ⊖ 8.3.3 Plumbing - Plumbing Fixtures: Damaged faucet handle
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Binding on jamb
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Trim on the inside
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Wall crack
- ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Water stain
- ⊖ 10.6.1 Doors, Windows & Interior - Fireplace: Damper would not open
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Loose

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Owner

Occupancy

Occupied

Type of Building

Office building

Weather Conditions

Clear

Outside Temperature

60-70 degrees

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			

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

Information

Inspection Method Roof	Roof Type/Style TPO flat roof	Coverings: Material TPO thermoplastic polyolefin
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Roof Drainage Systems: Gutter Material
Aluminum

Coverings: Roof good condition

- The roof was inspected and determined to be in good condition at the time of inspection. Except for any deficiencies listed below.



3: EXTERIOR

		IN	NI	NP	D
3.1	Exterior Veneer (Brick, Siding, stucco etc...)	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Inspection Method Visual	Exterior Veneer (Brick, Siding, stucco etc...): Type of Exterior Walls Brick Veneer	Exterior Veneer (Brick, Siding, stucco etc...): Siding Style N/A
Exterior Doors: Exterior Entry Door Glass, Metal	Walkways, Patios & Driveways: Driveway Material Concrete	
Exterior Doors: Exterior doors OK <ul style="list-style-type: none">The exterior doors were tested and found to operate properly at the time of inspection.		

Observations

3.1.1 Exterior Veneer (Brick, Siding, stucco etc...)

LOOSE BOARDS

LEFT REAR ENTRY

- One or more siding boards were loose, the siding should be resecured.

Recommendation
Contact a qualified professional.



3.1.2 Exterior Veneer (Brick, Siding, stucco etc...)

MASONRY CRACKS- WIDER

RIGHT SIDE & FRONT & LEFT SIDE

Masonry or mortar cracks were observed. The cracks appear to be larger than typical seasonal movement cracks were observed at the time of inspection. This condition should be further evaluated by a licensed engineer.

Recommendation
Contact a qualified structural engineer.



3.1.3 Exterior Veneer (Brick, Siding, stucco etc...)

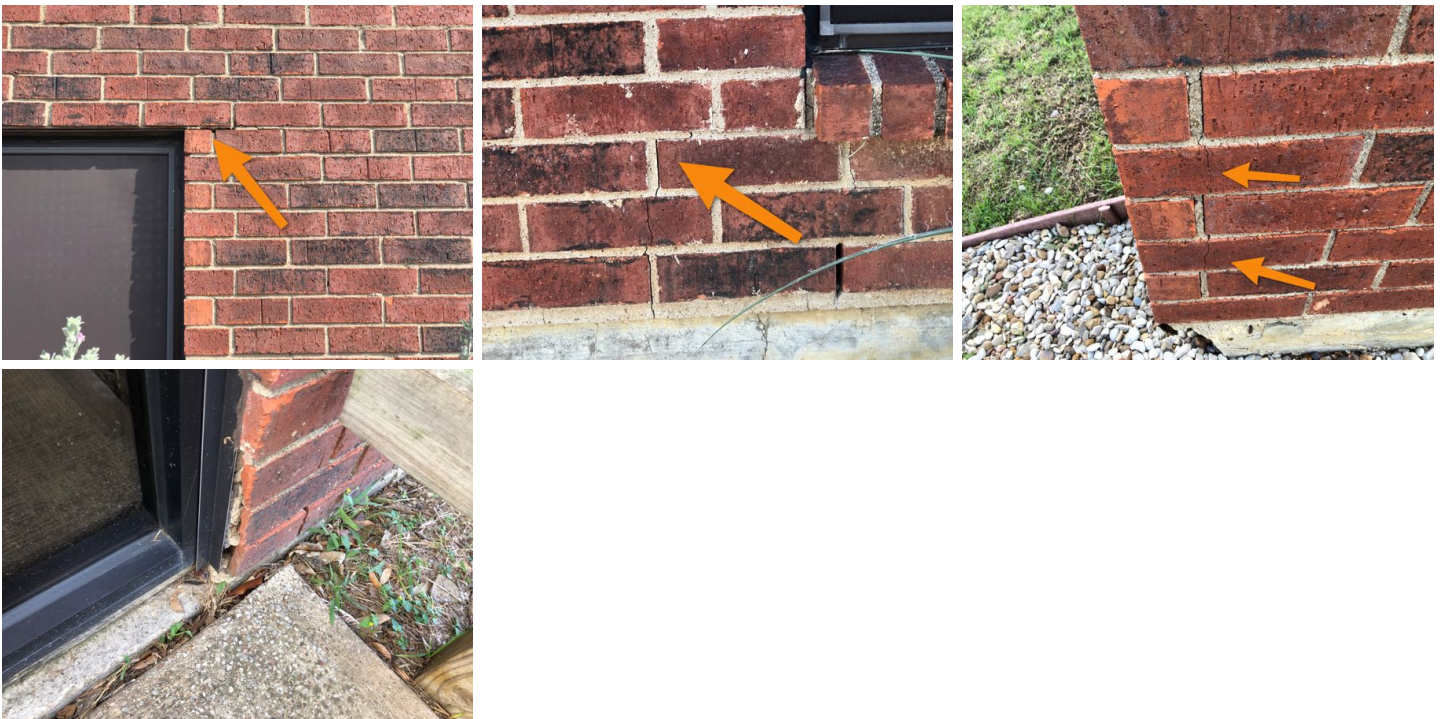
MORTAR / MASONRY CRACKS.

