

INSPECTION REPORT



For the Property at:
2700 WISCONSIN AVE
ANYTOWN, IL 00000

Prepared for: SAMPLE COMMERCIAL REPORT

Inspection Date: Tuesday, November 22, 2016

Prepared by: Bob Casey



A1 Property Inspection Corp.
License Number 451.001055
Downers Grove, IL 60516
630 878-0493
Fax: 1-501-643-6040

www.a1propertyinspection.com
bcasey@a1propertyinspection.com

The best home inspection experience available.



January 16, 2017

Dear Sample Commercial Report ,

RE: Report No. 1246, v.2
2700 Wisconsin ave
Anytown, IL
00000

Thanks very much for choosing A1 Property Inspection to perform your home / Property inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home / Property inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house / Commercial structure, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bob Casey
on behalf of
A1 Property Inspection Corp.

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INVOICE

January 16, 2017

Client: Sample Commercial Report

Report No. 1246, v.2

For inspection at:

2700 Wisconsin ave

Anytown, IL

00000

on: Tuesday, November 22, 2016

Commercial Inspections Call for quote 630-878-0493

\$0.00

PAID IN FULL - THANK YOU!

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AGREEMENT

2700 Wisconsin ave , Anytown, IL November 22, 2016

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PARTIES TO THE AGREEMENT

Company

A1 Property Inspection Corp.
License Number 451.001055
Downers Grove, IL 60516

Client

Sample Commercial Report

This is an agreement between Sample Commercial Report and A1 Property Inspection Corp..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME / COMMERCIAL PROPERTY INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME / COMMERCIAL PROPERTY INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner / Commercial Property Owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home / Commercial Property Inspection provides you with a basic overview of the condition of the property. Because your Home / Commercial Property Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house / Commercial Property, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home / Commercial Property Inspection.

If you are concerned about any conditions noted in the Home / Commercial Property Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home / Commercial Property Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home / Commercial Property Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home / Commercial Property Inspection because they only happen under certain circumstances. As an example, your Home / Commercial Property Inspector may not discover leaks that

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occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home / Commercial Property Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home / Commercial Property Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home / Commercial Property suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home / Commercial Property Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

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The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home / Commercial Property Inspector and the Home / Commercial Property Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

11) Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services.

I, Sample Commercial Report (Signature)_____ , (Date)_____, have read, understood and accepted the terms of this agreement.

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

General

- The fire alarm / strobe located in the central warehouse on the west side of the building appears that its has been hit and is not connected to the wall. this should be looked at by a qualified tech to reattach and determine if the unit has been damaged

Implication(s): device might not function when needed

Location: Middle First Floor

Task: Repair or replace

Time: Immediate

DISTRIBUTION EQUIPMENT \ Panel conditions

Condition: • Double-tap connection(s)

the electrical sub panel on the east side in the middle room has a double tap condition that needs to be addressed and the bottom of the box needs to have a plug inserted to close the knockout

Location: Middle First Floor

Task: Repair

Time: Immediate

Cost: Minor

BRANCH CIRCUIT \ Outlet conditions

Condition: • the electrical outlet at the main breaker panel did not function at time of the inspection it is unknown if the breaker was tripped or the outlet is in need of repair. this should be investigated

Implication(s): Outlet does not function

Location: East First Floor

Task: Repair Further evaluation

Time: Discretionary

Cost: Minor

Heating

General

- the current owner should take the new owners through the HVAC systems and demonstrate the operational switches / thermostats as several of the units were difficult to find the thermostats or the control switches

Implication(s): difficulty in operating the devices when needed

Task: Request disclosure

Time: Immediate

- Gas piping located in the room on the east side of the building north of the incoming electrical service has several gas pipes that are not secured to the wall and could become damaged and leak natural gas in the building

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Implication(s): broken gas line and potential explosion

Location: First Floor

Task: Improve Correct

Time: Immediate

- ceiling mounter units need to be cleaned prior to closing of the building

Implication(s): Lower efficiencies

Location: Throughout First Floor

Task: Service Clean

Time: Immediate

Air Conditioning

General

- based on the age of the RTU's the new owner should start to budget money for the replacement of the units.

Location: Throughout Exterior

Task: Service annually Inspect annually

Ventilation

General

- The louvers located in the warehouse have been covered by the current owners these appear to have worked at time of the inspection the louvers will need to be uncovered.

Implication(s): will not function to optima capacity being covered

Location: Various First Floor

Task: Further evaluation Service

Time: Discretionary

- All exhaust fans located on the roof need to be cleaned yearly to maintain they are working properly

Implication(s): poor ventilation through clogged louvers

Location: Throughout

Task: Clean Service annually

Time: Ongoing

INDIVIDUAL EXHAUST FANS \ General

Condition: • the exhaust fan intake for the main bathroom in the warehouse needs to be cleaned as it is plugged.

Implication(s): lower air flow the exhaust fan needs to work harder

Location: First Floor Bathroom

Task: Clean

Time: Immediate

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Plumbing

General

- The triple basin must be serviced yearly to make sure oils and debris do not enter into the village sewer systems

Implication(s): Fines from the village

Location: East First Floor

Task: Service

Time: Unknown

- Existing fire protection system was not tested as part of the commercial building inspection this needs to be tested yearly by a qualified fire protection company or the villages fire protection district

Implication(s): fire protection may not function when needed

Location: Throughout First Floor

Task: Inspect annually

DOMESTIC WATER HEATING \ Operating status and condition

Condition: • Approaching the end of its expected useful life

The Lochinvar water heater located on the west side of the warehouse toward the back is older than the other two and is showing signs of rust on the bottom, based on the age of this water heater it should be monitored for signs of leaking

Location: First Floor

Task: Further evaluation Monitor

Time: Ongoing

FIXTURES \ Toilets

Condition: • Did not flush properly

there is a toilet n the first floor main bathroom that does not flush properly and should be looked at by plumber

Location: First Floor

Task: Service Correct

Time: Immediate

FIXTURES \ Urinals

Condition: • Did not flush properly

the urinal in the main bathroom in front of the warehouse did not flush properly this is most likely caused by lack of use this needs to be looked at by a plumber

Location: First Floor Bathroom

Task: Further evaluation Service

Time: Immediate

FIXTURES \ Basins / sinks

Condition: • Leaking faucet(s)

kitchen in the rear of the warehouse has an aerator that is clogged and should be replaced. the waste lines also are leaking and should be repaired to prevent the cabinet from rotting on the bottom

Location: First Floor

Task: Repair or replace

Time: Discretionary

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Roofing

GENERAL \ Level of Maintenance

Condition: • The Roofing system has been well maintained for the most part.

