



TRIPLER HOME SERVICES INC., DBA GOLD SHIELD PRO SERVICES

585-662-7725

jl@goldshieldps.com

<http://www.goldshieldproservices.com>



INTERNACHI COMMERCIAL

1274 Penfield Center Rd
Penfield, NY 14526

Pastor Jason Dennett

07/10/2026



Inspector

Jason Lyle

Licensed Home Inspector, Licensed Mold
Assessor, Certified Thermographer

(585) 662-7725

jl@goldshieldps.com



Agent

Kathy Goldschmidt-ocorr

Howard Hanna Brighton

585-261-4463

kathy@howardhanna.com

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RECOMMENDATION



SAFETY HAZARD

SUMMARY

- ⊖ 2.1.1 Roof - Coverings: Roof Conditions
- ⊖ 2.4.1 Roof - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Mortar/Concrete Repair
- ⊖ 3.2.1 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 3.2.2 Exterior - Exterior Doors: Threshold, Sill and Weatherstripping
- ⊖ 3.3.1 Exterior - Exterior Window Components : Door Sill/Trim
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- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trees, Bushes and Ivy
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- ⊖ 5.2.3 Doors, Windows & Interior - Windows: Window- Cracked Glass
- ⊖ 5.4.1 Doors, Windows & Interior - Ceilings and Walls: Previous Repairs
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- ⊖ 6.4.1 Attic, Insulation & Ventilation - Framing : Inspection Restrictions
- ⊖ 7.1.1 Basement, Foundation and Crawlspace - Foundation: Slab on Grade Foundation
- ⊖ 8.1.1 Heating and Ventilation - Equipment: Radiant Heat
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- ⊖ 8.3.2 Heating and Ventilation - Distribution Systems: Corrosion- Water Distribution
- ⊖ 8.5.1 Heating and Ventilation - Presence of Installed Heat Source in Each Room: Heat Supplied Rooms
- ⊖ 9.7.1 Life Safety - Commercial Cooking Appliances: Commercial Gas Stove
- ⊖ 9.10.1 Life Safety - Exit Signs, Doors, Stairwells and Handrails: Fire Escape Mapping
- ⊖ 10.1.1 Bathrooms - Bathroom: Bathroom(s)

- ⊖ 11.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
- ⊖ 12.3.1 Plumbing - Drain, Waste, & Vent Systems: Inspection Restrictions
- ⊖ 12.3.2 Plumbing - Drain, Waste, & Vent Systems: Utility Sink
- ⚠ 12.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Improper Installation
- ⊖ 12.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⊖ 13.2.1 Cooking Area - Sinks and Drainage: Kitchen Plumbing
- ⚠ 14.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⊖ 14.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Extension Cords
- ⊖ 14.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Damage Outlet or Switch
- ⚠ 14.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed

1: INSPECTION DETAILS

Information

In Attendance Client	Occupancy Furnished, Occupied	Style Ranch, Commercial
Temperature (approximate) 71 Fahrenheit (F)	Type of Building Detached	Weather Conditions Cloudy, Humid

Inspection Limitation

This inspection was performed in accordance with the New York State Standards of Practice for Commercial Inspectors and is limited to a visual examination of readily accessible systems and components at the time of inspection.

The inspection does not include dismantling of equipment, destructive testing, engineering analysis, or evaluation of concealed, latent, or inaccessible areas. Components that were hidden behind finished surfaces, insulation, stored personal property, soil, snow, or otherwise restricted from view were not inspected.

The inspector does not move personal belongings, furniture, floor coverings, ceiling materials, or other obstructions. Conditions may exist that were not visible or accessible at the time of inspection. This report reflects observed conditions only on the date of inspection.

2: ROOF

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

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

Information

Inspection Method Ground	Roof Type/Style Gable, Low Slope	Coverings: Material Architectural
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum, Rubber	Eaves, Soffits & Fascia: Materials In Use Vinyl, Wood
Skylights, Chimneys & Other Roof Penetrations: Metal Flue Pipe		
Skylights, Chimneys & Other Roof Penetrations: Steeple Monitor steeple connection flashing for failure. Clean as needed.		



Observations

2.1.1 Coverings
ROOF CONDITIONS

The roof covering appears to be in good overall condition at the time of inspection. No major visible defects were observed, and the roof should provide several more years of service with normal maintenance and monitoring.

Recommendation

Recommend monitoring.



2.4.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



South



East



East

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Exterior Window Components	X			X
3.4	Walkways, Patios & Driveways	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Exterior Foundation	X			
3.7	Pest	X			X

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick, Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door

Steel, Exterior Grade

Exterior Window Components : Exterior Entry Door

Wood, Brick , Aluminum , Vinyl

Walkways, Patios & Driveways: Driveway & Walkway Material

Asphalt

Pest : Pest Findings

Bee Activity, Suspected Openings

Vegetation, Grading, Drainage & Retaining Walls: Green Space

Good overall condition.



Exterior Foundation: Exterior Foundation

The visible and accessible portions of the exterior foundation were inspected for cracking, displacement, settlement, deterioration, moisture-related damage, open joints, and other signs of movement or material failure. Grading, drainage, foundation penetrations, and conditions that may direct water toward the building were also observed. Areas concealed by siding, soil, vegetation, finishes, or stored materials were not visible and could not be evaluated.

Observations

3.1.1 Siding, Flashing & Trim

MORTAR/CONCRETE REPAIR

There are one or more areas of loose or missing mortar at exterior surfaces. This is at a cold joint or masonry transition. One or more areas of stress cracks visible at time of inspection. The structure appears to be in good condition at time of inspection. Recommend qualified mason contractor evaluate surfaces and estimate for repair. Filling larger areas of mortar will minimize future water and structure damage as well as minimize pest intrusion.

Recommendation

Contact a qualified masonry professional.



Previous Repair



West



West

3.2.1 Exterior Doors

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.