RIGHT SIDE & FRONT

1. Cracks were observed in the masonry veneer.

Recommendation

Recommended DIY Project



3.1.4 Exterior Veneer (Brick, Siding, stucco etc...)

SOUND COAT OF PAINT

- The exterior surfaces need caulking touch ups and a sound coat of paint.

Recommendation

Contact a qualified painting contractor.



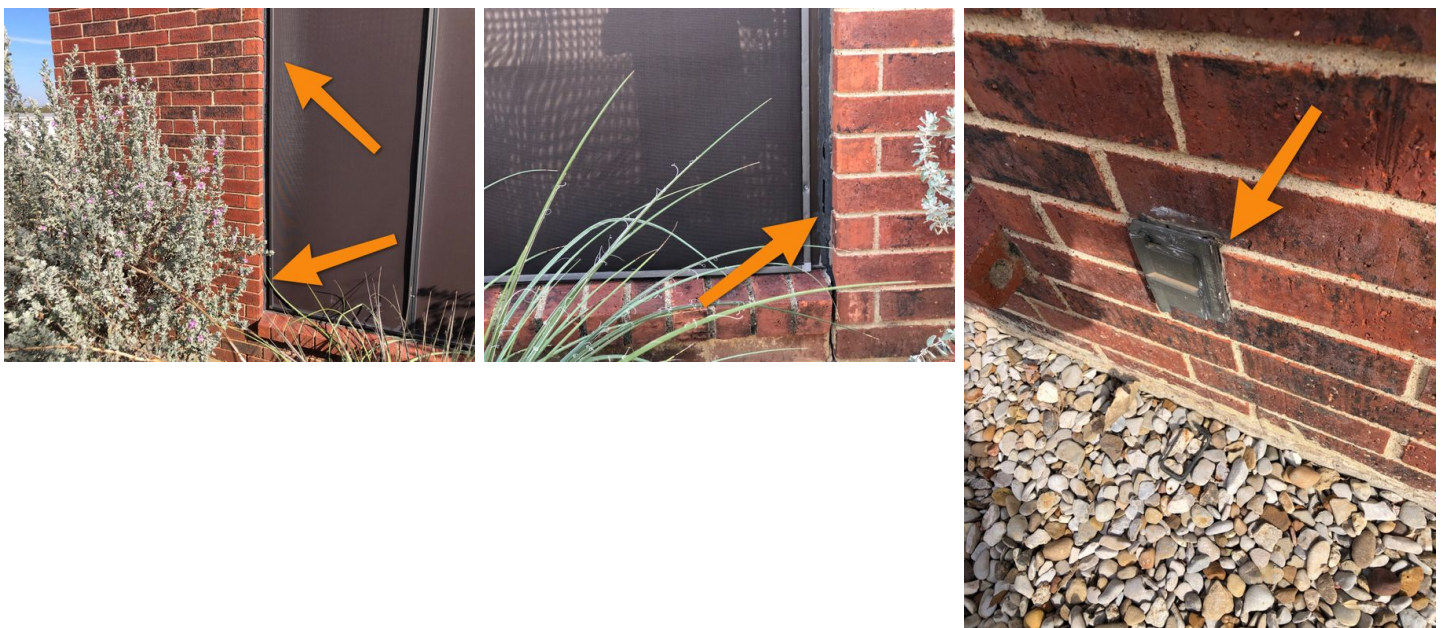
3.1.5 Exterior Veneer (Brick, Siding, stucco etc...)

SEAL ALL PENETRATIONS

- All penetrations through the exterior veneer should be sealed.

Recommendation

Contact a qualified painting contractor.





3.1.6 Exterior Veneer (Brick, Siding, stucco etc...)

RUSTY LINTELS

The rusty lintels over the windows should be cleaned of rust and painted with a good exterior paint. This is an annual maintenance type item.

Recommendation

Contact a qualified painting contractor.



3.1.7 Exterior Veneer (Brick, Siding, stucco etc...)

CORNER POP

LEFT FRONT CORNER

A corner pop was observed at the corner of the foundation. The corner should be repaired as necessary.

Recommendation

Contact a qualified concrete contractor.