The new owners should start to budget for the replacement of the roof it is older and will need attention in the coming years

Location: Exterior

Task: Further evaluation Monitor

Interior Components

GENERAL \ Interior Surfaces

Condition: • Walls relatively plumb, doorjambs square and floors reasonably level

Location: Throughout First Floor Second Floor

Task: Further evaluation

Structure

FOUNDATIONS \ Settlement and shrinkage cracks

Condition: • Minor cracks were noted

Several areas of the foundation on the east side are showing signs of cracking this should be monitored to see if there is any movement in the cracks.

Location: Various First Floor

Task: Repair Further evaluation Monitor

Time: Discretionary

WALLS \ Damage

Condition: • Areas of the exterior brick will require some tuck-pointing in the near future the mortar appears to loose on various parts of the building

Implication(s): water infiltration efflorescence and potential brick spauling

Location: Various Exterior Wall

Task: Repair Further evaluation Monitor

Time: Unpredictable

Condition: • Caulk expansion joints

Implication(s): water infiltration efflorescence and potential brick spauling

Location: East Exterior Wall

Task: Repair Improve Correct

Time: Immediate

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Exterior Components

SITE WORK \ Asphalt pavement

Condition: • Satisfactory overall condition

the parking lot will need to be seal coated as part of a regular maintenance program to maintain its current condition

Location: Throughout Exterior

Task: Service annually Inspect annually

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Client relationship to this property: • Prospective purchaser

Name of consultant:

• Name

A1 Property Inspection Corp

Purpose of the report: • Property Condition Assessment

Date of site visit:

• Date:

11/22/16

General property description: • Warehouse • Office

Approximate size of building: • 50000 sq ft

Approximate age of building: • 30 to 35 years

Number of stories: • 2

Below grade area: • Slab-on-grade

Approximate date of construction: • 1980 to 1990

Attendees: • Buyer

Document review: • No documents were available for review.

Overall condition: • The building is in satisfactory condition overall. • No major defects were observed.

Overall level of maintenance: • The building has been well maintained for the most part.

This report meets ASTM Standard E2018-08, with these exceptions: • Opinions of probable cost are not included. • Elevators were not inspected.

For the purpose of this report the front of the building faces: • South

Occupancy:

• The building was occupied at the time of the inspection.

Current Owner is vacating the building

Weather: • Overcast

Approximate temperature: • 34°

Limitations

Areas Inspected: • Office • Warehouse • Parking areas

Description

Electrical service to the building:

- Overhead

Overhead power lines and pole mounted transformers located on the east side of the building



1. Overhead



2. Overhead

Main electrical service transformer:

- Pole-mounted tranformer

Located on the east side of the building

Main building transformer size:

- Not determined

unable to be read from the ground the service is 480 volt into the building

Main building transformer ownership: • Utility

Electrical service size:

- 400-amps

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3. 400-amps

- 480-volt, three phase

Service distribution and metering: • There is a single meter for the building

Electrical distribution transformers:

- 75 KVA

There are three 75KVA transformers located on the building



4. 75 KVA



5. 75 KVA

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6. 75 KVA

Distribution panels:

- Circuit breakers

The distribution electrical panels are throughout the building



7. Circuit breakers



8. Circuit breakers

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9. Circuit breakers



10. Circuit breakers

Predominant wire types: • Copper

Lighting fixture types:

• Fluorescent

Fluorescent office lighting throughout



11. Flourescent



12. Flourescent

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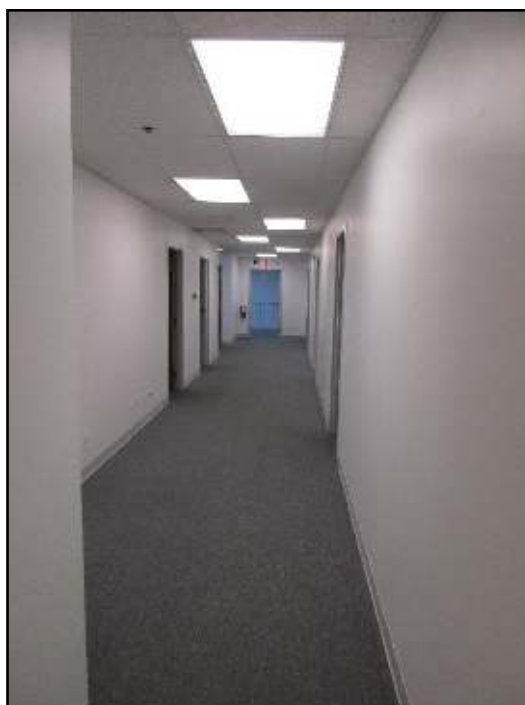
REFERENCE



13. *Flourescent*



14. *Flourescent*



15. *Flourescent*

Standby generator:

- located in warehouse

Generic Generator located in the rear of the building is tested twice a week according to the current owner. the transfer

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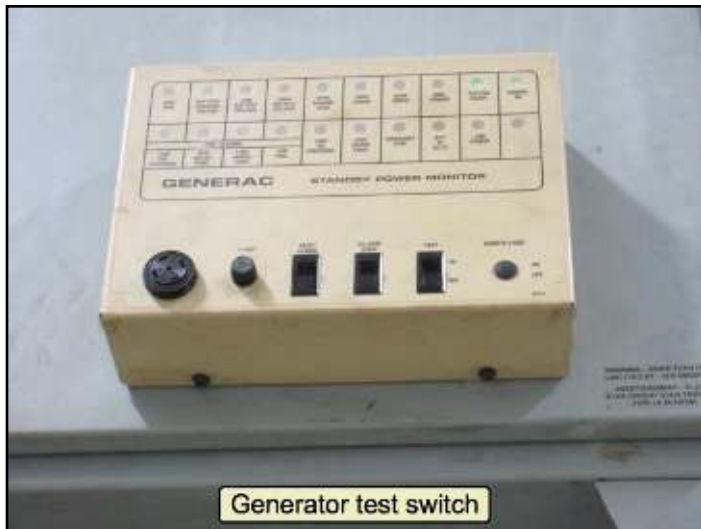
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switch is located on the east side of the building at the incoming power location. the



16. located in warehouse



17. located in warehouse



18. located in warehouse



19. located in warehouse



20. located in warehouse



21. located in warehouse

Grounding - electrical system:

- at the domestic water service entrance

The domestic water service has a grounding strap attached

- at grounding rods

Transformers have grounding rods associated with them

Grounding - building transformers: • at grounding rods

Electrical supplier: • Commonwealth Edison is the power supplier in this area

Limitations

General: • Fire alarm systems were not tested as part of the Commercial building inspection, this needs to be completed by a Qualified fire protection company

Main building transformer size or location: • There is no information to indicate its size.