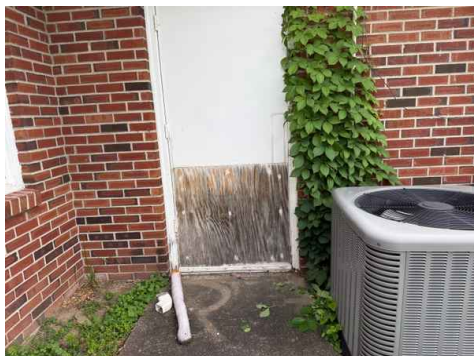
3.2.2 Exterior Doors

THRESHOLD, SILL AND WEATHERSTRIPPING

The door threshold shows signs of deterioration. Recommend repair where applicable to prevent future damage or water intrusion.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Window Components

DOOR SILL/TRIM

ONE OR MORE

Window sill and/or trim is loose, deteriorated or worn. Recommend repair or replacement where applicable.

Recommendation

Contact a qualified door repair/installation contractor.



Panned Location





Panned Location

3.4.1 Walkways, Patios & Driveways

PARKING LOT CONDITIONS

The church parking lot was in good overall condition at the time of inspection. Pavement sealant appeared serviceable, parking spaces were clearly marked, and exterior lighting was present.

One or more areas of asphalt will need repair around drainage. There is a lower overflow lot that has a rough grade layer but suitable for parking.

Recommendation

Contact a qualified driveway contractor.



Main



Lighting



Main



Main



Overflow



Damaged Area

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREES, BUSHES AND IVY

Recommend removing or trimming back overgrown vegetation that is in contact with dwelling or has thick roots next to foundation. This will minimize or stop premature wear of finished surfaces.

Recommendation

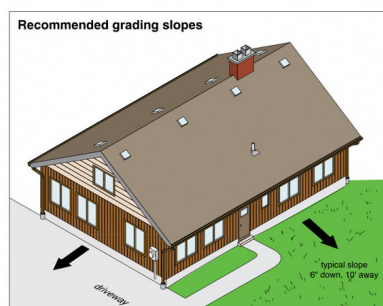
Contact a qualified landscaping contractor



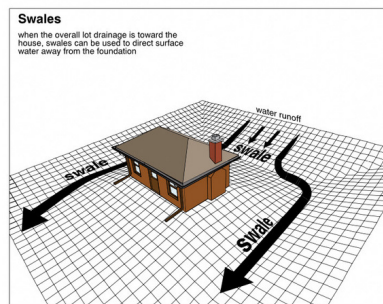
3.5.2 Vegetation, Grading, Drainage & Retaining Walls

MONITOR GRADE

Monitor grading at exterior perimeter of home. Add dirt or install exterior grade sealants to prevent moisture intrusion to basement. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house.



1880



1882

Recommendation

Contact a qualified professional.



3.6.1 Exterior Foundation

FOUNDATION MATERIALS

Masonry Block

One or more areas of the slab-on-grade foundation block show surface deterioration. No visible evidence of significant structural movement was observed at the time of inspection. Repair deteriorated mortar or block surfaces as needed to help limit continued moisture-related damage, and monitor for worsening cracking, displacement, or material loss.



3.7.1 Pest

PREVENTATIVE

Fill gaps or seal joints where possible to keep pest out of building. In older structures it may not be possible and treatment or traps may be needed.

One more areas of building had bait or traps present. Verify if a treatment plan has been installed to treat for bugs or pests.

Recommendation

Contact a qualified pest control specialist.



3.7.2 Pest

BEE NEST

EXTERIOR EAVES

Visible bee nesting present. As needed recommend treatment of exterior surfaces by a qualified extermination contractor.

4: WOOD DECKS AND BALCONIES

		IN	NI	NP	D
4.1	Deck and Balconies	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Deck and Balconies:

Appurtenance

Deck with Steps

Deck and Balconies: Material

Wood



Observations

4.1.1 Deck and Balconies

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Recommended DIY Project



5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
5.1	Doors	X			
5.2	Windows	X			X
5.3	Floors	X			X
5.4	Ceilings and Walls	X			X
5.5	Steps, Stairways & Railings	X			

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Information

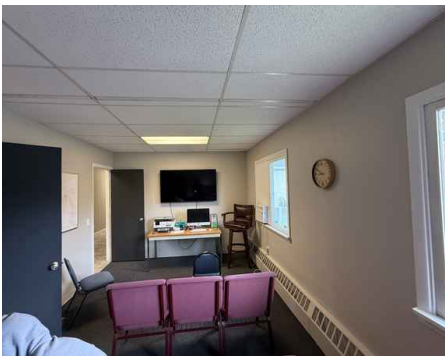
Doors: Material In Use Entry, Hollow Core, Solid Wood, Glass Panel	Windows: Window Type Casement, Single Pane, Sliders	Windows: Window Manufacturer Unknown
Floors: Floor Coverings Carpet, Concrete, Laminate, Vinyl Plank, Vinyl Composition Tile	Ceilings and Walls: Ceiling Material Suspended Ceiling Panels, Unfinished, Drywall	Steps, Stairways & Railings: Materials In Use Wood, Carpet

Active Units

Church Service, Community Space

Active spaces available for business or living purposes.





Observations

5.2.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

5.2.2 Windows

WINDOW CONDITION

The installed windows are older and show signs of age-related wear and functional deterioration. One or more windows may be difficult to open, close, lock, or seal properly. Repair or replacement should be considered as needed to restore proper operation and weather resistance.

Recommendation

Contact a qualified window repair/installation contractor.

5.2.3 Windows

WINDOW- CRACKED GLASS

SEE PICS

Glass at one or more windows are cracked. The window pane is still intact but will need future repair. Installed glass is not tempered. Recommend further evaluation by qualified window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Lobby