3.1.8 Exterior Veneer (Brick, Siding, stucco etc...)

PRIOR REPAIR

LEFT SIDE & REAR

Signs or evidence of previous brick repair were observed at the side of the building. The reason for the repairs are the extent of the repairs could not be determined.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project



Safety Hazard



3.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING - TRIP HAZARD

EXTERIOR LEFT REAR CORNER

Flatworm Cracks, trip hazard:

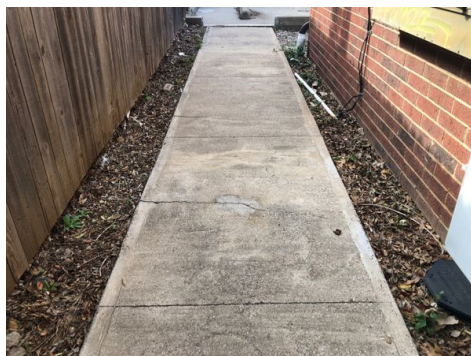
Some of the walkway cracks present a potential trip hazard and should be corrected for safety reasons.

Recommendation

Contact a qualified concrete contractor.



Safety Hazard





3.3.3 Walkways, Patios & Driveways

NO HANDRAILS FOR STEPS



We're observed to be no handrails at the stairway located at the front of the building. handrails should be installed for safety reasons.

Recommendation

Contact a qualified professional.



3.3.4 Walkways, Patios & Driveways

UNEVEN TREAD HEIGHT



Their way treads are not allowed to have a difference any greater than 3/8 of an inch the steps were observed to vary more than 3/8 of an inch at the time of inspection.

Recommendation

Contact a qualified professional.



3.3.5 Walkways, Patios & Driveways

ROUGH REPAIR TO STEP



One of the steps was observed to have been repaired but there are rough edges around the repair that could create a trip hazard this condition should be corrected.

Recommendation

Contact a qualified professional.



3.3.6 Walkways, Patios & Driveways

NO WHEELCHAIR ACCESS



Observe to be no wheelchair access on any side of the building. It is recommended that this condition to be corrected.

Recommendation

Contact a qualified concrete contractor.

3.3.7 Walkways, Patios & Driveways

NO HANDICAP PARKING SPACE

There was observed to be no handicap parking space for the building at the time of inspection. It is recommended that this condition be corrected as necessary

Recommendation

Contact a qualified professional.

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

ERROSION

Soil Erosion was observed at the exterior of the building. This condition should be corrected.

Recommendation

Contact a qualified landscaping contractor



4: FOUNDATION

		IN	NI	NP	D
4.1	Foundation	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Inspection Method

Walked the 1st floor levels, And with a Zip-level

Foundation: Material

Concrete

Observations

4.1.1 Foundation

FOUNDATION SETTLING. AN ENGINEERS EVALUATION IS NEEDED

The foundation shows movement/settling. This can compromise the structural integrity of the building. It is recommended that a licensed professional engineer evaluate the foundation / structure prior to closing.

Recommendation

Contact a qualified professional engineer

4.1.2 Foundation

CORNER POPS

The corner or corners of the foundation have broken or popped off and are in need of repair.

Recommendation

Contact a qualified concrete contractor.

5: HEATING AND VENTILATION

		IN	NI	NP	D
5.1	Performance or System operation	X			
5.2	Heating Equipment	X			
5.3	Ductwork	X			X
5.4	Venting	X			

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Heating Equipment: Brand

Goodman, Daikin

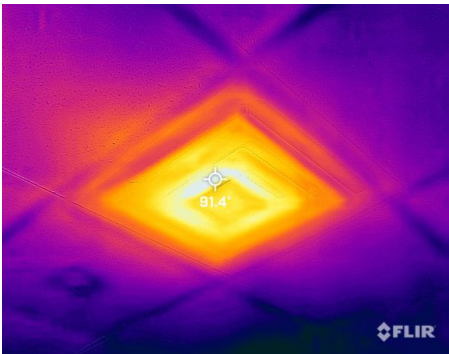
Heating Equipment: Energy Source

Electric

Performance or System operation: Performing OK

right side

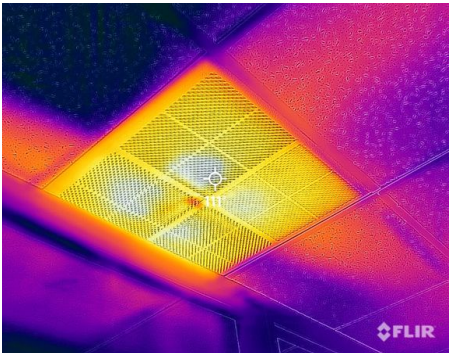
- All components in the Heating System appear to be performing properly at the time of this inspection.
- Image taken with the IR camera of the HVAC supply grill during operation of the heating system.