Service adequacy: • It is impossible on an inspection such as this to determine adequacy for commercial demands

Grounding: • With limited access, it could not be verified that the building electrical equipment is properly grounded

Recommendations

General

1. • The fire alarm / strobe located in the central warehouse on the west side of the building appears that its has been hit and is not connected to the wall. this should be looked at by a qualified tech to reattach and determine if the unit has been damaged

Implication(s): device might not function when needed

Location: Middle First Floor

Task: Repair or replace

Time: Immediate



22.

GENERAL \ Level of Maintenance

2. **Condition:** • The electrical system has been well maintained for the most part.

Location: Throughout First Floor

DISTRIBUTION EQUIPMENT \ General condition

3. **Condition:** • No major deficiencies noted

Location: Throughout

DISTRIBUTION EQUIPMENT \ Panel conditions

4. **Condition:** • Double-tap connection(s)

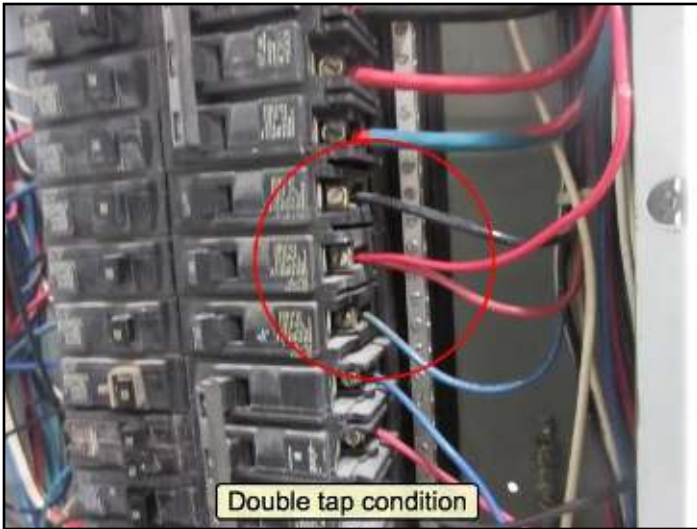
the electrical sub panel on the east side in the middle room has a double tap condition that needs to be addressed and the bottom of the box needs to have a plug inserted to close the knockout

Location: Middle First Floor

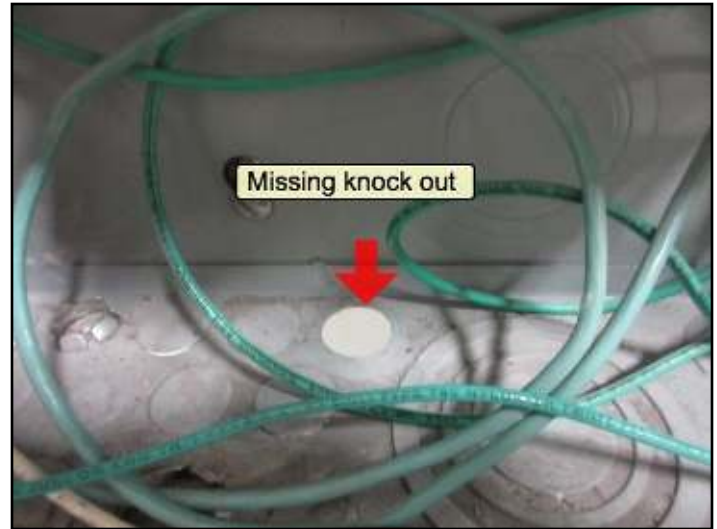
Task: Repair

Time: Immediate

Cost: Minor



23. Double-tap connection(s)



24. Double-tap connection(s)

BRANCH CIRCUIT \ Outlet conditions

5. Condition: • the electrical outlet at the main breaker panel did not function at time of the inspection it is unknown if the breaker was tripped or the outlet is in need of repair. this should be investigated

Implication(s): Outlet does not function

Location: East First Floor

Task: Repair Further evaluation

Time: Discretionary

Cost: Minor



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HEATING

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Description

General: • RTU #9 Age and Type is located on the north east edge of the office complex the unit functioned at time of the inspection

Model number: YCD120C4L0AB *Serial number:* M50104157D



26.



27.

General: • RTU #10 is located on the south side of the office building and functioned at time of the inspection manufacture date 1995

Model number: D6CG060N09946C *Serial number:* NBFN020762



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General: • RTU#11 Is located on the south side of the office roof located in the center the unit functioned at time of the inspection

Model number: 48TFE006 601GA Serial number: 2401G24268



A photograph of a Carrier HVAC unit installed on a rooftop. The unit is a large, grey metal cabinet with a black mesh grille on the right side. It shows signs of wear, including rust and debris accumulation. A small Carrier logo is visible on the left side of the unit. The unit is mounted on a concrete base, and there is a small access panel on the left side. The background shows a clear sky and some distant trees.

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General: • RTU #12 located on the south side of the office east most RTU functioned at time of the inspection
manufacture date 1997

Model number: YCD120C4L0AB Serial number: M50104157D



33.

Rooftop Units - general: • Gas-fired heating (& electric cooling)

Rooftop Units - economizer: • The rooftop unit is equipped with an economizer unit. This unit mixes fresh air from the exterior into the return airflow allowing for low-cost cooling on cold days. For example, when the outdoor air is not too warm or humid, an economizer can allow greater amounts of fresh air into the building to provide cooling as required. This is a desirable feature. Refer also to the Ventilation section.