Rear Great Room

5.4.1 Ceilings and Walls

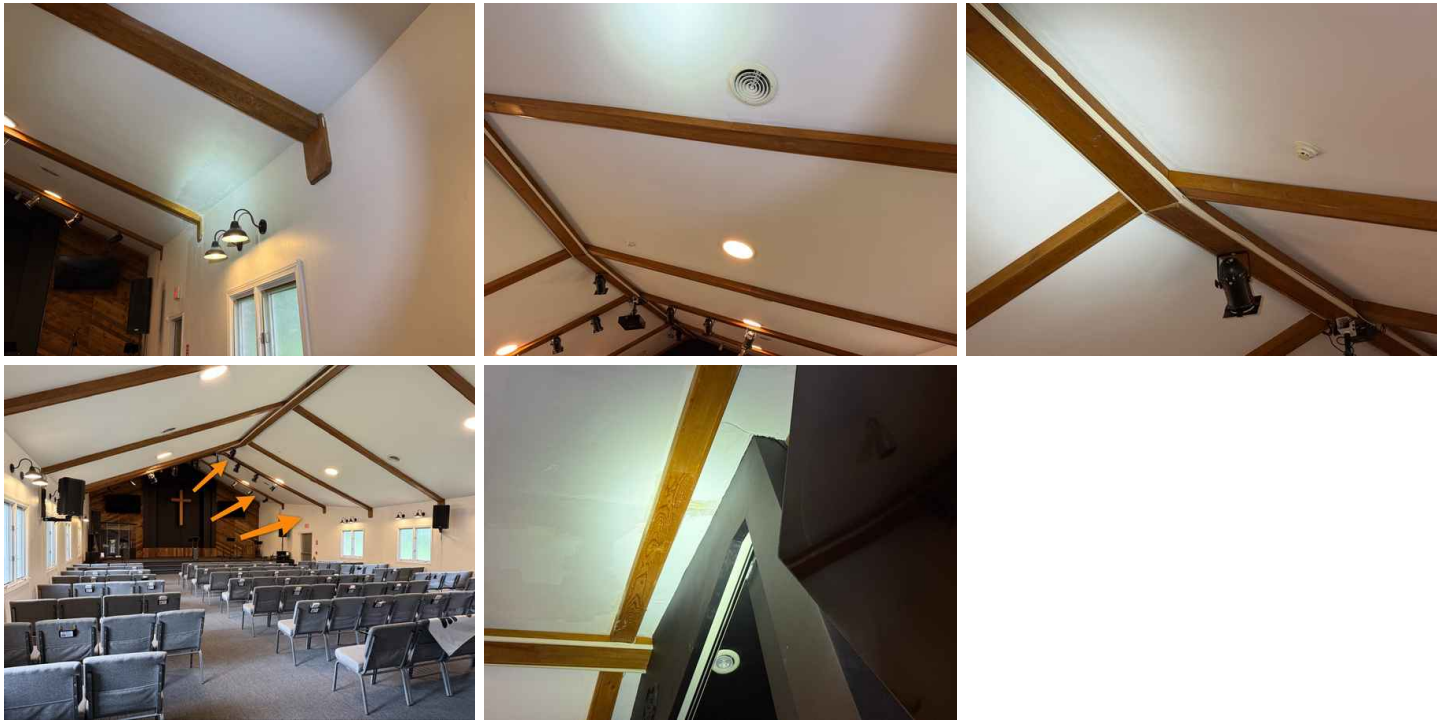
PREVIOUS REPAIRS

WORSHIP AREA

Due to the construction methods used, the drywall and trim may be prone to recurring cracks or separation. Previous repairs have been attempted in one or more areas. While no visible structural concerns were observed at the time of inspection, monitor for continued movement and repair cosmetic cracking as needed. If cracks become wider, repeatedly reopen, or are accompanied by displacement or other signs of movement, further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.



6: ATTIC, INSULATION & VENTILATION

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

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Information

Attic Access

2nd Floor Room



Insulation of Unfinished Spaces: R-valueR-19

Insulation of Unfinished Spaces: Insulation TypeBatt, Fiberglass, Spray Foam

Ventilation: Ventilation Type

Passive, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

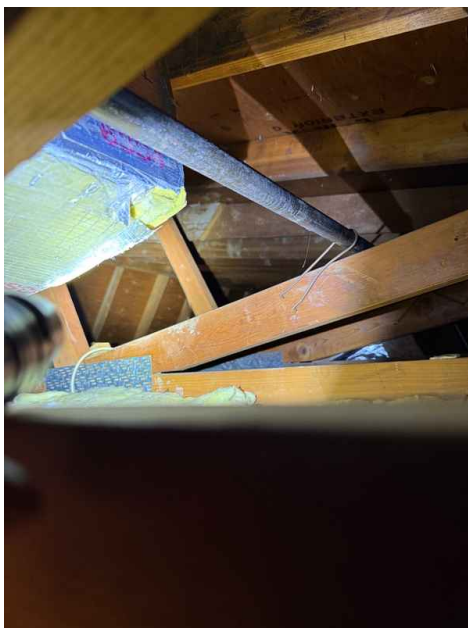
Fan Only

Framing : Materials In Use

Truss, Rafters

Flooring Insulation

Batt, Fiberglass, Foam



Limitations

General

NOT ACCESSIBLE

No access to attic for inspection. Recommend access is located or a service access is installed to view attic prior to closing.

Observations

6.1.1 Insulation of Unfinished Spaces

SPRAY FOAM

Spray foam insulation can be beneficial in an attic when it is properly installed as part of a sealed roof assembly. Instead of insulating the attic floor and relying on soffit and ridge vents to move air through the attic, spray foam is commonly installed along the underside of the roof sheathing. This brings the attic closer to the conditioned space of the home.

Monitor for cracks or gashes in foam. Air leaks can produce condensation between foam and roof deck if left for an extended period of time. Repair if drips of water are suspected.

When the roof deck is properly insulated and air sealed with spray foam, passive attic ventilation is typically no longer needed because the attic is no longer designed to function as a cold, vented space. The foam helps reduce air leakage from the living space into the attic, limits warm moist air from contacting cold roof sheathing, and helps reduce condensation potential. Since the attic is sealed from exterior air movement, soffit vents, ridge vents, gable vents, and other passive vents are usually closed or eliminated as part of the system.

Additional benefits include improved energy efficiency, reduced heat loss, reduced air drafts, better temperature control, and improved performance of HVAC equipment or ductwork located in the attic. Spray foam can also help reduce conditions that contribute to ice damming by limiting warm air loss into the attic and helping maintain more consistent roof deck temperatures.

This type of installation should be designed and completed by a qualified insulation contractor. Proper material type, thickness, fire protection requirements, moisture control, and ventilation changes should be reviewed before installation.

Recommendation

Contact a qualified insulation contractor.



6.4.1 Framing

INSPECTION RESTRICTIONS

Attic was not fully inspected due to safe accessible hatch. Photos where taken from hatch with extension pole. Inspection does not include possible damage concealed by finished surfaces and insulation.