Performance or System operation: Performing OK

left rear

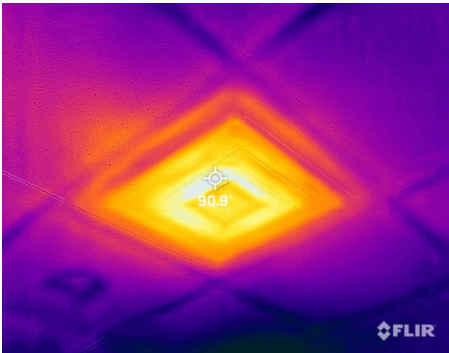
- All components in the Heating System appear to be performing properly at the time of this inspection.
- Image taken with the IR camera of the HVAC supply grill during operation of the heating system.



Performance or System operation: Performing OK

left front

- All components in the Heating System appear to be performing properly at the time of this inspection.
- Image taken with the IR camera of the HVAC supply grill during operation of the heating system.



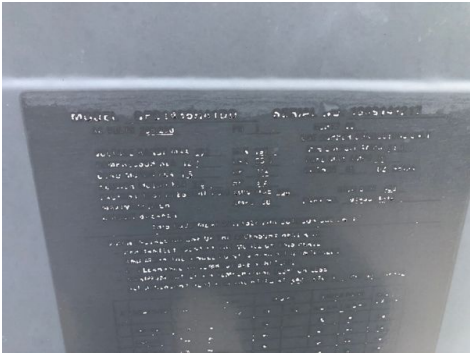
Heating Equipment: Heat Type

Electric Furnace

Left rear

Goodman 2018

Tonnage could not be determined. The label was too faded.



Heating Equipment: Heat Type

Electric Furnace

Left Front

Daikin

5 ton MFG year 2007



Heating Equipment: Heat Type
Electric Furnace
Right side
Goodman
5 ton MFG year 2018



Ductwork: Ductwork
Flex duct

- Pictures of the ductwork for reference. The ductwork appeared to be in satisfactory condition at the time of inspection.

Ductwork: Visible ductwork OK
The ductwork that was visible at the time of inspection appeared to be in satisfactory condition.



Venting: Bath exhaust OK
The bathroom exhaust fans were tested and appeared to be working properly at the time of inspection.

Observations

5.3.1 Ductwork
TORN MYLAR
ATTIC

Some of the mylar coating on the outside of the ductwork was torn and should be repaired as necessary

Recommendation
Contact a qualified heating and cooling contractor



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Performance and System Operation	X			X

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

Information

Cooling Equipment: Type of Cooling System

Roof top systems

Cooling Equipment: Brand, Date & Location

left front
2007, R410 Refrigerant, Daikin



Cooling Equipment: Brand, Date & Location

right side
Goodman, 2018, R410 Refrigerant



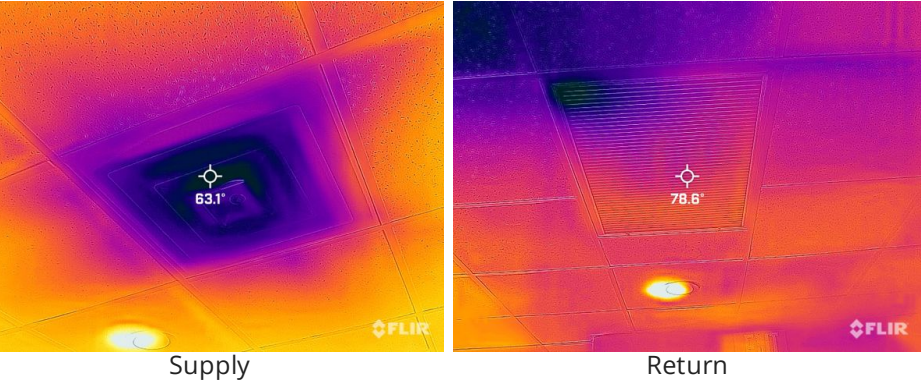
Cooling Equipment: Brand, Date & Location

left rear
Goodman, 2018, R410 Refrigerant



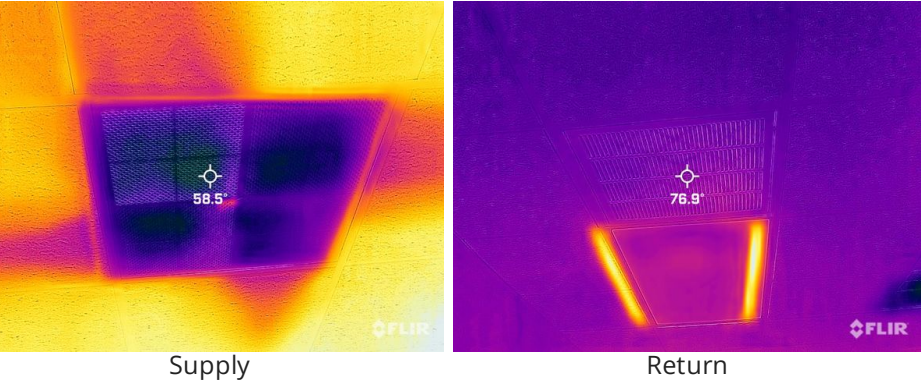
Performance and System Operation: Temperature measurements OK

left rear
The temperatures measured at the supply grills and the temperature difference between the supply and return appeared to be within normal ranges.