Rooftop Unit #1 - Age and type: • RTU #1 is located on the north west side of the roof located at the rear the model and serial number is covered so no information can be derived from the manufactures sticker. Based on the age of the other unit the roof were manufactured in 1997 current age at time of the inspection is 19 years old

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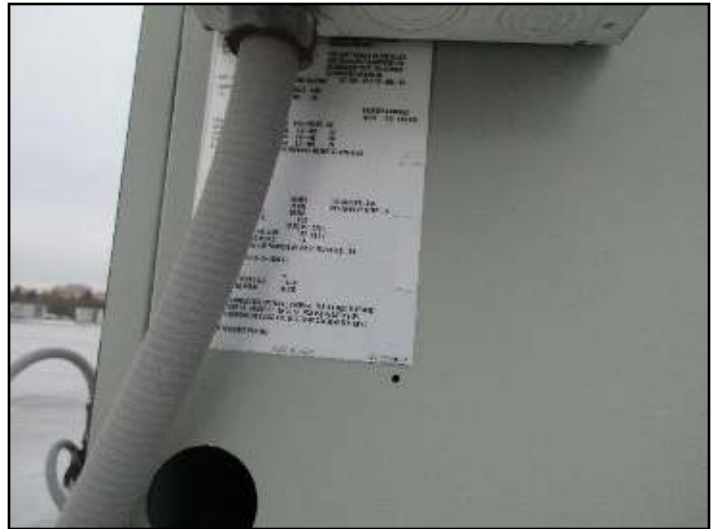
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35.

Rooftop Unit #2 - Age and type:

- Between 16 to 20 years old

RTU #2 is located on the north end of the roof on the east side the manufacture date is 11/1997 and the unit functioned at time of the inspection

Model number: YCD090C4LOBE Serial number: M48101864D



36. Between 16 to 20 years old



37. Between 16 to 20 years old

Rooftop Unit #3 - Age and type:

- Between 16 to 20 years old

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RTU #3 Located on the west side of the roof in the middle of the warehouse functioned at time of the inspection the manufacture date is 12/1997

Model number: YCD120C4L0BA Serial number: M50103055D



38. Between 16 to 20 years old



39. Between 16 to 20 years old

Rooftop Unit #4 - Age and type:

- Between 16 to 20 years old

RTU #4 located in the middle of the ware house on the east side of the building functioned at time of the inspection manufacture date 11/1997

Model number: YCD090C4I0BE Serial number: M48101864D

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40. Between 16 to 20 years old



41. Between 16 to 20 years old

Rooftop Unit #5 - Age and type:

- Between 16 to 20 years old

RTU # 5 functioned at time of the inspection and is located in the middle of the building on the west side just before the office portion of the building manufacture date 11/1997

Model number: 48TME007 601 Serial number: 0907G3062

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42. Between 16 to 20 years old



43. Between 16 to 20 years old

Rooftop Unit #6 - Age and type:

- Between 16 to 20 years old

RTU#6 was cover by a blue tarp and not running the current owners switched the unit on and it did fire the blue tarp is to determine where a leak is coming from. The manufactures data plate was not visible at time of the inspection. the assumption is that is the same age as rest of the units.



44. Between 16 to 20 years old

Rooftop Unit #7 - Age and type:

- Between 16 to 20 years old

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RTU#7 functioned at time of the inspection, location is in the warehouse area farthest south and east on the roof. the manufacture date was 12/1997

Model number: YCC024F1L0BE Serial number: M504NGB2H



45. Between 16 to 20 years old



46. Between 16 to 20 years old

Rooftop Unit #8 - Age and type:

- Between 5 to 10 years old

RTU #8 appeared to have been manufacturer in 2007 and is located on the west side of the office portion of the building north most unit. this unit functioned at time of the inspection

Model number: 48TME007 601 Serial number: 0907G30362

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47. Between 5 to 10 years old



48. Between 5 to 10 years old

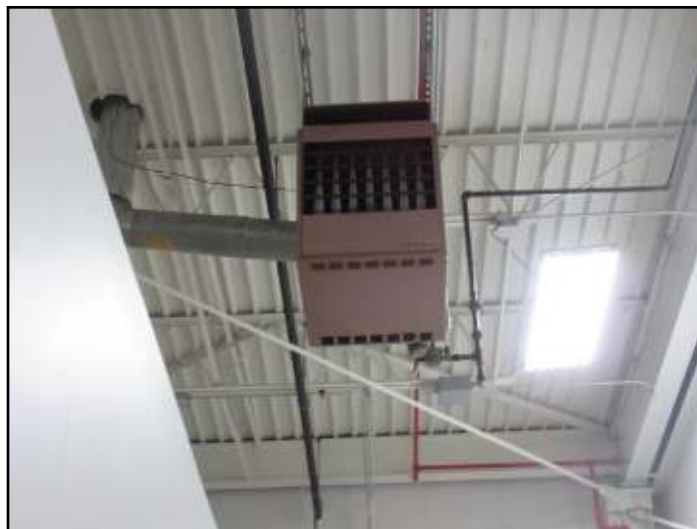
Total heating capacity of rooftop units: • 1,318,000 BTUH total on roof top units

Typical Rooftop Unit life expectancy: • 20 years

Ceiling-mounted heater #1 - Age and type:

- Between 16 to 20 years old

Gas fire ceiling heating units worked at time of the inspection unable to read the manufactures tag on the unit the assumption is that the units are the same age as the RTUs the manufacture date was in 1997



49. Between 16 to 20 years old

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Ceiling-mounted heater #2 - Age and type:

- Between 16 to 20 years old

Gas fire ceiling heating units worked at time of the inspection unable to read the manufactures tag on the unit the assumption is that the units are the same age as the RTUs the manufacture date was in 1997



50. Between 16 to 20 years old

Ceiling-mounted heater #3 - Age and type:

- Between 16 to 20 years old

Gas fire ceiling heating units worked at time of the inspection unable to read the manufactures tag on the unit the assumption is that the units are the same age as the RTUs the manufacture date was in 1997

Ceiling-mounted heater #4 - Age and type:

- Between 16 to 20 years old

Gas fire ceiling heating units worked at time of the inspection unable to read the manufactures tag on the unit the assumption is that the units are the same age as the RTUs the manufacture date was in 1997

Ceiling-mounted heater #5 - Age and type:

- Between 16 to 20 years old

Gas fire ceiling heating units worked at time of the inspection unable to read the manufactures tag on the unit the assumption is that the units are the same age as the RTUs the manufacture date was in 1997

Typical ceiling-mounted heater life expectancy: • 15 to 25 years - Dependent on location to overhead doors, exposing the heaters to greater thermal stresses and reducing life expectancy

Number of gas meters:

- One

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51. One



52. One

Gas supplier: • Ni for Gas

Maintenance contract:

• None

The existing owner has an HVAC contractor that they work with but there is currently no maintenance contract with the HVAC units

Limitations

Operating status: • The system was operating in Heating mode.