Recommendation

Contact a qualified professional.

7: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
7.1	Foundation	X			X
7.2	Basements & Crawlspace	X			
7.3	Floor Structure	X			
7.4	Ceiling and Wall Structure	X			

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Information

Inspection Method

Visual

Foundation: Material

Masonry Block, Slab on Grade

Floor Structure: Material

Concrete, Slab

Floor Structure: Sub-floor

Not Applicable

Floor Structure:

Basement/Crawlspace Floor

Concrete

Ceiling and Wall Structure:

Materials In Use

Wood

Foundation: Inspection Limitations

Due to access the foundation was not fully inspected. This inspection does not include possible damage concealed by finished or in accessible surfaces.

Observations

7.1.1 Foundation

SLAB ON GRADE FOUNDATION

MAIN PUBLIC AREA

One or more areas of the slab-on-grade foundation show signs of settlement. Repairs have been made with what appears to be self leveling concrete. There appears to be no structural concerns present at time of inspection. Common causes include poorly compacted fill, soil movement, erosion, inadequate drainage, or long-term moisture changes beneath the slab. Repair options may include sealing cracks, improving exterior grading and drainage, slab lifting with grout or polyurethane foam, or removing and replacing severely affected sections. A qualified concrete or foundation contractor should evaluate the area and recommend repairs based on the extent and cause of movement.

Recommendation

Recommend monitoring.



8: HEATING AND VENTILATION

		IN	NI	NP	D
8.1	Equipment	X			X
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			X
8.4	Vents, Flues & Chimneys	X			
8.5	Presence of Installed Heat Source in Each Room	X			

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Information

Heating Type

Forced Air, Air Conditioning, Mini Split, Hydronic

Equipment: Energy Source

Electric, Natural Gas

Equipment: Heat Type

Forced Air, Heat Pump, Hydronic

Equipment: Build Date

Rheem 2021

Equipment: Build Date 2

Rheem 2021

Equipment: Thermostat

Digital, Multi Zone



Normal Operating Controls: Components In Use

Expansion Tank, Pressure Valve, Isolation Valves, Service Switch, Circulating Pumps, Thermostat

Distribution Systems: Ductwork

Non-insulated

Distribution Systems: Distribution Materials

One Pipe, Metal Ducting, Limited Inspection

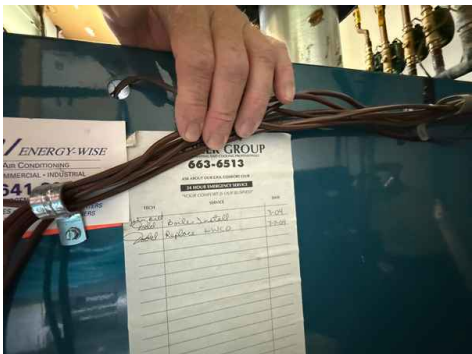
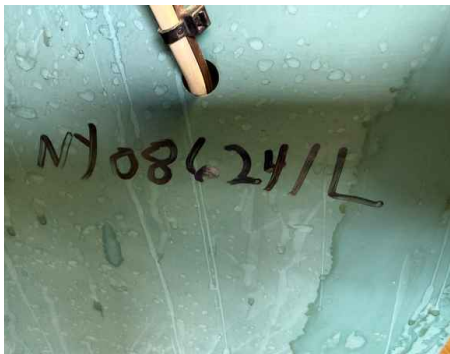
Vents, Flues & Chimneys: Flue Type

PVC, Single wall, Double wall

Equipment: Brand
Burnham, Gree



Equipment: Build Date 3
Burham 2004



Equipment: Build Date 4

Three Units- Gree 2020



Vents, Flues & Chimneys: Manufactures Installation Recommendations

Always follow manufactures recommendations for proper installation of furnace and components. Failure to install properly could lead to damage to unit or injury to occupant.

Observations

8.1.1 Equipment

RADIANT HEAT

Radiant heat panels in bathrooms are not functional. Repair or replace as needed.

Recommendation

Contact a qualified heating and cooling contractor

8.3.1 Distribution Systems

INSPECTION RESTRICTIONS

Due to finished surfaces, the HVAC ductwork was largely concealed and could not be visually inspected. The condition, configuration, and insulation of concealed ducting could not be determined.

8.3.2 Distribution Systems

CORROSION- WATER DISTRIBUTION

Corrosion was observed on one or more water distribution lines within the boiler room. No active leakage was present at the time of inspection. Monitor the affected piping for moisture, continued deterioration, or developing leaks, and have a qualified plumbing or heating contractor repair or replace the affected sections as needed.

Recommendation

Contact a qualified HVAC professional.



8.5.1 Presence of Installed Heat Source in Each Room

HEAT SUPPLIED ROOMS

Heat not supplied to all rooms. This may included missing ducting, disconnected ducting or wall units not functional. Repair or replacement by an HVAC tech may be required.

Recommendation

Contact a qualified heating and cooling contractor

9: LIFE SAFETY

		IN	NI	NP	D
9.1	Fire Access Roads			X	
9.2	Fire Hydrant Clearance	X			
9.3	Storage of Flammable and Combustable Materials	X			
9.4	No Smoking Signs	X			
9.5	Fire Alarm Systems	X			
9.6	Portable Fire Extinguishers	X			
9.7	Commercial Cooking Appliances	X			
9.8	Sprinkler System			X	
9.9	Emergency Lighting Systems	X			
9.10	Exit Signs, Doors, Stairwells and Handrails	X			X

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Information

Fire Hydrant Clearance: Fire Hydrant Locations

Two hydrants within 1000 feet of building.