Performance and System Operation: Temperature measurements OK

right side
The temperatures measured at the supply grills and the temperature difference between the supply and return appeared to be within normal ranges.



Observations

6.2.1 Performance and System Operation

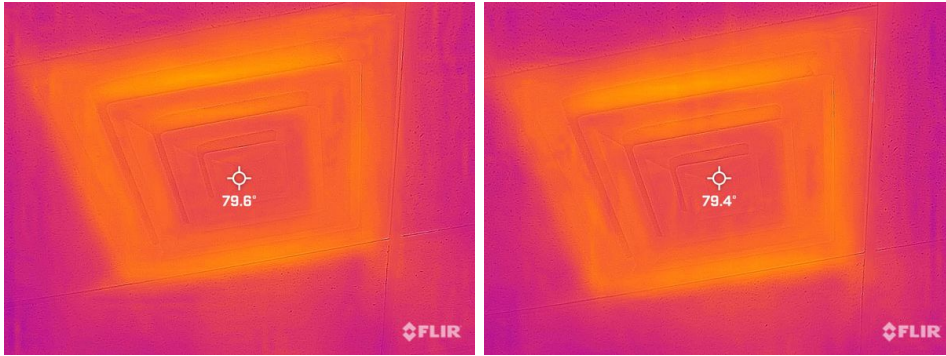
TEMP DROP TOO LOW

LEFT FRONT

- The temperature drop measured at the HVAC grills of the air conditioning system was lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Recommendation

Contact a qualified HVAC professional.



7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Conductors & Meters	X			
7.2	Main Panel & Subpanels:	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X

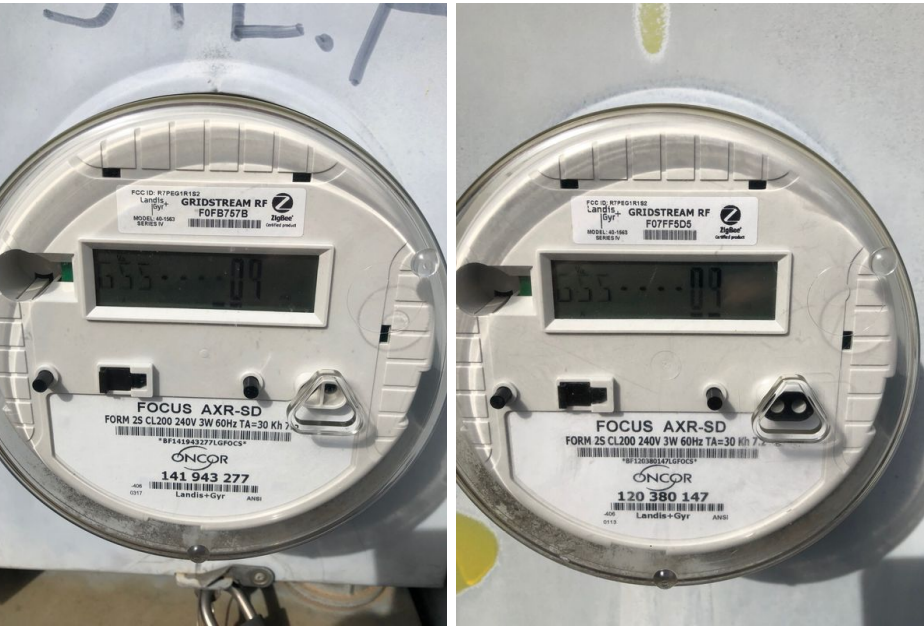
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Service Conductors & Meters: Electrical Service Conductors Overhead	Main Panel & Subpanels: : Main Panel Location Hallway	Main Panel & Subpanels: : Panel Capacity 200 AMP
Branch Wiring Circuits, Breakers & Fuses: Branch Wire Copper		

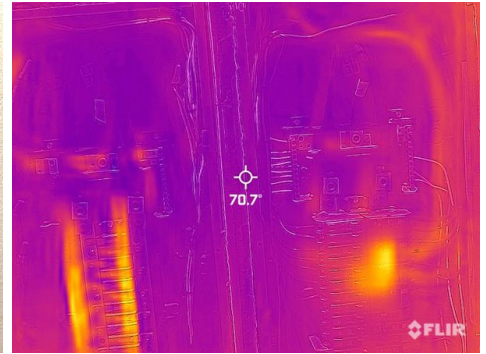
Service Conductors & Meters: Picture of the meters

- Picture of the electrical meters for reference.



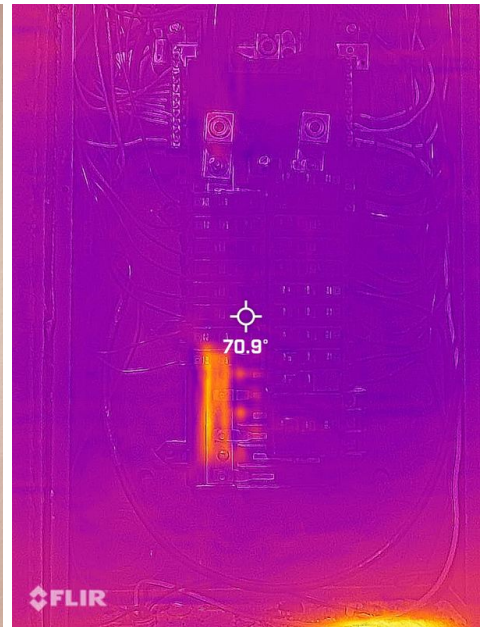
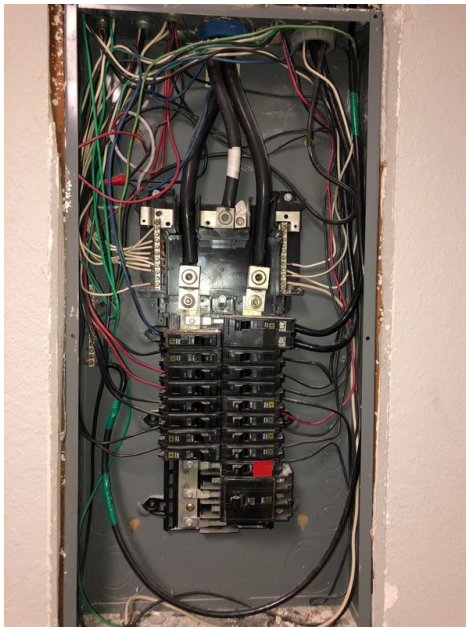
Main Panel & Subpanels: : Electrical panel inspection

- * Picture of the electrical panel with the cover on for reference.
- * Picture of the electrical panel with the cover off for reference.
- * IR (InfraRed) check of the electrical panel.



Main Panel & Subpanels: : Electrical panel inspection

- * Picture of the electrical panel with the cover on for reference.
- * Picture of the electrical panel with the cover off for reference.
- * IR (InfraRed) check of the electrical panel.



Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

LIGHT INOPERABLE

RIGHT FRONT OFFICE

- **One or more lights are not operating.** If light still does not work with a new light bulb. Replacement of the fixture or further evaluation is needed.

Recommendation

Contact a qualified electrical contractor.

7.3.2 Branch Wiring Circuits, Breakers & Fuses

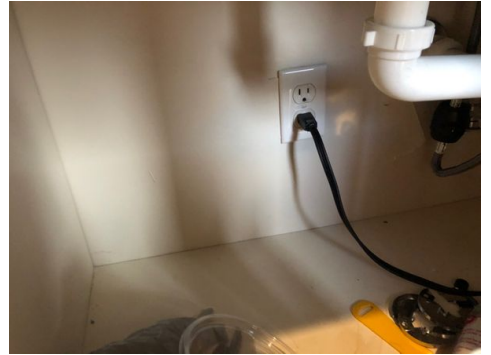
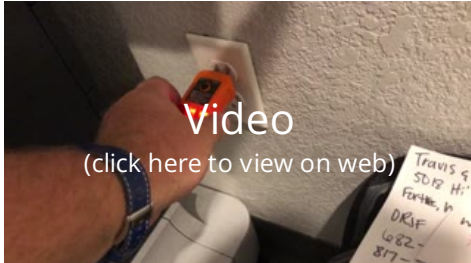
LOOSE OUTLETS

LEFT SIDE OFFICE & EXTERIOR REAR & KITCHEN

- Loose outlets should be re-secured.

Recommendation

Contact a qualified electrical contractor.



7.3.3 Branch Wiring Circuits, Breakers & Fuses

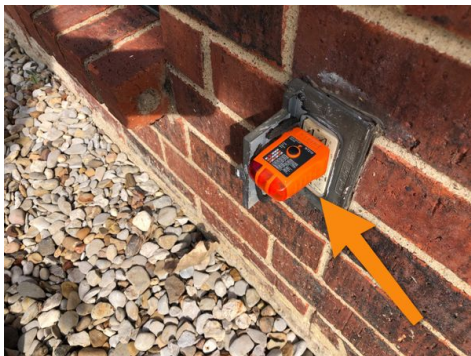
RECEPTACLE INOPERABLE

LEFT REAR ENTRY & FRONT ENTRY

- **At the time of inspection one or more outlets tested inoperable.**

Recommendation

Contact a qualified electrical contractor.