Maintenance contract:

• It could not be verified if one is in effect

the current owner stated that the they do not have a maintenance contract but they use one contractor to service all the units

Natural gas supplier: • Northern Illinois Gas

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Recommendations

General

6. • the current owner should take the new owners through the HVAC systems and demonstrate the operational switches / thermostats as several of the units were difficult to find the thermostats or the control switches

Implication(s): difficulty in operating the devices when needed

Task: Request disclosure

Time: Immediate



53.



54.



55.

7. • Gas piping located in the room on the east side of the building north of the incoming electrical service has several gas pipes that are not secured to the wall and could become damaged and leak natural gas in the building

Implication(s): broken gas line and potential explosion

Location: First Floor

Task: Improve Correct

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Time: Immediate



56.



57.



58.

8. • ceiling mounter units need to be cleaned prior to closing of the building

Implication(s): Lower efficiencies

Location: Throughout First Floor

Task: Service Clean

Time: Immediate

GENERAL \ Overall condition

9. **Condition:** • The overall condition of the heating system is considered to be satisfactory.

GENERAL \ Level of Maintenance

10. **Condition:** • The Heating system has been well maintained for the most part.

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ROOFTOP UNITS \ Unit #1

11. Condition: • No major deficiencies noted

The owner should start to budget money for the replacement of the RTU's

ROOFTOP UNITS \ Unit #2

12. Condition: • No major deficiencies noted

The owners should start to budget money for the replacement of the RTU's

ROOFTOP UNITS \ Unit #3

13. Condition: • No major deficiencies noted

The Owners should start to budget money for the replacement of the RTU's

ROOFTOP UNITS \ Unit #4

14. Condition: • No major deficiencies noted

The owners should budget money for the replacement of the RTU's

ROOFTOP UNITS \ Unit #5

15. Condition: • No major deficiencies noted

The owners should start to budget money for the replacement of the RTU's

ROOFTOP UNITS \ Unit #6

16. Condition: • No major deficiencies noted

The owners should budget money for the replacement for the RTU's

ROOFTOP UNITS \ Unit #7

17. Condition: • No major deficiencies noted

The Owners should budget for the replacement of the RTU's

ROOFTOP UNITS \ Unit #8

18. Condition: • No major deficiencies noted

The Owners should budget money for the replacement of the RTU's

CEILING-MOUNTED HEATERS \ Overall

19. Condition: • No major deficiencies noted in any of the heaters

All the gas fire heater functioned at time of the inspection

Location: Throughout First Floor

CEILING-MOUNTED HEATERS \ Unit #1

20. Condition: • No major deficiencies noted

CEILING-MOUNTED HEATERS \ Unit #2

21. Condition: • No major deficiencies noted

CEILING-MOUNTED HEATERS \ Unit #3

22. Condition: • No major deficiencies noted

CEILING-MOUNTED HEATERS \ Unit #4

23. Condition: • No major deficiencies noted

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CEILING-MOUNTED HEATERS \ Unit #5

24. Condition: • No major deficiencies noted

OPERATING STATUS \ Operating

25. Condition: • No major deficiencies noted

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Description

General: • Rooftop unit #9 Packaged Heating and Cooling

General: • Roof top Unit #10 Packaged heating and cooling

General: • Rooftop Unit #11 Packaged heating and cooling

General: • Rooftop unit #12 Packaged heating and cooling

General: • AC unit #1 is located in the office section to cool the second floor computer server room, was not tested at the time of the inspection the temp was 35 degrees

Model number: 4TCC3018A1000AA Serial number: 103910286L



59.



60.

Rooftop Unit #1 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #2 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #3 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #4 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #5 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #6 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #7 - Age and compressor type: • Packaged heating and cooling unit

Rooftop Unit #8 - Age and compressor type: • Packaged heating and cooling unit

Air Distribution: • Same as described in Heating section

Refrigerant noted in air-conditioning system(s):

• R-22

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for the roof top units

- R-410A

for the AC unit in the server room

Maintenance contract: • None

Limitations

Operating status: • The system was operating in Heating mode.

Recommendations

General

26. • based on the age of the RTU's the new owner should start to budget money for the replacement of the units.

Location: Throughout Exterior

Task: Service annually Inspect annually

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Description

General: • All roof fans functioned at time of the inspection, the new owners should talk with the current owner on the location of the switches for the exhaust fans as several of them are difficult to find and are linked with other devices and the switches are not marked.



61.



62.



63.



64.

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65.



66.



67.



68.

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69.



70.



71.



72.

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73.



74.

Roof-mount exhaust fans - areas serviced: • Office washroom(s) • Warehouse washroom(s) • Warehouse

Roof-mounted exhaust fans - approximate age: • Between 21 and 25 years old

Typical roof-mounted exhaust fan life expectancy: • 20 to 25 years

Wall-mount exhaust fans - areas serviced:

• Warehouse

Half of the wall mounted exhaust fans have been closed by the current owner based on the products they manufacture. The owners stated that the units did function

Fresh air make-up duct/Economizer at rooftop unit(s): • Office(s)

Limitations

Process related equipment: • Process related equipment is beyond the scope of our assessment and is not closely examined

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Recommendations

General

27. • The louvers located in the warehouse have been covered by the current owners these appear to have worked at time of the inspection the louvers will need to be uncovered.

Implication(s): will not function to optima capacity being covered

Location: Various First Floor

Task: Further evaluation Service

Time: Discretionary



75.



76.



77.

28. • All exhaust fans located on the roof need to be cleaned yearly to maintain they are working properly

Implication(s): poor ventilation through clogged louvers

Location: Throughout

Task: Clean Service annually

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Time: Ongoing

GENERAL \ Level of Maintenance

29. Condition: • The Ventilation system has been well maintained for the most part.

Location: Throughout

Task: Further evaluation Monitor Inspect annually

INDIVIDUAL EXHAUST FANS \ General

30. Condition: • the exhaust fan intake for the main bathroom in the warehouse needs to be cleaned as it is plugged.

Implication(s): lower air flow the exhaust fan needs to work harder

Location: First Floor Bathroom

Task: Clean

Time: Immediate



78.

Description

General: • Triple basin located under the Electrical panels on the east side of the building in the warehouse



79.