Storage of Flammable and Combustable Materials: Safe Storage

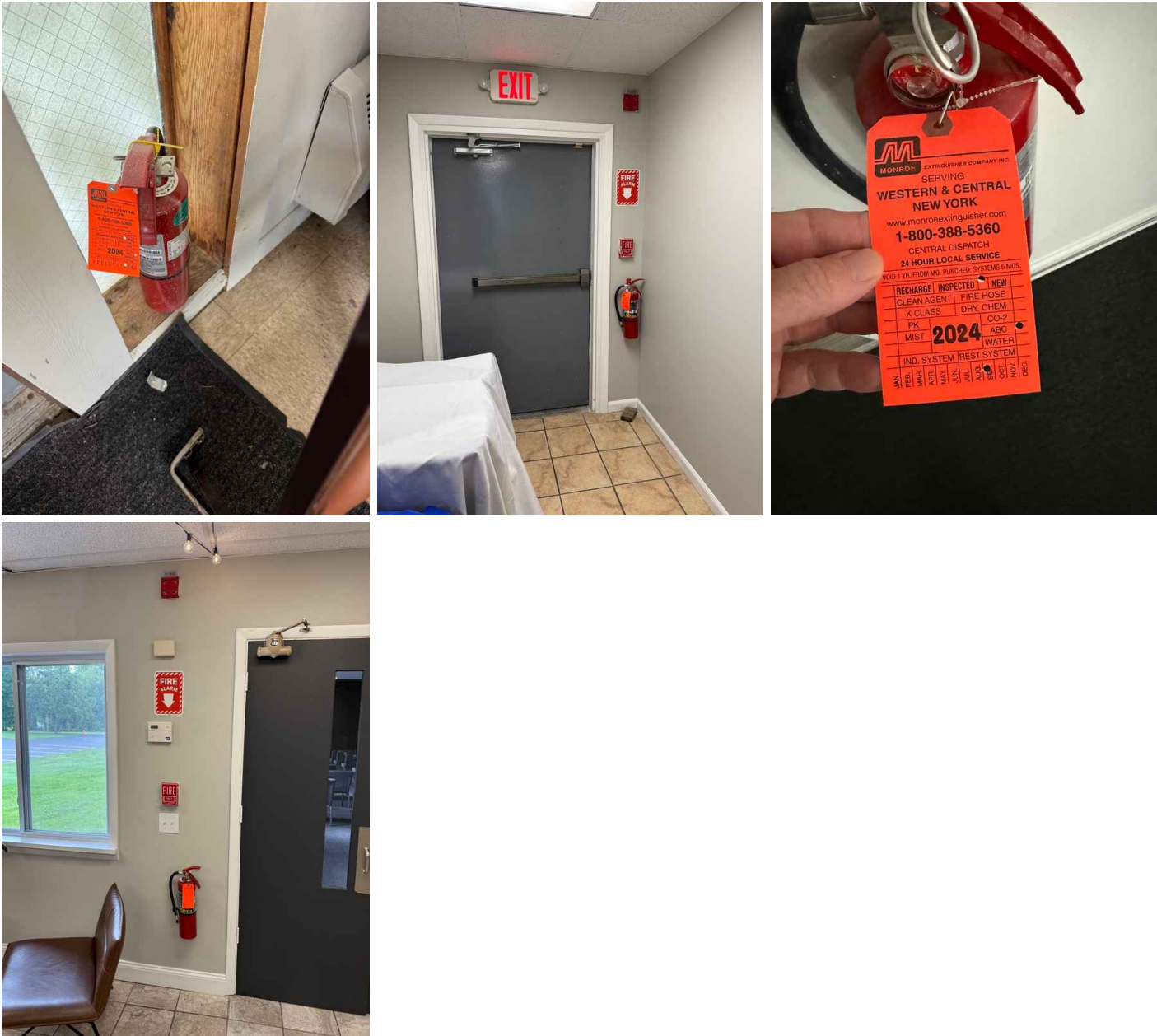


Fire Alarm Systems: Inspected by local town and fire officials

Recommended

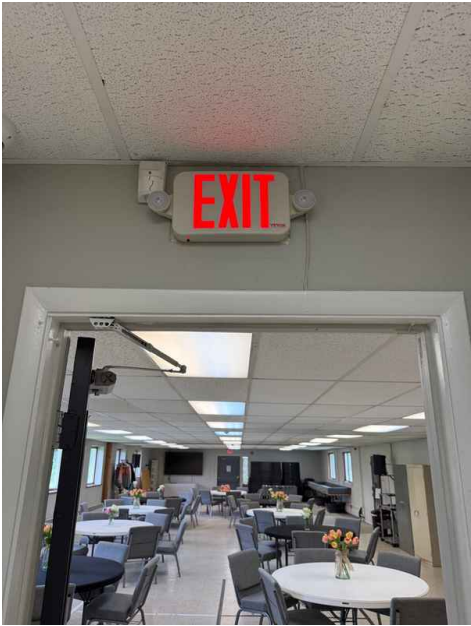
Portable Fire Extinguishers: Inspected by local town and fire officials