7.3.4 Branch Wiring Circuits, Breakers & Fuses

DAMAGED OUTLETS

Damaged outlets should be replaced as necessary.

Recommendation

Contact a qualified electrical contractor.



7.3.5 Branch Wiring Circuits, Breakers & Fuses

OPEN GROUND

LEFT BATHROOM

Open ground was observed at one or more of the outlets

Recommendation

Contact a qualified electrical contractor.



7.3.6 Branch Wiring Circuits, Breakers & Fuses

NO GFCI PROTECTION

EXTERIOR REAR

There was observed to be No GFCI protection in the exterior or wet areas at the time of inspection. These conditions should be corrected by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



7.3.7 Branch Wiring Circuits, Breakers & Fuses

DAMAGED FIXTURE

EXTERIOR RIGHT SIDE

One of the light fixtures is damaged and should be repaired or replaced.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8: PLUMBING

		IN	NI	NP	D
8.1	Water meter & main Shut-off	X			
8.2	Drains and Plumbing Vents	X			
8.3	Plumbing Fixtures	X			X
8.4	Water heaters	X			

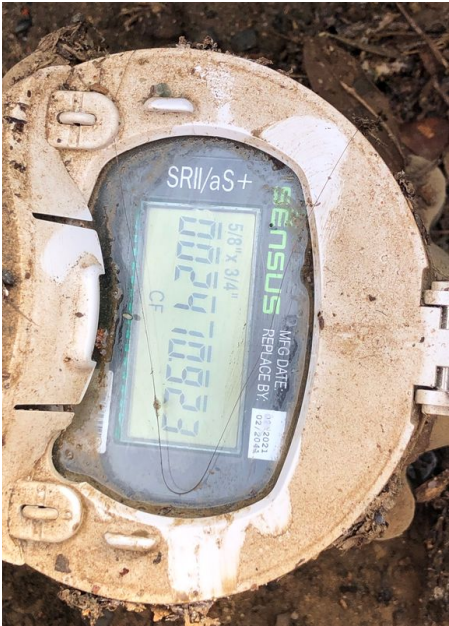
IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Filters None	Water Source Public	Water meter & main Shut-off: Location South
Drains and Plumbing Vents: Drain Size 4" main	Drains and Plumbing Vents: Material PVC	Plumbing Fixtures: Water Supply Material Copper

Water meter & main Shut-off: Picture of the meter

Picture of the water meter for reference. The meter was watched looking for signs of a leak. No signs of a supply leak were observed at the time of inspection



Water meter & main Shut-off: Water pressure tested

Picture of the water pressure measurement taken at the time of inspection.



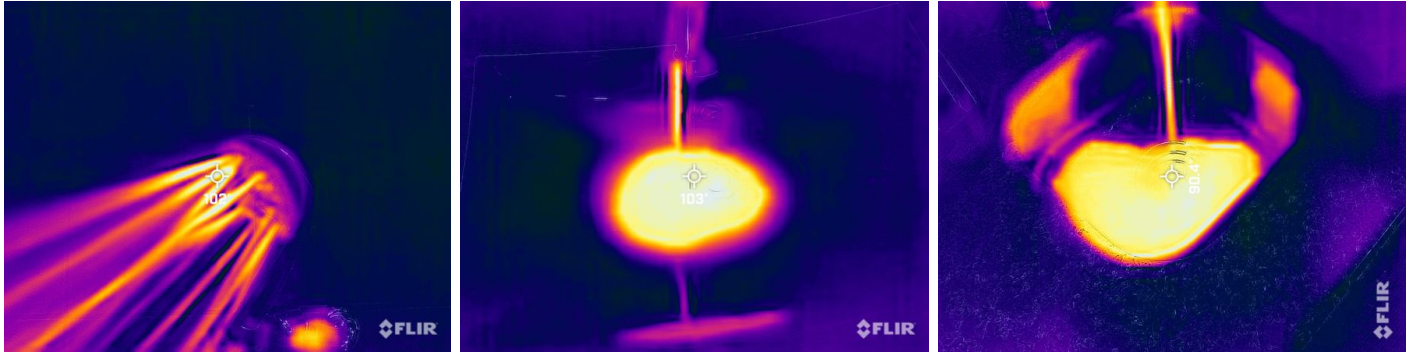
Water heaters: Manufacturer
Whirlpool, 2016, Hallway closet

We recommend flushing your water heater tank annually to remove sediment buildup.



Water heaters: Performing Ok

IR images of the fixtures with the hot water running



Observations

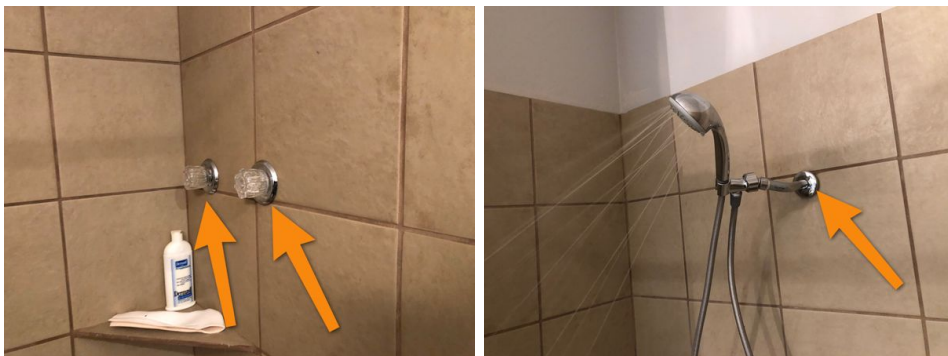
8.3.1 Plumbing Fixtures

CAULK SHOWER CONTROLS

The shower controls and shower head escussions. Need to be sealed or resealed to the shower walls in all of the shower areas

Recommendation

Contact a qualified painting contractor.



8.3.2 Plumbing Fixtures

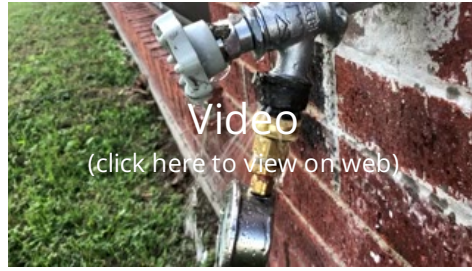
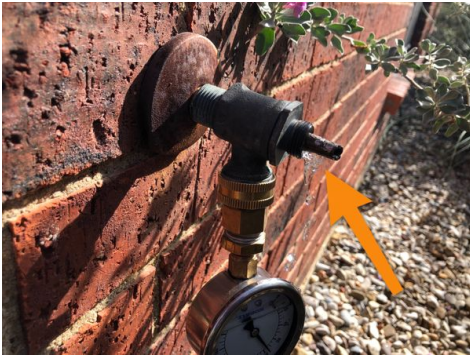
FAUCET LEAKING

RIGHT SIDE EXTERIOR & LEFT SIDE EXTERIOR

One of the faucets was observed to leak during operation and should be repaired or replaced.

Recommendation

Contact a qualified plumbing contractor.



8.3.3 Plumbing Fixtures

DAMAGED FAUCET HANDLE

RIGHT SIDE EXTERIOR

One of the exterior faucets had a damaged handle and should be replaced as necessary.

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic access	X			

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

Information

Ceiling Insulation
Batt

Attic access: Attic accessed
ceiling tiles
The attic was accessed through the removable ceiling tiles.

Rood structure OK

The roof structure was inspected and the visible portions appeared to be in good condition.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Fireplace	X			X

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

Information

Windows: Window Type

Single-hung, Double pane, Fixed or picture windows, Aluminum frame

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Suspended Ceiling Panels

Fireplace: Picture of the fireplace

Picture of the fireplace for reference.



Limitations

Floors

OCCUPIED

A large portion of the floor coverings could not be viewed due to storage or furniture.

Walls

OCCUPIED

Some wall surfaces are not visible due to wall coverings, storage and furniture

Observations

10.1.1 Doors

BINDING ON JAMB

LEFT SIDE OFFICE & RIGHT REAR OFFICE

One or more doors were observed to be binding on the jamb and the jamb should be adjusted as necessary

Recommendation

Contact a qualified carpenter.

10.2.1 Windows

TINT ON THE INSIDE

LEFT SIDE OFFICE & KITCHEN

Double pane windows should not be tinted on the inside it can cause the seal between the two panes of glass to heat up and fail.

Recommendation

Contact a handyman or DIY project



10.4.1 Walls

WALL CRACK

FRONT CENTER OFFICE

There was observed to be a wall crack on the interior of the building, At the time of inspection. this condition should be corrected as necessary

Recommendation

Contact a qualified drywall contractor.



10.5.1 Ceilings

WATER STAIN

LEFT SIDE OFFICE & LEFT REAR OFFICES & LEFT HALLWAY

A Water stain was observed on the ceiling. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation

Contact a qualified professional.



10.6.1 Fireplace

DAMPER WOULD NOT OPEN

I was not able to open the damper and inspect the flue. I don't know what condition the flue is in.

Recommendation

Contact a qualified chimney contractor.



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			X
11.2	Refrigerator		X		
11.3	Range/Oven/Cooktop	X			X
11.4	Garbage Disposal	X			

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

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
Not inspected

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
GE

Garbage Disposal: Disposal OK
The garbage disposal appeared to be working Ok at the time of inspection.

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate



Observations

11.1.1 Dishwasher

LOOSE

Washer was loose in the cabinet hole at the time of inspection and should be corrected.

Recommendation

Contact a qualified appliance repair 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.

Foundation

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.

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.

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.

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.