80.

Domestic water supply - size and pipe material: • The sprinkler system water was 10" feed to 6" main feed



81.

Domestic water supply - size and pipe material:

• 1-inch diameter

Domestic water service

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82. 1-inch diameter

Domestic water supply - shutoff:

- In the warehouse



83. In the warehouse

Water meters: • One

Backflow prevention device at the main water supply: • RPZ located on the fire protection service

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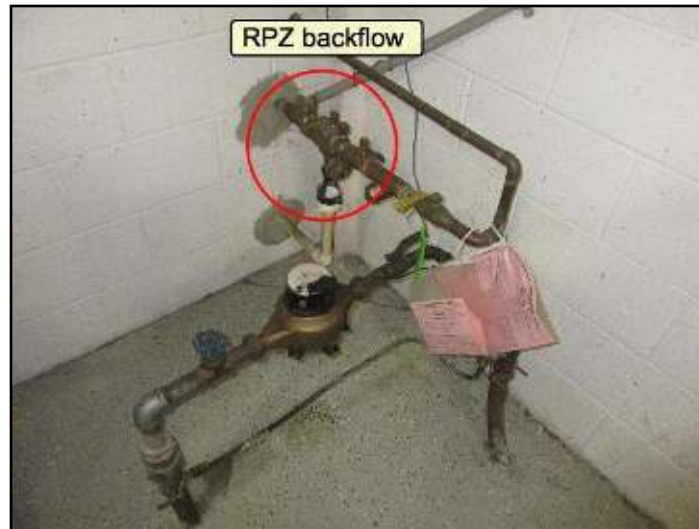


84.

Backflow prevention device at the main water supply:

- Provided

RPZ located on the main domestic water service into the building



85. *Provided*

Supply plumbing pipe material examined: • Copper

Drain, waste and vent piping material examined:

- PVC plastic

the roof drains PVC runs through the interior of the building

Storm drain piping material examined: • PVC plastic

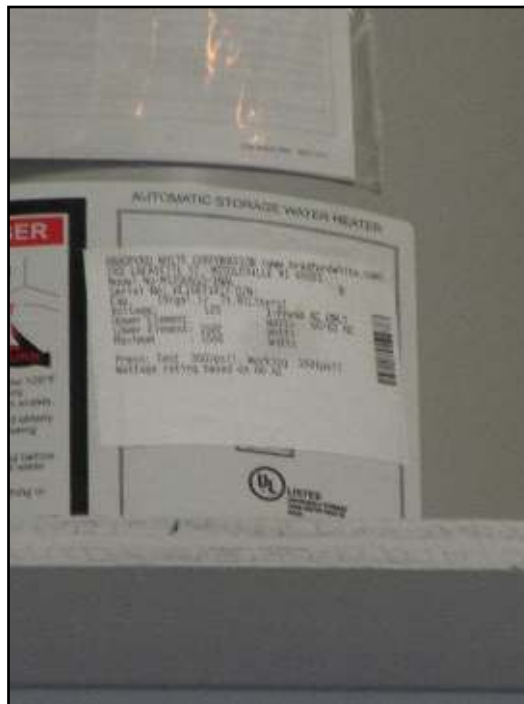
Washroom locations: • Men's and women's in offices • Men's and women's in warehouse

Domestic water heaters: • Second electric water heater located in the rear of the warehouse bradford white water heater functioned at time of the inspection. Manufacture date 2011

Model number: M120U6SS-1NAL *Serial number:* HL15871417



86.



87.

Domestic water heaters:

- Gas-fired

One gas fired water heater functioned at time of the inspection Bradford white water heater is located outside the office in the warehouse. Manufacture date 2012

Model number: MI5036FBN4 *Serial number:* JC16338849

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88. Gas-fired



89. Gas-fired

• Electric

Two electric fired water heaters Lochinvar Water heater functioned at time of the inspection. manufacture date 1997
Model number: ETB040KK Serial number: PLO325369



90. Electric



91. Electric

Sump pumps and locations:

- Warehouse / loading bay

There is a sump pump in the main warehouse that drains water from the loading dock. The pit is 5' deep and the pit was too small to enter and test the float.



92. Warehouse / loading bay



93. Warehouse / loading bay

Solid waste pumps and locations: • There is a grey water pump located in the middle rear of the building next to the Lochinvar electric water heater, which functioned at time of the inspection

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94.



95.

Domestic water supplier: • City

Recommendations

General

31. • The triple basin must be serviced yearly to make sure oils and debris do not enter into the village sewer systems

Implication(s): Fines from the village

Location: East First Floor

Task: Service

Time: Unknown

32. • Existing fire protection system was not tested as part of the commercial building inspection this needs to be tested yearly by a qualified fire protection company or the villages fire protection district

Implication(s): fire protection may not function when needed

Location: Throughout First Floor

Task: Inspect annually

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96.



97.



98.

GENERAL \ Level of Maintenance

33. Condition: • The Plumbing system has been well maintained for the most part.

Location: Throughout

DOMESTIC WATER HEATING \ Operating status and condition

34. Condition: • Approaching the end of its expected useful life

The Lochinvar water heater located on the west side of the warehouse toward the back is older than the other two and is showing signs of rust on the bottom, based on the age of this water heater it should be monitored for signs of leaking

Location: First Floor

Task: Further evaluation Monitor

Time: Ongoing

FIXTURES \ Toilets

35. Condition: • Did not flush properly

there is a toilet n the first floor main bathroom that does not flush properly and should be looked at by plumber

Location: First Floor

Task: Service Correct

Time: Immediate



99. *Did not flush properly*

FIXTURES \ Urinals

36. Condition: • Did not flush properly

the urinal in the main bathroom in front of the warehouse did not flush properly this is most likely caused by lack of use this needs to be looked at by a plumber

Location: First Floor Bathroom

Task: Further evaluation Service

Time: Immediate

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100. Did not flush properly

FIXTURES \ Basins / sinks

37. Condition: • Leaking faucet(s)

kitchen in the rear of the warehouse has an aerator that is clogged and should be replaced. the waste lines also are leaking and should be repaired to prevent the cabinet from rotting on the bottom

Location: First Floor

Task: Repair or replace

Time: Discretionary



101. Leaking faucet(s)



102. Leaking faucet(s)

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Description

Built-up asphalt:

- Warehouse

The modified bit roof is in good condition but the owners should start thinking of budgeting money for replacement



103. Warehouse



104. Warehouse



105. Warehouse



106. Warehouse

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107. Warehouse

Built-up roof - approximate age: • Between 20 and 25 years old

Typical modified bitumen roof life expectancy: • 10 to 15 years - Single-ply

EPDM (fully adhered):

• Office



108. Office



109. Office

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110. Office



111. Office



112. Office

EPDM approximate age: • Between 15 and 20 years old

Typical EPDM roof life expectancy: • 20 to 25 years - fully adhered/mechanically fastened

Recommendations

GENERAL \ Level of Maintenance

38. Condition: • The Roofing system has been well maintained for the most part.

The new owners should start to budget for the replacement of the roof it is older and will need attention in the coming years

Location: Exterior

Task: Further evaluation Monitor

INTERIOR COMPONENTS

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Description

General: • Fire extinguishers were up to date at time of the inspection



113.