Recommended



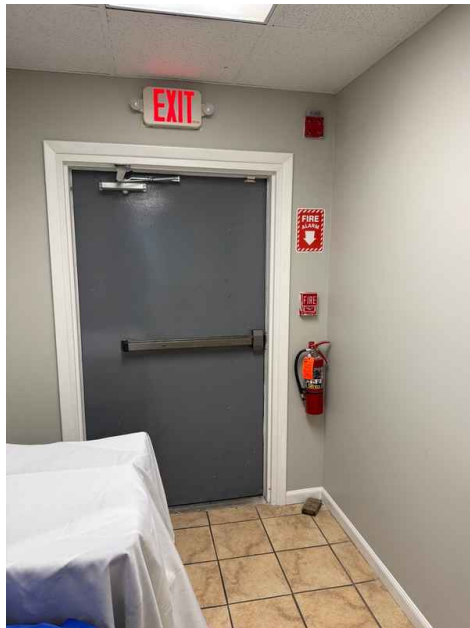
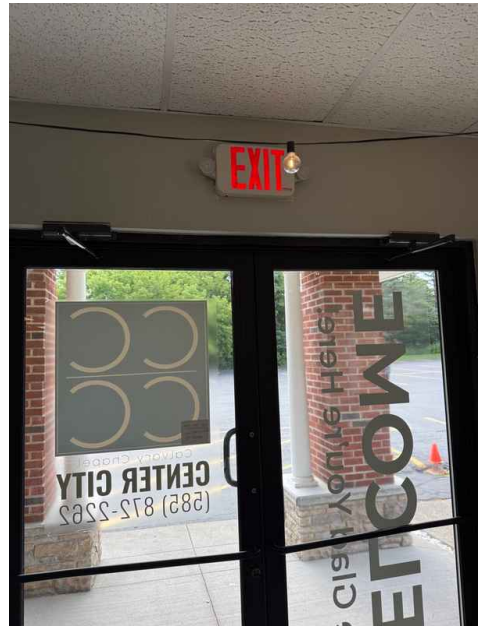
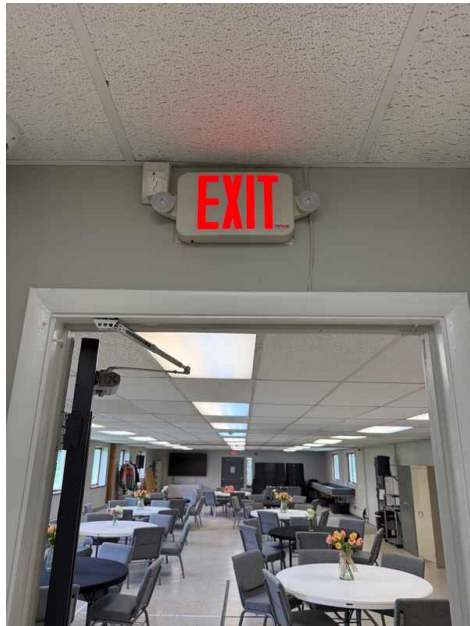
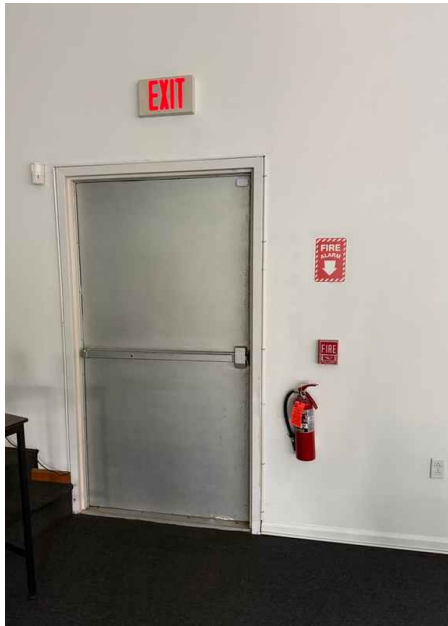
Emergency Lighting Systems: Not Inspected

Inspection by qualified professional recommended



Exit Signs, Doors, Stairwells and Handrails: Requirements

Lighted fire exit signs were observed and should remain illuminated at all times to provide clear direction during an emergency. Each sign should be securely mounted, unobstructed, and easily visible from the approach path. Emergency backup power should activate automatically during an outage, allowing the sign to remain lit for the required duration. Units should show no signs of damage, discoloration, or flickering, and the pathway beneath each exit sign should remain clear for safe egress. Testing is limited to visual confirmation; functional testing of backup power and illumination duration should be performed by a qualified life-safety contractor.



Observations

9.7.1 Commercial Cooking Appliances

COMMERCIAL GAS STOVE

Recommendation

Contact a qualified appliance repair professional.

9.10.1 Exit Signs, Doors, Stairwells and Handrails

FIRE ESCAPE MAPPING

Fire evacuation maps should be posted in visible locations throughout the commercial building, particularly near main entrances, common areas, corridors, stairways, and occupied rooms. Maps should clearly identify the viewer's current location, primary and alternate exit routes, emergency exits, fire extinguishers, alarm pull stations, and the designated exterior assembly area. Verify that all maps accurately reflect the current building layout and have the evacuation plan reviewed by the local fire authority or a qualified fire-safety professional.

Recommendation

Contact a qualified fire suppression contractor.

10: BATHROOMS

		IN	NI	NP	D
10.1	Bathroom	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Bathroom: Finished Surfaces
Vinyl

Bathroom: Electrical
110volt, Lights, Switches

Bathroom: Plumbing Components
Sink, PVC trap, Metal trap, Single handle

Bathroom: Assessiblity
Wheel Chair Clearance, Grab Bars



Bathrooms Present
3



Half Bathrooms Present

1



Observations

10.1.1 Bathroom

BATHROOM(S)

SEE PICS

One bathroom did not have water connected or was shut off, fixtures were not tested. Verify proper operation as needed.

Pastor's office sink was leaking at time of inspection. Repair accordingly.

Recommendation

Contact a qualified professional.



Pastor's Office



Main- Men's Room

11: COOLING

		IN	NI	NP	D
11.1	Cooling Equipment	X			X
11.2	Normal Operating Controls	X			
11.3	Distribution System	X			
11.4	Presence of Installed Cooling Source in Each Room	X			

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Information

Cooling Equipment: Brand

Cooling Equipment: Energy Source/Type

Split System

Electric

Rheem



Cooling Equipment: Location

Normal Operating Controls: Thermostat

Distribution System: Configuration

Exterior West

Digital

Central

Cooling Equipment: Manufactures Date
2021



Observations

11.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



12: PLUMBING

		IN	NI	NP	D
12.1	Main Water Shut-off Device	X			
12.2	Back-flow Prevention Device	X		X	
12.3	Drain, Waste, & Vent Systems	X			
12.4	Water Supply, Distribution Systems & Fixtures				
12.5	Hot Water Systems, Controls, Flues & Vents	X			X
12.6	Fuel Storage & Distribution Systems	X			
12.7	Sump Pump	X			

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

Information

Water Source
Public

Filters
None

Main Water Shut-off Device:
Location
South



Back-flow Prevention Device:
Location
None

Drain, Waste, & Vent Systems:
Drain Size
Unknown

Drain, Waste, & Vent Systems:
Material
Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity
40,50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls,
Flues & Vents: Age
1999



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



Sump Pump: Location
Floor Drain



Water Supply, Distribution Systems & Fixtures: Inspection Limitation- Plumbing

Inspection of water distribution, drain, waste and vent system was limited to readily accessible areas only. Inspection does not include possible damage concealed by finished surfaces, stored personal items or furniture.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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

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



Observations

12.3.1 Drain, Waste, & Vent Systems

INSPECTION RESTRICTIONS

Inspection does not include possible damage concealed by finished surfaces or exterior grade.

12.3.2 Drain, Waste, & Vent Systems

UTILITY SINK

The utility sink was dirty and contained standing water at the time of inspection. The sink should be cleaned and the drain checked for blockage or slow drainage. Repair or service as needed to restore proper operation.

Recommendation

Contact a qualified professional.

12.5.1 Hot Water Systems, Controls, Flues & Vents

IMPROPER INSTALLATION

Water heater flue in boiler room is loose. Recommend repair to properly move exhaust fumes out of building if water heater is active. Recommend qualified plumber evaluate & repair/relocate.

Recommendation

Contact a qualified plumbing contractor.





Not Secure

12.5.2 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

13: COOKING AREA

		IN	NI	NP	D
13.1	Cooking Equipment	X			
13.2	Sinks and Drainage	X			X

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

Information

Cooking Equipment: Inspection
by qualified professional
recommended

Recommended



Sinks and Drainage: Installed
Sinks

Stainless Steel



Commercial Kitchen

Active



Hood Material

Steel



Observations

13.2.1 Sinks and Drainage

KITCHEN PLUMBING

Older or previously repaired plumbing pipes were observed in one or more areas. These materials and repair connections may be more susceptible to corrosion, leakage, loosening, or failure over time. No active leakage at drain system was observed at the time of inspection unless otherwise noted. Monitor accessible piping regularly for moisture, staining, corrosion, reduced water pressure, or other signs of deterioration, and have a qualified plumbing contractor repair or replace affected sections as needed.

Leaking water at main sink faucet. Repair or replace as accordingly.

Recommendation

Contact a qualified plumbing contractor.



No Leaks



Improper Repairs



Leak at Hot Water

14: ELECTRICAL

		IN	NI	NP	D
14.1	Service Entrance Conductors				
14.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
14.3	Branch Wiring Circuits, Breakers & Fuses	X			X
14.4	Lighting Fixtures, Switches & Receptacles	X			
14.5	GFCI & AFCI	X			X
14.6	Smoke Detectors	X			
14.7	Carbon Monoxide Detectors	X			

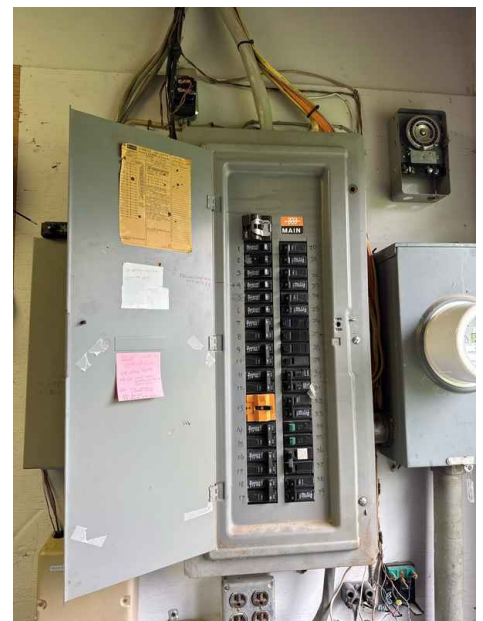
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Boiler Room

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

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



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

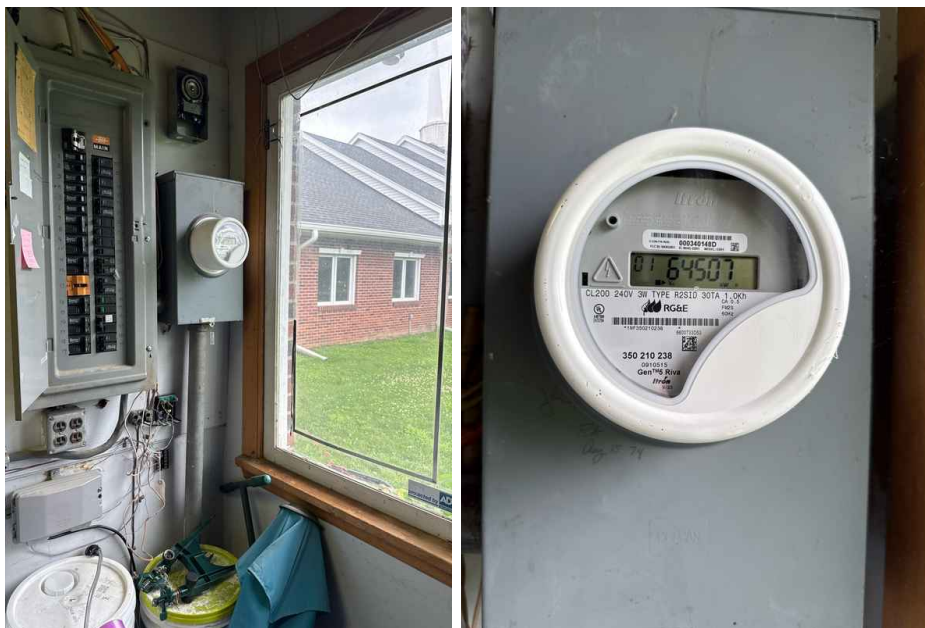
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Smoke & Carbon Monoxide Detectors
Hard Wired

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts



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

Boiler Room, Utility Room



Branch Wiring Circuits, Breakers & Fuses: Inspection Limitation

Due to the age of house, added circuits or finished surfaces the inspection of all circuit components and connection was limited. Not all areas may be documented in this report.

GFCI & AFCI: GFCI and AFCI Locations

Not Visible

The installation of ground fault circuit interrupter(GFCI) outlets is advisable in bathrooms, kitchens, exterior, basement and garages. A (GFCI) outlet offers protection from shock or electrocution.

Carbon Monoxide Detectors: Carbon Monoxide Detectors

Carbon Monoxide (CO) Detectors – Importance and Placement: Carbon monoxide (CO) is a colorless, odorless gas produced by fuel-burning appliances, vehicles, and heating equipment. Elevated CO levels can cause serious illness or death. Properly installed and maintained CO detectors are critical for early warning and occupant safety.

CO detectors should be installed outside sleeping areas and on each level of the building, including basements where fuel-burning equipment is present. Units should be placed in accordance with manufacturer instructions, typically on the ceiling or high on a wall, and not directly adjacent to fuel-burning appliances, bathrooms, kitchens, or garages to avoid nuisance alarms. Combination smoke/CO units are acceptable when properly located.

Recommend testing detectors monthly, replacing batteries as needed, and replacing units according to manufacturer guidelines (typically every 5–10 years).

Observations

14.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

 Safety Hazard

Recommend placing cap on exposed wires and placing in electrical junction box.

Recommendation

Contact a qualified electrical contractor.



Front Signage



Front Signage



Small Utility Room

14.3.2 Branch Wiring Circuits, Breakers & Fuses

EXTENSION CORDS

Extension cords were being used in place of permanent wiring in one or more areas. Extension cords are intended for temporary use and may be susceptible to overheating, physical damage, or overloading. Remove improper cord installations and have a qualified electrical contractor install permanent receptacles or wiring where needed.



14.4.1 Lighting Fixtures, Switches & Receptacles

DAMAGE OUTLET OR SWITCH

One or more outlets are damaged or not working properly. Appears to have loose internal connection. Repair or replace accordingly by qualified electrical contractor.

Recommendation

Contact a qualified professional.



14.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN AND BATHROOMS

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



Kitchen



Bathroom



Bathroom



Bathroom

STANDARDS OF PRACTICE

Inspection Details

8.1. Limitations:

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

8.2. Exclusions:

- I. The inspector is not required to determine:

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

- II. The inspector is not required to operate:

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

- III. The inspector is not required to:

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

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

Roof

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

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

II. The inspector is not required to:

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

Exterior

I. The inspector should inspect:

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

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

II. The inspector is not required to:

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

Wood Decks and Balconies

- I. The inspector should inspect:
 - A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
 - B. for visible decay;
 - C. for paint failure and buckling;
 - D. for nail pullout (nail pop);
 - E. for fastener rust, iron stain and corrosion;
 - F. and verify that flashing was installed on the deck-side of the ledger board;
 - G. for vertical members (posts) that have exposed end-grains;
 - H. for obvious trip hazards;
 - I. for non-graspable handrails;
 - J. railings for height less than the 36-inch minimum*;
 - K. guardrails and infill for openings that exceed the 4-inch maximum*;
 - L. open-tread stairs for openings that exceed the 4 $\frac{3}{8}$ -inch maximum*;
 - M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
 - N. built-up and multi-ply beam spans for butt joints;
 - O. for notches in the middle-third of solid-sawn wood spans;
 - P. for large splits longer than the depths of their solid-sawn wood members;
 - Q. for building egresses blocked, covered or hindered by deck construction; and
 - R. for the possibility of wetting from gutters, downspouts or sprinklers.

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

II. The inspector is not required to:

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

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

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.

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.

Basement, Foundation and Crawlspcace

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.

Life Safety

- I. The inspector should:
 - A. inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet and 6 inches;
 - B. inspect the address or street number to determine whether it is visible from the street, with numbers in contrast to their background;
 - C. inspect to determine whether a 3-foot clear space exists around the circumference of fire hydrants;
 - D. verify that hinged shower doors open outward from the shower and have safety glass-conformance stickers or indicators;
 - E. inspect to determine whether the storage of flammable and combustible materials is orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms or electrical equipment rooms;
 - F. inspect to determine whether a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed or used;
 - G. inspect for the presence of fire alarm systems;
 - H. inspect for alarm panel accessibility;
 - I. inspect for the presence of portable extinguishers, and determine whether they are located in conspicuous and readily available locations immediately available for use, and not obstructed or obscured from view;
 - J. inspect to determine whether a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat;
 - K. inspect to determine whether manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 and 20 feet away, and clearly identifying the hazards protected;
 - L. inspect to determine whether the maximum travel distance to a fire extinguisher is 75 feet;
 - M. inspect for the presence of sprinkler systems, and determine if they were ever painted other than at the factory;
 - N. inspect for the presence of emergency lighting systems;
 - O. inspect for exit signs at all exits, and inspect for independent power sources, such as batteries;
 - P. inspect for the presence of directional signs where an exit location is not obvious;
 - Q. inspect for the presence of signs over lockable exit doors stating: "This Door Must Remain Unlocked During Business Hours";
 - R. inspect for penetrations in any walls or ceilings that separate the exit corridors or stairwells from the rest of the building;
 - S. inspect for fire-separation doors that appear to have been blocked or wedged open, or that do not automatically close and latch;
 - T. inspect exit stairwell handrails;
 - U. inspect for exit trip hazards;
 - V. inspect for the presence of at least two exits to the outside, or one exit that has a maximum travel distance of 75 feet;
 - W. inspect exit doorways to determine that they are less than 32 inches in clear width;
 - X. inspect to determine whether the exit doors were locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection;
 - Y. inspect to determine whether the exit doors swing open in the direction of egress travel; and
 - Z. inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels or electric panelboards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or if it is within 3 feet of heat-generating appliances or electrical panelboards.

II. The inspector is not required to:

- A. test alarm systems, or determine if alarms systems have been tested.
- B. inspect or test heat detectors, fire-suppression systems, or sprinkler systems.
- C. determine the combustibility or flammability of materials in storage.
- D. determine the adequate number of fire extinguishers needed, or their ratings.
- E. test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags or tamper seals.
- F. inspect or test fire pumps or fire department connections.
- G. inspect or test cooking equipment suppression systems.
- H. determine the operational time of emergency lighting or exit signs.
- I. inspect for proper occupant load signs.
- J. determine fire ratings of walls, ceilings, doors, etc.
- K. inspect, test or determine the adequacy of fire escapes or ladders.
- L. inspect fire department lock boxes or keys.
- M. determine the flame resistance of curtains or draperies.
- N. inspect parking or outdoor lighting.
- O. inspect for unauthorized entry or crime issues.
- P. inspect or test security systems.
- Q. inspect for pet or livestock safety issues.
- R. inspect for unsafe candle use or decoration hazards.
- S. inspect or test emergency generators.

- T. test kitchen equipment, appliances or hoods.
- U. verify that elevator keys exist, or that they work properly.

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.

Cooking Area

I. The inspector should:

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

II. The inspector is not required to:

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

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.