Finished area floor coverings: • Main warehouse floor has been epoxied with a commercial grade epoxy. The east and west side of the building has been completed with a do it yourself epoxy from the big box stores. this product will not last as long as the commercial grade product



114.



115.

Finished area floor coverings:

• Carpet

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116. Carpet



117. Carpet



118. Carpet

- Resilient sheet
- Ceramic tile



119. Carpet

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120. Ceramic tile



121. Ceramic tile



122. Ceramic tile



123. Ceramic tile

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124. Ceramic tile



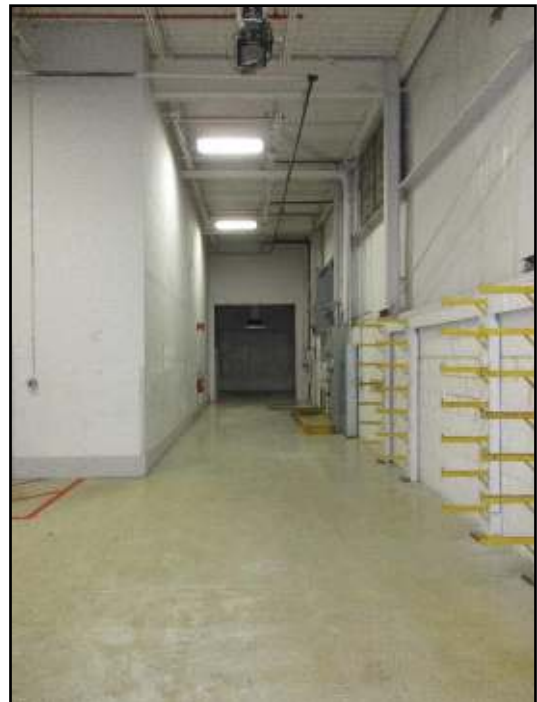
125. Ceramic tile

Wall finishes:

- Drywall



126. Drywall



127. Drywall

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128. Drywall



129. Drywall



130. Drywall

Ceiling finishes:

- Suspended tile

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131. *Suspended tile*



132. *Suspended tile*

• Drywall



133. *Drywall*



134. *Drywall*

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135. Drywall



136. Drywall



137. Drywall

Staircases:

- Steel

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138. Steel



139. Steel



140. Steel



141. Steel

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Recommendations

GENERAL \ Interior Surfaces

39. Condition: • Walls relatively plumb, doorjambs square and floors reasonably level

Location: Throughout First Floor Second Floor

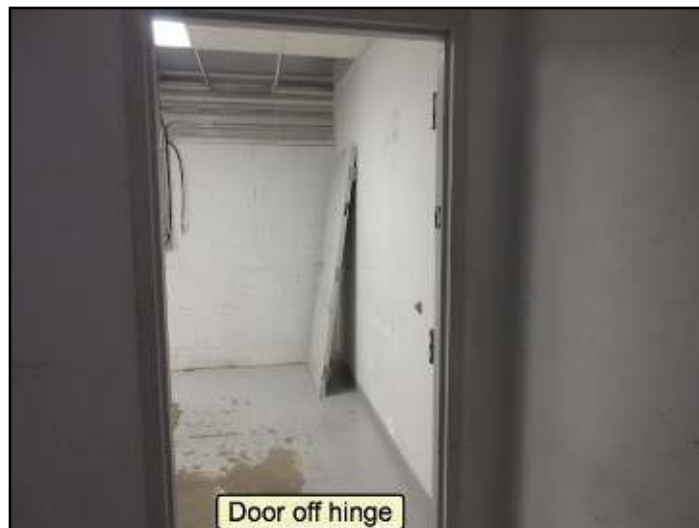
Task: Further evaluation



142. Walls relatively plumb, doorjambs square an...



143. Walls relatively plumb, doorjambs square an...



144. Walls relatively plumb, doorjambs square an...

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Description

Plant / warehouse wall insulation and approximate value: • The roof insulation is under the roofing and an r-value is unknown



145.

Flat roof insulation and approximate value: • Unknown the type or thickness of roof insulation

Limitations

Flat roof: • The amount of insulation could not be ascertained

Recommendations

GENERAL \ Level of Maintenance

40. Condition: • The Insulation system has been well maintained for the most part.

Location: Throughout

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Description

Configuration: • Slab-on-grade

Foundation wall material: • Poured-concrete

Exterior walls:

• Concrete-block with brick-veneer



146. Concrete-block with brick-veneer



147. Concrete-block with brick-veneer



148. Concrete-block with brick-veneer



149. Concrete-block with brick-veneer

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150. Concrete-block with brick-veneer

• Steel-frame

Roof: • Steel deck • Supported by open web steel joists

Recommendations

GENERAL \ Overall condition

41. Condition: • The overall condition of the structural system is considered to be satisfactory.

Location: Throughout

GENERAL \ Level of Maintenance

42. Condition: • The Structural system has been well maintained for the most part.

Location: Throughout

FOUNDATIONS \ Settlement and shrinkage cracks

43. Condition: • Minor cracks were noted

Several areas of the foundation on the east side are showing signs of cracking this should be monitored to see if there is any movement in the cracks.

Location: Various First Floor

Task: Repair Further evaluation Monitor

Time: Discretionary

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151. Minor cracks were noted

WALLS \ Damage

44. Condition: • Areas of the exterior brick will require some tuck-pointing in the near future the mortar appears to loose on various parts of the building

Implication(s): water infiltration efflorescence and potential brick spauling

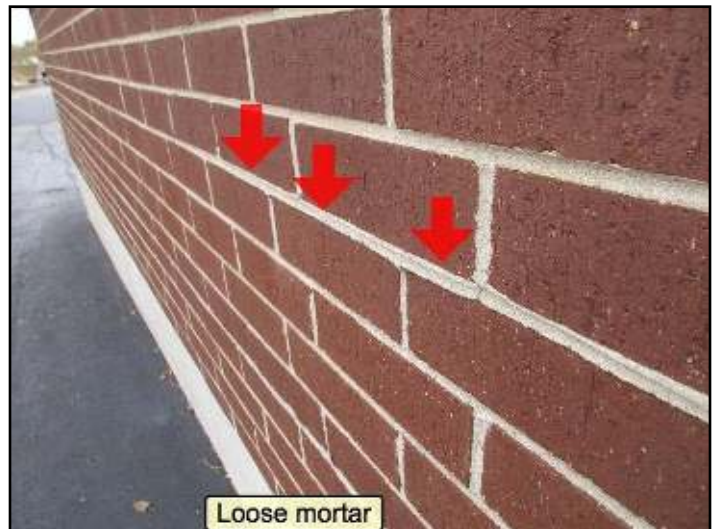
Location: Various Exterior Wall

Task: Repair Further evaluation Monitor

Time: Unpredictable



152.



153.

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154.



155.



156.

45. Condition: • Caulk expansion joints

Implication(s): water infiltration efflorescence and potential brick spauling

Location: East Exterior Wall

Task: Repair Improve Correct

Time: Immediate

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Description

General: • All foliage needs to be cut back from the building to allow the brick to dry after a rain



158.



159.

Exterior walls:

- Concrete block
- Metal siding



160. Metal siding



161. Metal siding

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Main entrance doors: • Aluminum-framed • Double-glazed

Personnel doors: • Aluminum-framed • Steel-framed

Overhead doors: • Steel sectional • Insulated steel sectional

Office windows:

• Aluminum-framed



162. Aluminum-framed

• Double-glazed

Retaining walls:

• Concrete block



163. Concrete block



164. Concrete block

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- Along west side of property

Pavement:

- Rear of building



165. Rear of building



166. Rear of building



167. Rear of building



168. Rear of building

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169. *Rear of building*

- Concrete pavement: At loading docks



170. *Concrete pavement: At loading docks*

- Concrete pavement: At drive-in ramp



171. *Concrete pavement: At loading docks*

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172. Concrete pavement: At drive-in ramp

Sidewalks and walkways:

- Poured-concrete



173. Poured-concrete



174. Poured-concrete

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175. Poured-concrete

Limitations

Vegetation growth:

- At the south

Needs to be removed from the front of the building in order to allow the brick to dry after a rain

Recommendations

GENERAL \ Level of Maintenance

46. Condition: • The Exterior Components system has been well maintained for the most part.

Location: Throughout

SITE WORK \ Asphalt pavement

47. Condition: • Satisfactory overall condition

the parking lot will need to be seal coated as part of a regular maintenance program to maintain its current condition

Location: Throughout Exterior

Task: Service annually Inspect annually

END OF REPORT

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AMERICAN
SOCIETY
OF HOME
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HOME INSPECTION

Home inspections were being performed in the mid 1950s and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers’ interests and concerns. Vigilance has elevated ASHI’s Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI’s Code of Ethics stresses the home inspector’s responsibility to report the results of the inspection in a fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI’s Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

2.2 The inspector shall:

- A.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

- A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A.
- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C.** excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

- A.** *inspect structural components* including the foundation and framing.
- B.** *describe*:
 1. the methods used to inspect *under-floor crawlspaces* and attics.
 2. the foundation.
 3. the floor structure.
 4. the wall structure.
 5. the ceiling structure.
 6. the roof structure.

3.2 The inspector is NOT required to:

- A.** provide *engineering* or architectural services or analysis.
- B.** offer an opinion about the adequacy of *structural systems* and *components*.
- C.** enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.
- D.** traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The inspector shall:

- A.** *inspect*:
 1. *wall coverings*, flashing, and trim.
 2. exterior doors.
 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
 4. eaves, soffits, and fascias where accessible from the ground level.
 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 6. adjacent and entryway walkways, patios, and drive-ways.
- B.** *describe wall coverings*.

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4.2 The *inspector* is NOT required to *inspect*:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and soil conditions.
- D. *recreational facilities*.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect*:

- 1. roofing materials.
- 2. *roof drainage systems*.
- 3. flashing.
- 4. skylights, chimneys, and roof penetrations.

B. *describe*:

- 1. roofing materials.
- 2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect*:

- A. antennas.
- B. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
- C. other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall:

A. *inspect*:

- 1. interior water supply and distribution *systems* including fixtures and faucets.
- 2. interior drain, waste, and vent *systems* including fixtures.
- 3. water heating equipment and hot water supply *systems*.
- 4. vent *systems*, flues, and chimneys.
- 5. fuel storage and fuel distribution *systems*.
- 6. sewage ejectors, sump pumps, and related piping.

B. *describe*:

- 1. interior water supply, drain, waste, and vent piping materials.
- 2. water heating equipment including energy source(s).
- 3. location of main water and fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

- 1. clothes washing machine connections.
- 2. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
- 3. wells, well pumps, and water storage related equipment.
- 4. water conditioning *systems*.
- 5. solar, geothermal, and other renewable energy water heating *systems*.
- 6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
- 7. septic and other sewage disposal *systems*.

B. *determine*:

- 1. whether water supply and sewage disposal are public or private.
- 2. water quality.
- 3. the adequacy of combustion air *components*.

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The *inspector* shall:

A. *inspect*:

- 1. service drop.
- 2. service entrance conductors, cables, and raceways.
- 3. service equipment and main disconnects.
- 4. service grounding.
- 5. interior *components* of service panels and subpanels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters and arc fault circuit interrupters.

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3.

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B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

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E. central vacuum *systems*.

F. *recreational facilities*.

G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.

H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *systems*.

B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

5. mantles and fireplace surrounds.

6. combustion air *components* and to determine their adequacy.

7. heat distribution assists (gravity fed and fan assisted).

8. fuel-burning fireplaces and appliances located outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive*.
2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the *inspector* from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

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8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect*:

1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed*.
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

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14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*

Structural Component A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe A condition in a *readily accessible, installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.

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ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.

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www.a1propertyinspection.com

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS