PROPERTY INSPECTION REPORT

LandMark
COMMERCIAL PROPERTY INSPECTIONS
CCPIA CERTIFIED

Rob

8765 Sycamore
Inspection Prepared For: Commercial Client

Date of Inspection: 6/8/2021

Weather: 82 and sunny

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Report Summary

6/8/2021

Dear Commercial Client

Re: 8765 Sycamore Chicago, IL

Thank you for giving us the opportunity to perform inspection services at the above address. For your convenience, we have created an exectutive summary of our findings extracted from the complete inspection report provided to you. Please note that the findings identified in the summary reflect our opinion only, and should not be taken out of the context of the entire report.
This summary consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.
For your convienence we have color coded these items. Black are general items, Red is life and health safety, and Blue is mechanical.
Important Note: It is your responsibility to thoroughly, read and carefully interpret the entire inspection report and its accompanying materials. If you have any questions or need further clarification, you should contact our office immediately. Additionally, the full report contains many maintenance and safety tips that will be beneficial. The inspection was conducted in accordance with the terms in the pre-inspection agreement or signed proposal.

Significant Issues		
Roof Materials		
Page 14 Item: 1	Roof Materials Comments	• Evidence of ponding was observed in one or more areas. Low spots in the roof allow water to collect and will eventually cause roof leaks (if not already leaking). Further evaluation by a qualified roofing contractor is recommended. • Open seams in the roof material were noted in one or more areas. These seams are allowing water to get under the roof surface and immediate repair by a qualified contractor is recommended.
Roof Flashing		
Page 17 Item: 1	Roof Flashing	• The potential for water entry is present at: parapet connection along the north side. There are openings present. • Loose or failed termination bar noted along the east parapet wall.
Roof Drainage		
Page 17 Item: 1	Roof Drainage	• There is a pond of water at the front of the gutter. This is an indication of poor roof slope and poor drainage.

Other Observations		
Page 19 Item: 1	Parapet Walls	• There are openings in the seams of the coping. Each opening is a potential source of water entry or damage. Sealing is recommended.
Sidewall		
Page 20 Item: 1	Brick	• Missing, deteriorated and/or loose mortar was observed at one or more areas. This could allow moisture infiltration and potential for damage to the brick surfaces. Proper tuckpointing (replacement of the loose mortar joints) by a qualified contractor is recommended. • The metal lintels installed above window and/or door bricked openings are rusted at one or more areas. Steel expands as it rusts, which could damage the surrounding brick. Recommend treating the metal with rust inhibiting finish to prevent further deterioration from occurring.
Weatherproofing		
Page 23 Item: 1	Weatherproofing	• Paint/stain is near the end of its useful life throughout the building. • Caulking around windows and other wall penetrations is missing or in poor condition at many areas.
Flatwork		
Page 24 Item: 1	Flatwork	• Sidewalk appears to be sloped toward the building at the north side of the building. This condition can cause excessive moisture near or under structure.
Basement or Crawl Space		
Page 27 Item: 1	Basement or Crawl Space	• A dark material that could be mold was noted at one or more areas of the foundation wall. This is an indication of excess moisture, either from leaks or condensation/humidity. Proper removal of the dark material is recommended however, the actual presence of mold can only be determined by proper testing, which is not a part of this inspection.
Heating Equipment		
Page 29 Item: 1	Heating Equipment Comments	• None of the units appear to have had any recent servicing. There is significant dust and build-up on each of the units.
Interior Components		
Page 39 Item: 2	Moisture Penetration	Water damage was observed on areas of the drywall(s). Recommend checking with the current owner as to when the water damage occurred. It is also suggested to repair or replace the damaged materials.
Page 42 Item: 4	Windows	The vacuum seal has failed ("lost seal") in the insulated glass in some of the windows. While the "fogging" of the glass is largely cosmetic, there is an accompanying loss of insulation value. This condition can only be corrected by replacement of the entire, factory assembled glazing unit by a qualified window contractor.

Page 44 Item: 7	Floor(s)	The flooring was noted to be damaged in some areas. While minor damage may be cosmetic, repair or replacement of areas of significant damage is recommended.
Kitchen		
Page 48 Item: 5	Cabinet(s)	The cabinets had doors and/or drawers that were missing at the time of the inspection. Replacement of the missing components or of the cabinets is recommended.
Bathroom		
Page 52 Item: 3	Tub Drain	The tub appeared to drain slowly. There are several things that can cause this, including the accumulation of hair and soap scum in the drain piping. Drain opening chemicals can sometimes help, but often provide only temporary relief. Further review and correction by a qualified plumber is recommended. The overflow cap is installed upside down or is loose. This may lead to leaks behind the drain, recommend the installation of proper cap by a qualified contractor.
Page 54 Item: 8	Sink/Vanity	The sink finish was noted to be chipped and/or cracked in some areas. Proper touch-up or refinishing is recommended to prevent further deterioration. There is a large crack in the sink basin. While this crack may not be leaking, it is considered a defect in the finish and is a potential area where bacteria could grow.
Page 55 Item: 11	Toilet	The toilet fixture appeared to be loose at the floor. This condition can cause the toilet to leak at the base, potentially causing damaged and/or rotted flooring. Proper correction by a qualified contractor is recommended. The flush handle was noted to be loose, stripped or broken. Proper correction is recommended.

Life and Health Safety		
Panels		
Page 37 Item: 1	Panels and Switchboards	• Unused openings in the panel are missing covers. These covers can be either plastic or metal and are called knock-outs, they are available at most hardware stores for less than a dollar. They simply clip into place without the use of any tools. However, they are important because without them one could stick their fingers into the panel and come into direct contact with high voltage.

Mechanical		
Chimney		
Page 18 Item: 1	Chimney Type	• There did not appear to be a flue liner within the chimney when observed from the top. While common in older buildings, this is a potentially hazardous condition. Further evaluation by a qualified contractor is recommended.
Heating Equipment		
Page 29 Item: 1	Heating Equipment Comments	• POTENTIAL HAZARD! Improper vent rise-to-run ratio was noted. Typical installation is one foot or less horizontal to two or more feet vertical. This condition can allow harmful carbon monoxide fumes to accumulate in living space. 3E
Plumbing Distribution		
Page 33 Item: 3	Natural Gas Piping System	• Drip legs are missing at appliances, devices, or certain distribution locations which require them. Flexible gas lines should also not be in areas where they can come into contact. The basement unit has flexible gas lines.
Water Heater		
Page 34 Item: 1	Water Heater Comments	• The flue draft has been partially crush or not fitting properly. This is cause the unit to not draft correctly.
Service Conductors		
Page 36 Item: 1	Electric Service Comments	• The overhead service is without an exterior driven rod ground.
Bathroom		
Page 52 Item: 2	Bathtub Wall/Tile	There is a large gap between the tub spout and the wall surround. This gap is an excellent area for water to enter the wall and cause damage. Sealing this gap or decreasing the distance is strongly encouraged.
Page 55 Item: 10	Sink Faucet	The sink faucet was loose. Proper correction is recommended to prevent possible leaks within the wall and on to the vanity.

General Information

1. Attendance

Observations:
• Client Present

2. Building Type

Materials: Multi story

3. Occupancy

Materials: Occupied - Furnished • Utilities were on at the time of the inspection

Visual Survey

General Information

Date of the Inspection: 6/8/2021

Property Address: 8765 Sycamore Chicago, IL

Client(s): Commercial Client

Agent / Company:

Age of the Building(s):

Weather Conditions: 82 and sunny

Other Inspection Information: Order ID: 408071. The building was occupied with the exception of one unit. We were able to enter all of the units with the exception of one unit.

Name of the Inspector: Rob

INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report as a guide.

Visual Survey (continued)

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of

Visual Survey (continued)

any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don’t be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, “I can’t believe you had this building inspected and they didn’t find this problem.” There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

1. Visual Survey

Materials: To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

Opinions and Probable Cost

1. Opinions and Probable Costs

Observations:
• No costs to cure are a part of this review.

Major Projected Expenses

1. Major Projected Expenses

Observations:
• Five year projected major expenses are not a part of this inspection. Please review the summary for a list of the findings.

Intent

1. Intent

Observations:
• Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your tenant considerations prior to re-lease.

Inclusions

1. Inclusions

Observations:
• The scope of our assessment was limited to the following specific visually accessible components:

Only those items which are to be controlled by the future property owners association as follows: Foundations of the building(s), structural framing (load carrying members only), building exteriors, roof structure and load carrying members of the roof framing, fences, decks and patios, sidewalks, driveways, electrical systems (having to do with the main panels and meters only), and plumbing systems (limited to crawlspace and attic plumbing only).

Report is Confidential

1. Report is Confidential

Observations:
• Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report. Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required. Please see the Contract Provisions for further details.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Roof Materials

1. Roof Materials Comments

Materials: Walked On: The roof surface was walked on during the inspection. A survey of the roof was made by walking patterns and walking in areas where vulnerabilities typically exist. Not every square foot of roof surface are was stepped on.
Materials: Roofing application consists of a modified bitumen membrane. Typical life expectancy of this type roofing surface is 15 - 20 years.

Modified bitumen roof membranes (abbreviated MBM: also technically referred to as torchdown roofing or rubberized asphalt) are composed of polymer-modified bitumen that saturates, impregnates, or fills and coats reinforcement fabric (polyester and/or fiberglass). Modified bitumen roof membranes are usually in the form of roll roofing, but may also be liquid-applied. The typical configuration is two-ply and consists of a base layer or inter-ply and a polymermodified membrane cap sheet. The cap sheet is usually surfaced with fine materials like sand, mica, or talc, but may also be reflective sheets, metallic foil, or field-applied protective coating. These products may be torch-applied, cold adhesive-applied, hot-mopped, or manufactured as a self-adhesive.
Inspection Notes:
1) Roofing with polymer-modified bituminous materials is similar to BUR such that the roll roofing material is “built-up” of a series of alternating layers to build up a multiple-ply roof membrane.
2) Modified bitumen membranes can be found under protected membrane assemblies.
Principal Components
Adhesives
Base layer
Polymer–modified bitumen cap sheets
Inspection Notes:
1) There are two general types of polymer-modified bitumen: APP, which is more common in warmer climates and exhibits plasticized nature, and SBS, which is more common in colder climates, and exhibits a rubberized nature.
2) Reinforcing fabrics are polyester, fiberglass, or both, and act as a carrier for the polymer. Reinforcing fabric also provides tensile strength.
Average Lifespan
15 years (source: RS Means, based on single-ply and 2-ply)
20 years (source: InterNACHI’s Standard Life Expectancy Chart for Homes and Buildings)
Inspection Notes:
1. Modified bitumen roof membranes were categorized as single-ply when first introduced in the U.S. in the 1970s.
2. Today, single-ply modified bitumen is generally restricted to uses including re-covering old smooth-surfaced BUR membranes.
3. Three-ply hybrid membranes became popular in the 1990s.
Reference Sheets: Low-Slope Roofing
Pros
MBM is tear-resistant from fiberglass and/or polyester reinforcement, which means it withstands foot traffic better than other membranes.
Factory rolls are easy to install and ensure quality control, to some degree.
APP-modified formulation has greater resistance to UV light and heat.
SBS-modified formulation has greater resistance to cold temperatures and thermal shrinkage.
Types of Failure and Common Causes
Defective lap seams: This is the most common failure for modified bitumen. It’s typically caused by seams sealed with too little or too much heat. Inspectors may probe a representative number of seams.
Cracking and alligatoring: This is often from long-term exposure to the sun’s UV rays.
Shrinkage: This is often a manufacturing defect and is typically visible shortly after

Roof Materials (continued)

installation.
Blistering: MBM may be less vulnerable to the accelerating degradation process than BUR because fiberglass and polyester alleviate a major source of blistering (the release of moisture from high-absorption organic materials).
Delamination: This usually occurs at a plane between two reinforcement layers.
Splitting: It is less common in modified bitumen than BUR due to its increased strain energy. • There has been a heat reflective coating installed over the top of the primary roofing membrane, (possibly because of the energy requirements which were enacted in late 2005). This coating, while enhancing the building's energy rating, makes it impossible to determine the condition of the underlying water shedding membrane. We are unable to determine the permeability of the coating, as there are hundreds of different types of coatings and many different manufacturers. Most coatings of this type do NOT have a permeability factor low enough to prevent moisture intrusion through the coating, therefore, if the primary roofing membrane, (the water shedding membrane), was not in adequate condition when the coating was installed the probability of leaks will be high.
Observations:
• Debris was noted on the flat roof, keep flat roof area free of debris to prevent damage to the roof materials and possible leaks.
• The roofing material appeared to be older. Recommend periodic monitoring of the roofing for eventual replacement.
• Air bubbles or wrinkles were noted in the surface, these indicate that a leak is likely at some time in the future.
• All flat roofs should be kept clear of debris and the seams well sealed to prevent leaks and extend the life of the roof.
• Evidence of ponding was observed in one or more areas. Low spots in the roof allow water to collect and will eventually cause roof leaks (if not already leaking). Further evaluation by a qualified roofing contractor is recommended.
• Open seams in the roof material were noted in one or more areas. These seams are allowing water to get under the roof surface and immediate repair by a qualified contractor is recommended.

Roof Materials (continued)

patch

open seam

ponding

Roof Materials (continued)

ponding

debris

debris

Roof Flashing

1. Roof Flashing

Observations:

• Th termination bar is the mechanical fastener which attaches the roof materials to the parapet wall. All gaps in this bar should be sealed and visually reviewed periodically.

• The potential for water entry is present at: parapet connection along the north side. There are openings present.

• Loose or failed termination bar noted along the east parapet wall.

poor termination bar

oepn corer seam

Roof Drainage

1. Roof Drainage

Observations:

• Roof drainage is accomplished by means of galvanized metal or aluminum gutters installed at the low end of the sloped roofs.

• All gutters and drains appear to be in acceptable condition.

• There is a pond of water at the front of the gutter. This is an indication of poor roof slope and poor drainage.

Chimney

1. Chimney Type

Materials: Brick Chimney • Metal
Observations:

• There did not appear to be a flue liner within the chimney when observed from the top. While common in older buildings, this is a potentially hazardous condition. Further evaluation by a qualified contractor is recommended.

unlined

Other Observations

1. Parapet Walls

Observations:

• The parapet wall is any exterior wall the protrudes above the roof line. This is typically constructed with the same materials as the rest of the building exterior. It consists of three basic elements. The structure or wall, the coping or flat part at the top, and the flashing or where the roof materials join to create a weather tight seal.

• The parapet walls were reviewed and found to be in typical condition for the age of the building. It is very important to monitor these areas as masonry has a tendency to crack or move over time.

• The parapet has areas where previous repairs have been made. Most repairs are to seal water entry or weather related issues. Proper maintenance of a parapet wall has to include the periodic sealing of all openings or joints.

• There are openings in the seams of the coping. Each opening is a potential source of water entry or damage. Sealing is recommended.

poor termination bar

missing coping

2. Other Roof Observations

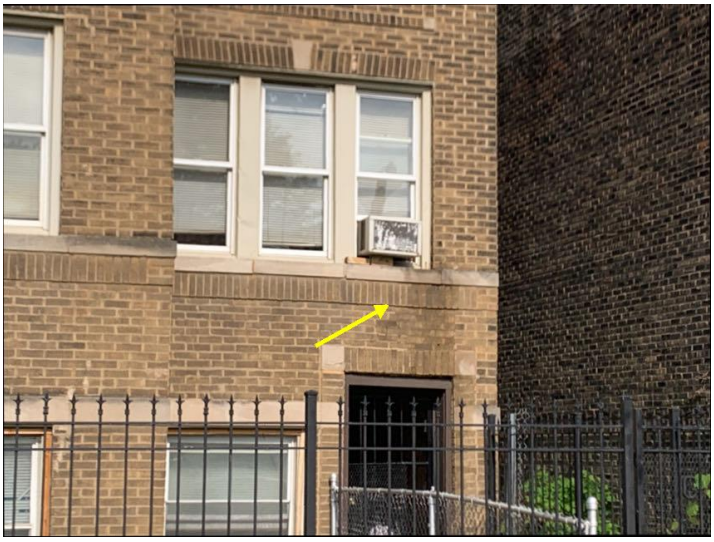
Observations:
• Antenna and/or satellite dish is present and appears secure.

Sidewall

1. Brick

Observations:
• Sidewall cladding consists of brick.
• Maintenance Recommendations: Brick walls and openings, while typically needing very little maintenance, benefit with periodic monitoring for any potential moisture entry points such as cracked, loose or separated masonry joints.
• Efflorescence was observed at one or more areas. This white, chalky deposit is often caused by moisture getting behind the surface of the brick. While usually cosmetic, any areas of deteriorated mortar or caulking should be properly repaired before any bricks are cleaned.
• Typical caulking maintenance is recommended at one or more areas in order to prevent moisture damage to the underlying wall surfaces.
• Missing, deteriorated and/or loose mortar was observed at one or more areas. This could allow moisture infiltration and potential for damage to the brick surfaces. Proper tuckpointing (replacement of the loose mortar joints) by a qualified contractor is recommended.
• The metal lintels installed above window and/or door bricked openings are rusted at one or more areas. Steel expands as it rusts, which could damage the surrounding brick. Recommend treating the metal with rust inhibiting finish to prevent further deterioration from occurring.

Sidewall (continued)



Sidewall (continued)






repairs

Fenestration Exterior

1. Exterior Walk Doors

Observations:
• The exterior walk doors are Steel clad, wooden.
• A representative sampling of the door operation was conducted, and all appear to be in adequate condition

2. Exterior Service Doors

Observations:
• The exterior walk doors are wooden, Steel clad .
• A representative sampling of the door operation was conducted, and all appear to be in adequate condition.

3. Fenestration - Overhead Doors

4. Fenestration System - Windows

Observations:
• The windows are vinyl framed, wood framed
• The glazing on the windows is: glass block, both single and double pane.
• A representative examination of the windows revealed that all appear to be in good condition

Weatherproofing

1. Weatherproofing

Observations:
• Paint/stain is near the end of its useful life throughout the building.
• Caulking around windows and other wall penetrations is missing or in poor condition at many areas.

Landscaping

1. Landscaping

Observations:
• Scheduled maintenance of landscaping appears to be lacking. We recommend a licensed landscape maintenance company be contracted with to properly maintain the grounds.

2. Sprinklers

Observations:
• The landscaping does not appear to have an installed sprinkler system.

Flatwork

1. Flatwork

Observations:
• Typical settling cracks were noted. All concrete, asphalt and masonry surfaces eventually crack, (it's just a matter of degree), and the cracks observed appear to be normal. The life expectancy of driveway and sidewalk paving is about 40 to 50 years.
• Sidewalk appears to be sloped toward the building at the north side of the building. This condition can cause excessive moisture near or under structure.

poor slope

Fencing

1. Fencing

Observations:
- Fencing is constructed of chain link or cyclone type materials.
- Fencing is constructed of wrought Iron.

Patios - Decks- Porches

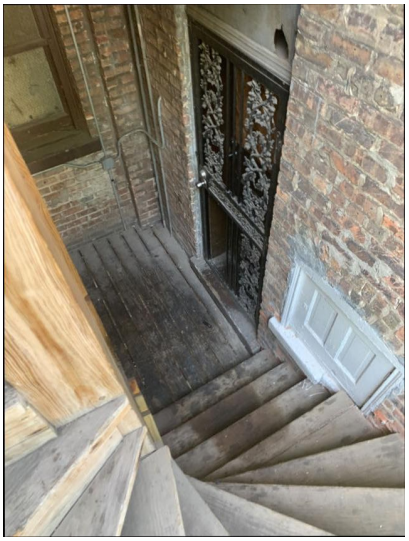
1. Patios

Observations:
- This building is without a patio or deck.

2. Decks and & Porches

Observations:
- Deck surface is constructed of wood.
- At the time of the inspection, the inspector observed no deficiencies in the condition of the balcony(s). The seller stated that the decks were recently insepcted by the City of Chicago. We recommend securing that inspection document.

rear stairs



rear stairs

Basement or Crawl Space

1. Basement or Crawl Space

Observations:

• Staining (apparently from moisture), was observed in one or more areas of the foundation walls: throughout

• Basement walls are best maintained by the periodic application of a waterproofing paint to prevent staining, efflorescence buildup, and to aid in controlling humidity levels.

• Access to the foundation walls was limited by personal possessions or other items, and a thorough review could not be conducted. Defects may exist which were hidden by the stored items. Recommend a proper review of these areas after the items have been removed and before the closing.

• A dark material that could be mold was noted at one or more areas of the foundation wall. This is an indication of excess moisture, either from leaks or condensation/humidity. Proper removal of the dark material is recommended however, the actual presence of mold can only be determined by proper testing, which is not a part of this inspection.

poor access

2. Floor Joists (Inspected Only Where Visible

Load Bearing Walls

1. Load Bearing Walls

Observations:
• The load bearing walls are constructed of structural masonry.

efflorescence - courtyard wall

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 which 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 is 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 25 percent slope or greater.
G. And verify that a luminaire and a receptacle outlet 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 for cutting, notching and 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 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 and evidence of past flooding that could cause mold in ductwork or plenums.
S. Condensate drains

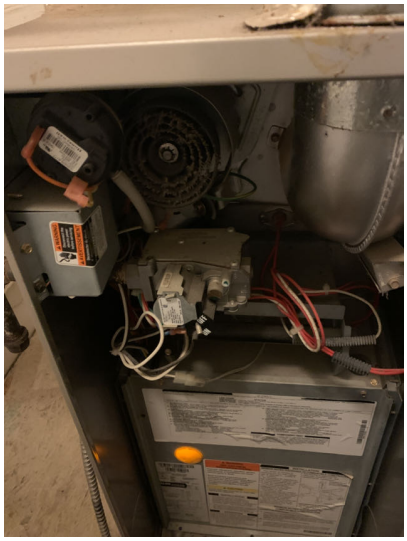
Heating Equipment

1. Heating Equipment Comments

Materials: Unit Location: throughout • This unit is servicing: each unit • Name of Manufacturer is: AirEase, Goodman, Heil, Magic Chef • The type of heating system installed is:Forced Air • The distribution for this system is through: Insulated Ducts • The heat generation for this unit is:Natural Gas or Liquid Petroleum (LPG). • The age of the unit is: varied. There are units that are newer and some that date back to 1994. • The filter is located at the unit.
Observations:

- Combustion air appears to be satisfactory.
- The exhaust venting appears to be satisfactory.
- The filter was found to be dirty during the PCA. Regular replacement is a necessary maintenance item.
- The filter is missing. The filter's primary objective is to protect the unit from foreign damage.
- POTENTIAL HAZARD! Improper vent rise-to-run ratio was noted. Typical installation is one foot or less horizontal to two or more feet vertical. This condition can allow harmful carbon monoxide fumes to accumulate in living space. 3E
- None of the units appear to have had any recent servicing. There is significant dust and build-up on each of the units.

Garden - newer 2014



1W

Heating Equipment (continued)

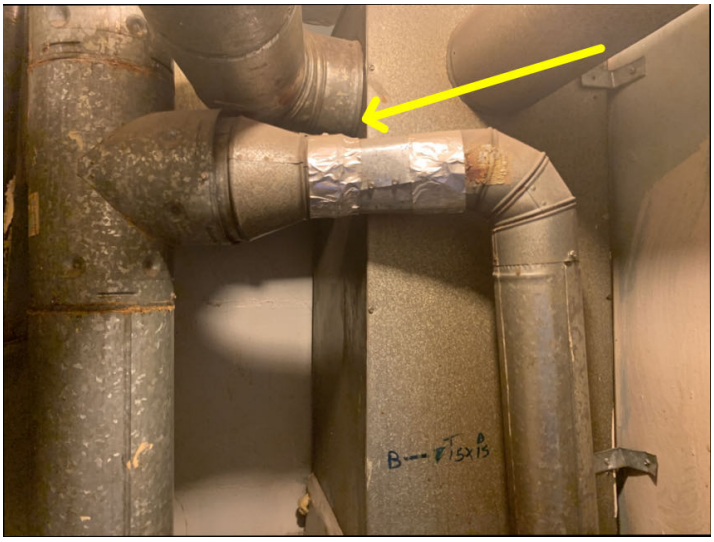
1E

2E not accessible

2W - older

3W older Missing drip leg on gas

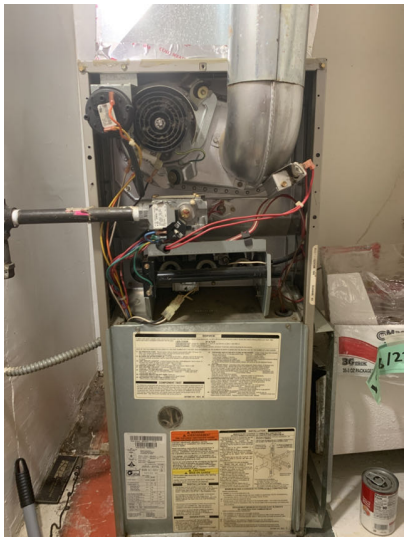
3E



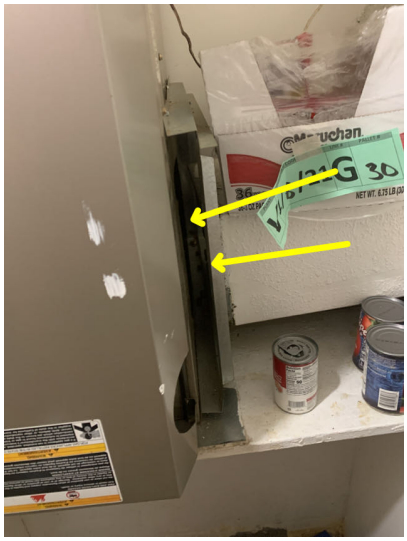
3E poor flue slope

Heating Equipment (continued)

1E2. 1994



3W2



3W2 missing filter

3E2

Basement

1W2 new

2W2

Plumbing Distribution

1. Supply Piping System

Materials: The majority of the visible supply line piping is copper. • The majority of the visible supply line piping is galvanized steel. This material was designed with a 45 - 60 year life expectancy. Please budget accordingly.
Observations:
• Adequate flow was noted, and no deficiencies were encountered
• The galvanized pipes may be nearing the end of their useful life, as life expectancy of galvanized pipe is typically 40 - 50 years. The reason for this is that the galvanized pipes eventually corrode on the inside, and the corrosion builds up, causing the flow of water to be decreased by the reduced inside diameter of the pipes.

Plumbing Distribution (continued)

2. Waste Piping System

Materials: The majority of the visible waste line plumbing pipe is cast iron or galvainized metal. • The majority of the visible waste line plumbing pipe is polyvinyl chloride (PVC) white plastic.
Observations:
• Functional flow was noted at all fixtures which we were able to examine. No deficiencies were noted
• Plumbing vents appear serviceable. Please see roof information about boots and flashing.

front catch basin

rear catch basin

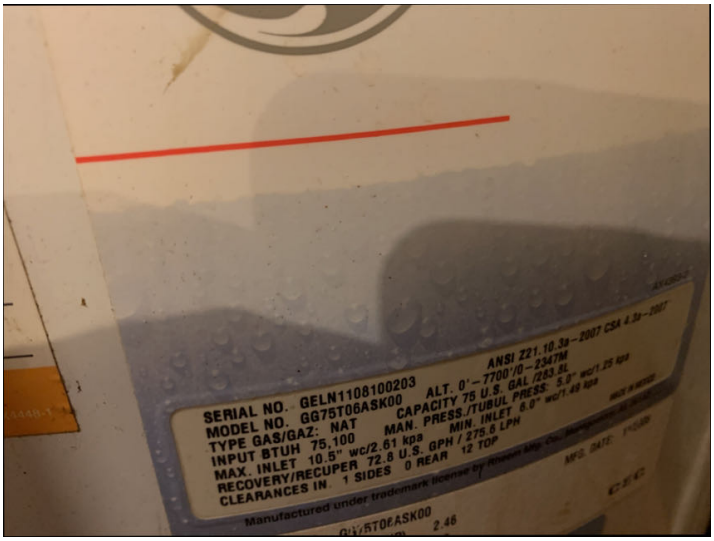
3. Natural Gas Piping System

Materials: The majority of gas piping at visible areas consist of black iron. • The fuel type is natural gas.
Observations:
• The gas system for this structure appears to be in serviceable condition at all areas which were visible
• Drip legs are missing at appliances, devices, or certain distribution locations which require them. Flexible gas lines should also not be in areas where they can come into contact. The basement unit has flexible gas lines.

Water Heater

1. Water Heater Comments

Materials: Est. Age:13-16 Years • Size:75 gal. • Type: gas
Observations:
• View of the water heater(s).
• The flue draft has been partially crush or not fitting properly. This is cause the unit to not draft correctly.



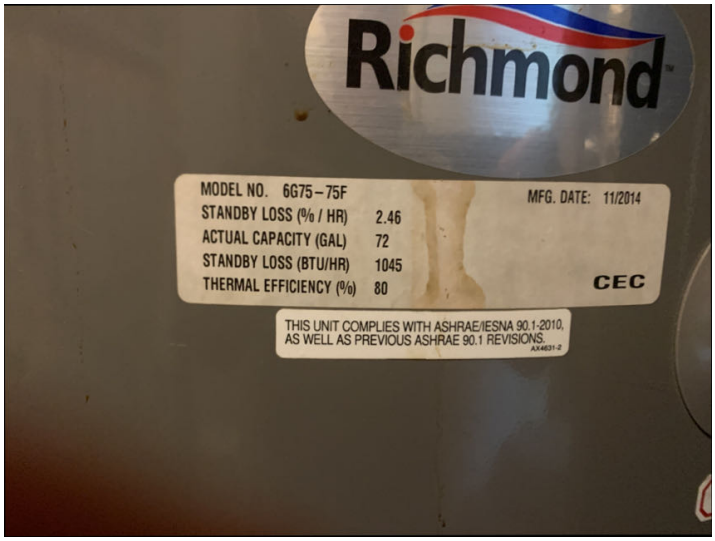
2007

poor draft diverter

Water Heater 2

1. Water Heater Comments

Materials: Est. Age:7-10 Years • Size:6, 75 gal.
Observations:
• View of the water heater(s).



2014

Service Conductors

1. Electric Service Comments

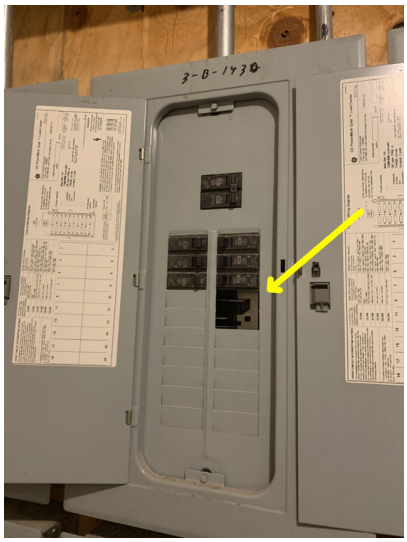
Materials: Electrical service to the property is via overhead conductors from the utility company. • 100 ampsamps.
Materials: The overload protection is provided by Breakers. • The service Equipment voltage is 120/240 • The service equipment is a single phase, 3 wire system.
Observations:
• View of the main Service Equipment.
• The overhead service is without an exterior driven rod ground.

missing ground

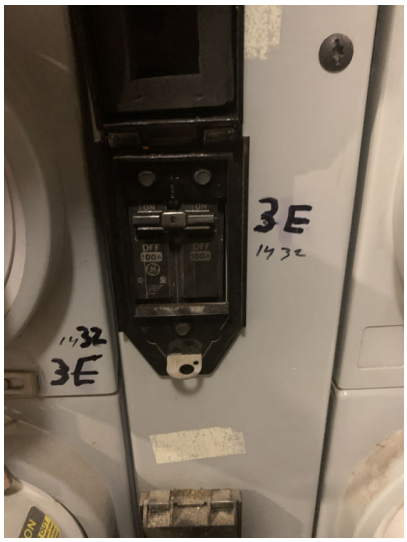
Panels

1. Panels and Switchboards

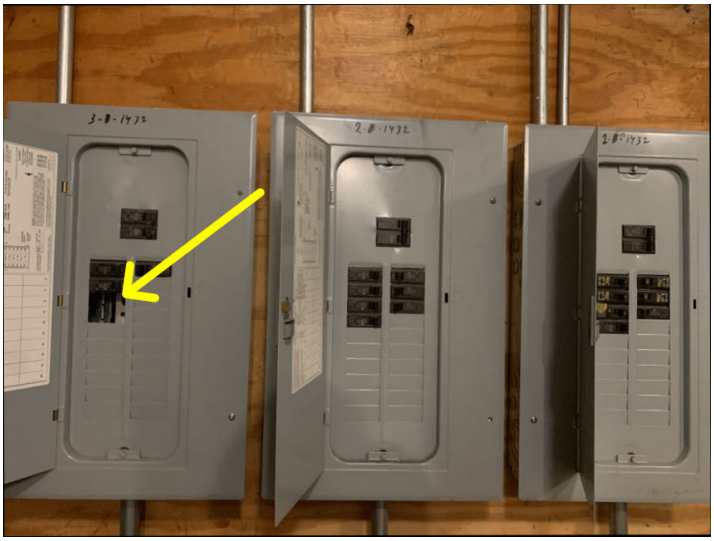
Materials: Panel location: basement • Overload protection is: Breakers. • Panel voltage is:120/240. • This panel is rated at:100 amps. • This panel is phased at:single phase, 3 wire system.
Observations:
• Labeling of breakers is incomplete, inaccurate or not legible.
• There is some type of equipment or cabinetry installed within the dedicated space immediately in front of this panel. Typically, there is a dedicated space of 36" required in front of all electrical equipment.
• Unused openings in the panel are missing covers. These covers can be either plastic or metal and are called knock-outs, they are available at most hardware stores for less than a dollar. They simply clip into place without the use of any tools. However, they are important because without them one could stick their fingers into the panel and come into direct contact with high voltage.



open knockouts



100 amp



open knockout

house panel

Distribution

1. Transformers

2. Distribution Conductors

Observations:
• The type of wiring used is a three wire, grounded system (or two wire with metal conduit acting as the ground).
• The type of wire sheathing used is electrical metallic tubing (EMT) also called conduit.
• The type of wire sheathing used is falled flexible metallic conduit (FMC or BX).
• No apparent branch wiring hazards were noted.

3. Switches and Outlets

Observations:
• A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to tenant's furnishings, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed.
• No apparent hazards were noted at the outlets/switches.
• Ground Fault Circuit Interrupters (GFCI's) have been provided at appropriate areas for the era in which this building was constructed/remodeled.

4. Lighting

5. Generator

Vertical Transportation

1. Vertical Transportation Condition

interior stairs

Interior stairs 1432

Interior Components

1. Location(s)

Observation Scope:

All interior rooms and structural components throughout the home are referenced in this section. Any comment(s) or defects associated with a particular room will be identified by the room.

2. Moisture Penetration

Observations:

The interior ceilings and walls were found to be in satisfactory condition during the inspection. If visible issues or moisture were discovered, additional comments will be made below.

Water damage was observed on areas of the drywall(s). Recommend checking with the current owner as to when the water damage occurred. It is also suggested to repair or replace the damaged materials.

Interior Components (continued)

mold stains in basement

3. Ceiling and Walls

Observations:

The interior areas of the drywall were found to be in satisfactory condition during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.

Cracks were observed that are common to drywall and plaster. These are usually cosmetic and may be repaired as desired however, monitoring of all cracking for possible movement is recommended. Some cracks will re-occur as a result of normal expansion and contraction from changing indoor humidity levels and seasonal changes.

The removal of ceiling tiles is excluded from the inspection, as per industry standards. Defects such as open electrical wiring may be hidden above the ceiling tiles. The inspector may move one or more ceiling tiles if signs of possible leaks above are evident. Always remove ceiling tiles with caution and wear protective eye ware to avoid injury.

Interior Components (continued)

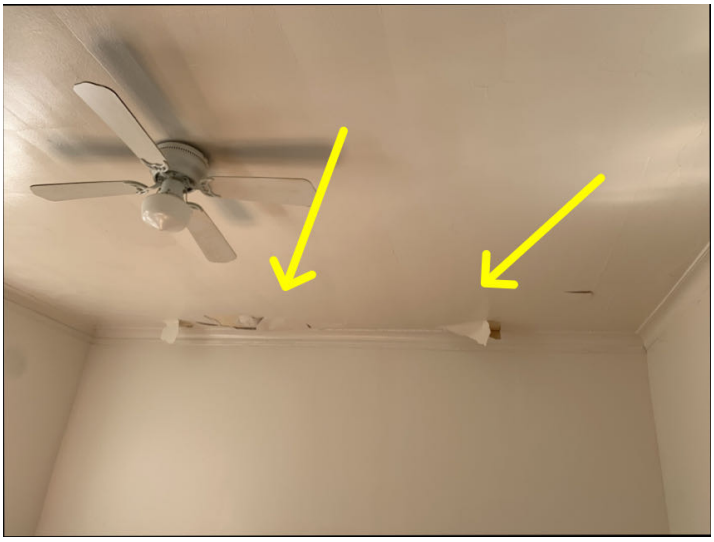
1W leaking and stained

2E

2E

1E2 drop ceiling

2D repaired ceiling



2D peeling materials

Interior Components (continued)

4. Windows

Materials:

Double Hung

Fixed
Materials:

A general home inspection does not encompass seasonal accessories such as screening on windows. An inventory of screens is not commented on nor will screens that may not be installed at the time of the inspection. Comments are limited to deficiencies, such as torn or damaged screens, apparent on the day of inspection. Screens are typically considered accessory items, not fixed elements of the dwelling.

The sampling and observations of the windows did not provide any conditions which would be considered outside of typical. Any deviations would be listed below. Inspection of the windows can be limited by personal possessions, furniture, screens, cladding, or height and a thorough review may not be conducted. Defects may exist which were hidden or obstructed due to the limited visual inspection.

Some but not all of the windows in the home have been replaced. Consider discussing this with the current homeowners as to the reason not all windows were replaced or if there are any warrantees available on the newer windows.

Insulated glass is usually two panes of glass with dry air or an inert gas between the pieces of glass, and sealed to maintain the air or gas. When the seal fails, air and moisture will enter and if the inside to outside temperature is significantly different, the moisture vapors between the panes of glass will turn to liquid and stain the inside of the glass. In most cases, this staining is visible; however, when the failure is in its early stages it may be difficult to see the stains. Reflection of light or the sun may also make these failures difficult or impossible to see. In later stages of failure, these stains are relatively easy to see. Failed seals reduce the insulating qualities of the glass very little. The appearance of the glass may be a larger concern, especially if the location is prominent and somewhat of a focal point. The solution to failed insulated glass seals is replacement of the panes. However, urgency is dictated more by the concerns with appearance than lost insulating qualities. It is possible that I may find a seal failure in one window and not see it in another for the above reasons. If any are found, do a careful check of all windows on your final walk through.
Observations:

The interior windows were found to be in safe and operational condition as designed by the manufacture during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.

The vacuum seal has failed ("lost seal") in the insulated glass in some of the windows. While the "fogging" of the glass is largely cosmetic, there is an accompanying loss of insulation value. This condition can only be corrected by replacement of the entire, factory assembled glazing unit by a qualified window contractor.

Interior Components (continued)

1E Failed seal

failed seal hall 3W

failed seal 3E

5. Skylight(s)

6. Door(s)

Observations:

The interior door were found to be in safe and operational condition as designed by the manufacture during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.

Interior Components (continued)

2W blocked door

7. Floor(s)

Observations:

The interior floors were found to be in safe and operational condition as designed by the manufacture during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.

The flooring was noted to be damaged in some areas. While minor damage may be cosmetic, repair or replacement of areas of significant damage is recommended.

Main entry 1430

Entry tiles 1432

8. Stairs

Observations:

The interior stairs were found to be in a safe and satisfactory condition during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.

9. Heat Source(s) Present

Observations:

A heat source was found in each habitable room throughout the home. By design some interior rooms, may not have heat sources (closets, bathrooms).

10. Fireplace Comments

11. Wood (Solid Fuel) Burning Stove(s)

12. Fireplace Insert

13. Pellet Stove

14. Wine Cellar(s)

15. Bar Sink(s)

16. Built-in Cabinet(s)

17. Auxiliary Item(s)

18. Refrigerator

Kitchen

1. General Kitchen View

Observations:

The kitchen appliances, fixtures and structural components were reviewed during this inspection under the conditions noted in the Standard Inspection Agreement. During this review, no visible signs of defects, leaks, or other issues were discovered unless noted in the sub sections below.

Kitchen (continued)

Garden

1W

1E

2E

2W

3W

Kitchen (continued)

3W

1E2

2D

3w2

3e2

3e2

Kitchen (continued)

2. Sink Basin

Observations:

The kitchen sink was free of visible defects other than the normal wear.

3. Sink Drain

Observations:

The kitchen sink drain was free of visible defects other than the normal wear.

The drain/waste piping below sink was not fully visible because of stored personal items. Defects may be hidden behind by the stored items: careful review of this area during the final walk-through is suggested.

4. Sink Faucet

Observations:

The kitchen sink faucet was free of visible defects other than the normal wear.

5. Cabinet(s)

Observations:

The cabinets were found to have only moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

The cabinets had doors and/or drawers that were missing at the time of the inspection. Replacement of the missing components or of the cabinets is recommended.

3W

6. Countertop(s)

Observations:

The kitchen counter tops were found to have only moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

Kitchen (continued)

7. Floor(s)

Observations:

The kitchen floors were found to have exhibited moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

8. All Appliances

Observations:

All of the appliances were near the end of or beyond their normal life expectancy. Budgeting for eventual replacement is recommended.

9. Ventilation

10. Microwave

11. Range

12. Cooktop

13. Built-In Oven

14. Refrigerator

15. Disposal

16. Dishwasher

17. Clothes Washer

18. Clothes Dryer

Bathroom

1. Location

Observations:

The plumbing fixtures and structural elements were inspected. During the review no visible signs of leaks or other defects were discovered unless listed below.

Garden

1E

2E

Bathroom (continued)

2W

3W

3E

1E2

2D water in tub

3W2

Bathroom (continued)

3E2

2. Bathtub Wall/Tile

Observations:

There is a large gap between the tub spout and the wall surround. This gap is an excellent area for water to enter the wall and cause damage. Sealing this gap or decreasing the distance is strongly encouraged.

3E surface damage

1E2 gaps

3. Tub Drain

Observations:

The tub appeared to drain slowly. There are several things that can cause this, including the accumulation of hair and soap scum in the drain piping. Drain opening chemicals can sometimes help, but often provide only temporary relief. Further review and correction by a qualified plumber is recommended.

The overflow cap is installed upside down or is loose. This may lead to leaks behind the drain, recommend the installation of proper cap by a qualified contractor.

Bathroom (continued)

3W Missing overflow and damage

4. Faucet/Spout/Shower Head

Observations:

The bathtub faucet was found to normal condition typical for the age of the home or materials used. Any deficiencies will be listed in this section.

The tub spout was loose. Proper correction is recommended to prevent possible leaks within the wall.

The tub spout was loose. Proper correction is recommended to prevent possible leaks within the wall.

Garden - loose

3E2 loose with gaps

5. Shower Wall/Tile

Bathroom (continued)

6. Shower Drain

7. Shower Head/Faucet

8. Sink/Vanity

Observations:

The vanity was found to normal condition typical for the age of the home or materials used. Any deficiencies will be listed in this section.

The sink finish was noted to be chipped and/or cracked in some areas. Proper touch-up or refinishing is recommended to prevent further deterioration.

There is a large crack in the sink basin. While this crack may not be leaking, it is considered a defect in the finish and is a potential area where bacteria could grow.

2W loose faucet and damaged basin

9. Sink Drain

Observations:

The sink drain was found to be normal condition typical for the age of the home or materials used. Any deficiencies will be listed in this section.

The piping below sink was not fully visible because of stored personal items. Defects may be hidden behind by the stored items and careful review of this area during the final walk-through is suggested.

Bathroom (continued)

10. Sink Faucet

Observations:

The sink faucet was found to normal condition typical for the age of the home or materials used. Any deficiencies will be listed in this section.

The sink faucet was loose. Proper correction is recommended to prevent possible leaks within the wall and on to the vanity.

11. Toilet

Observations:

The toilet was found to have exhibited moderate general deterioration typical for the age of the home or material used. Any deficiencies will be listed in this section.

The toilet fixture appeared to be loose at the floor. This condition can cause the toilet to leak at the base, potentially causing damaged and/or rotted flooring. Proper correction by a qualified contractor is recommended.

The flush handle was noted to be loose, stripped or broken. Proper correction is recommended.

Loose 1E

3E2 flush handle

12. Venting

Observations:

This bath is ventilated with only a window. While most standards require a window or an exhaust vent, sometimes windows do not get opened in the winter months. In order to properly exhaust moisture from the bath we encourage adding a mechanical vent, exiting properly to the exterior.

When this home was built, the current window safety regulations were not present. If a window is placed in the tub or shower area it must be safety type (tempered) glass. This is glass that when it breaks, fractures in pieces that will not severely cut the individual in the tub.

13. Floor

Observations:

The floor was found to have exhibited moderate general deterioration typical for the age of the home or material used. Any deficiencies will be listed in this section.

Items Beyond the Scope of this Inspection

1. Items Beyond the Scope of this Inspection

Observations:
• The activities listed below generally are excluded from or otherwise represent limitations to the scope of a inspection prepared in accordance with the CCPIA ComSOP. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is an inspection requirement under the ComSOP Guide:

Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.
Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.
Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipment adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.
Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent and material during the course of the field observers walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
Reporting on the condition of subterranean conditions, such as soil types and conditions, underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observers health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.

Providing an opinion on the condition of any system or component, that is shutdown. However, consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components.
Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.

Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.
Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc.

Items Beyond the Scope of this Inspection (continued)

• By conducting a commercial inspection and preparing an inspection report, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the inspection report be construed as either a warranty or guarantee of any of the following:
Any systems or components physical condition or use, nor is an inspection to be construed as substituting for any systems or equipment warranty transfer inspection;
Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/ design standards, or standards developed by the insurance industry. However, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the inspector they should be identified in the inspection report;
Compliance of any material, equipment, or system with any certification or actuation rate program, vendors or manufacturers warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a
commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations, and if included in the inspection report, are identified in the "ADDITIONAL CONSIDERATIONS" Section of this report. Whether or not the client has elected to contract with us regarding non-scope considerations in connection with the ComSOP was a decision which was made by the client. No assessment of such non-scope considerations is required for an inspection to be conducted in compliance with the ComSOP.

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regard to this very important part of your decision-making process.

In addition to the summary and main body of this report, please be sure to review the supporting documentation, (if any), and photographs.
Please feel free to call us if you have questions

• This inspection does not include any and all comments or evaluations regarding the American with Disabilities Act.

• Any and all fire protection systems or equipment with the following exception:
If you have specifically contracted for us to provide an inspection of the commercial kitchen equipment then we will be assessing the condition of the Fire Suppression Systems which are installed in those kitchens, (Ansul Systems or equivalent). We are not allowed to activate these systems, but will comment on anything that we feel is pertinent to their effectiveness.

NOTE: Even though fire sprinkler systems are beyond the area of our expertise, we will make comments in the report as to their presence and also may indicate in the report when we see conditions that are suspect.

Standards of Practice

1. Standards of Practice

Observations:
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The purpose of the Standards of Practice is to define good practice and establish a reasonable approach to performing an inspection on a commercial property. The following is the standard used to establish this inspection report.

6.5.1 Roof

I. The inspector should inspect from ground level, or the 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 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.

6.5.2 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 fascias;
C. and report as in need of repair any safety issues regarding intermediate balusters, spindles and 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.

Standards of Practice (continued)

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, break walls, or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for proof of safety-type glass.
H. determine the integrity of the 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 openers.

6.5.3 Wood Decks and Balconies

I. The inspector should inspect:
A. with the naked 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-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 depth 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.

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.

Standards of Practice (continued)

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 frost line.
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.

6.5.4 Basement, Foundation and Crawlspace
I. The inspector should inspect:
A. the basement;
B. the foundation.
C. the crawlspace;
D. the visible structural components;
E. and report on the location of under-floor access openings;
F. and report any present conditions or clear indications of active water penetration;
G. for wood in contact with or near soil;
H. and report any general indications of foundation movement, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, and floor slopes;
I. and report on any cutting, notching and 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 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.

6.5.5 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 25% or greater slope;
G. and verify that a luminaire and receptacle outlet 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

Standards of Practice (continued)

damage;
J. wood framing for cutting, notching and 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 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, and 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 -maintained heating equipment.
I. determine ventilation rates.
J. perform capture and containment tests.
K. test for mold.

6.5.6 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 a luminaire and receptacle outlet 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 25% slope or greater;
F. wood framing for cutting, notching and 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, and evidence of past flooding, that could cause mold in ductwork or

Standards of Practice (continued)

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 the 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, heat 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.

6.5.7 Plumbing
I. The inspector should inspect:
A. and verify the presence 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 run water in 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 system;
J. the drainage sump pumps, and test 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 if the water supply is public or private;
M. the water supply by observing 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 the interior 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.

Standards of Practice (continued)

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 the 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.

6.5.8 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 conductor insulation or cable sheath deterioration;
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 amperage;
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 the 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, receptacles, lighting fixtures and AFCI-protected receptacles. 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 on 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 not secured to the wall;
R. and report on 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.

Standards of Practice (continued)

II. The inspector is not required to:
A. insert any tool, probe or device into the main panelboard, subpanels, 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 ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. operate or re-set 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.

6.5.9 Fireplaces
I. The inspector should inspect:
A. fireplaces, and open and close the damper doors if readily accessible and operable;
B. hearth extensions and other permanently installed components;
C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

II. The inspector is not required to:
A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. inspect automatic fuel-feed devices.
G. inspect combustion or make-up air devices.
H. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
I. ignite or extinguish fires.
J. determine draft characteristics.
K. move fireplace inserts, stoves or firebox contents.
L. determine adequacy of draft, perform a smoke test, or dismantle or remove any fireplace component.
M. perform an NFPA inspection.
N. perform a Phase I fireplace and chimney inspection.
O. determine the appropriateness of any installation.

6.5.10 Attic Ventilation and Insulation
I. The inspector should inspect:
A. the insulation in unfinished spaces;
B. the ventilation of attic spaces;

Standards of Practice (continued)

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.

6.5.11 Doors, Windows and 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 or 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.

Standards of Practice (continued)

V. determine the adequacy of spa 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.

6.5.12 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 or combustible materials is orderly and 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 and immediately available for use, and not obstructed or obscured from view;
J. inspect to determine whether a portable fire extinguisher exists 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 to 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 a factory
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 and/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 whether 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 electrical panelboards, or aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or within 3 feet of heat-generating appliances or electrical panelboards at the time of the inspection.

II. The inspector is not required to:

Standards of Practice (continued)

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 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 and/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.

6.5.13 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 the exhaust system's interior surface cleaning and inspection accessibility; 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 the filters;
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 exists 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 to 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.

Standards of Practice (continued)

J. Inspect for fuel storage issues.
K. Inspect, test or determine anything regarding food safety.
L. issue an opinion regarding cooking operating procedures.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Access Panel	A closure device or door used to cover an opening into a duct, wall, ceiling or enclosure near a fixture that allows access for servicing, such as for the plumbing or electrical system.
Accessible	In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
Activate	To turn on, supply power to, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
Adverse Condition	Conditions that may be dangerous for the inspector and/or others, and may limit the walk-through survey portion of the inspection.
Alarm System	Warning device, installed or freestanding, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, sump pumps and smoke detectors.
Alligatoring	An oxidized condition of paint or aged asphalt that has lost its volatile oils due to exposure to sun and solar radiation, which is the ultimate result of the paint or asphalt's limited tolerance to thermal expansion and contraction. Alligatoring is characterized by a coarse, checked pattern that results when a new paint coating slips over the old coating to the extent that the old coating can be seen through the fissures, producing a pattern of cracks resembling an alligator hide.
Asbestos	A common form of magnesium silicate and naturally occurring mineral fiber that was used in various construction products and older homes because of its stability and resistance to fire. Asbestos is also the name given to certain inorganic minerals in their fibrous form. Although asbestos is fire-resistant, it is considered a serious health hazard because its extremely fine fibers are easily inhaled, and exposure to these fibers over a long period of time has been linked to cancers of the lung and the lung-cavity lining, as well as asbestosis, which is a severe lung impairment. Homeowners should be alert for the existence of friable asbestos (that which is readily crumbled or brittle) and always seek professional advice before disturbing it.
Balusters	The vertical members in a railing installed between the top rail and bottom rail or stair treads.
Bitumen	Refers to any of a variety of mixtures of hydrocarbons occurring naturally or obtained through the distillation of coal or petroleum. (See also coal tar pitch and asphalt).

Cap Sheet	In roofing, one to four plies of felt bonded and top-coated with bitumen that is laid over an existing roof as a treatment for defective roofs.
Carbon Monoxide	A colorless, odorless, highly poisonous gas formed by the incomplete combustion of carbon.
Cleanout	A plug in a trap or drainpipe that provides access for the purpose of clearing an obstruction.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Compressor	A mechanical device that pressurizes a gas in order to turn it into a liquid, thereby allowing heat to be removed or added. A compressor is the main component of conventional heat pumps and air conditioners. In an air-conditioning system, the compressor normally sits outdoors and has a large fan to remove heat.
Condensation	Water accumulation or sweat on walls, ceiling and pipes, which is normal in areas of high humidity, and usually controlled by ventilation or a dehumidifier.
Contractor	An individual licensed to perform certain types of construction activities. In most states, the general contractor's license and some specialty contractors' licenses don't require compliance with bonding, workers' compensation or similar regulations. Some of the specialty contractor licenses involve extensive training, testing and/or insurance requirements. There are various types of contractors, including the general contractor, who is responsible for the execution, supervision and overall coordination of a project, and may also perform some of the individual construction tasks. Most general contractors are not licensed to perform all specialty trades and must hire specialty contractors for such tasks, such as electrical and plumbing. A remodeling contractor is a general contractor who specializes in remodeling work. A specialty contractor is licensed to perform a specialty task, such as electrical, side sewer, or asbestos abatement. A sub-contractor is a general or specialty contractor who works for another general contractor.
Crawlspace	A shallow, open area enclosed within the foundation and located between the ground and the underside of the lowest floor's structural component.
Damper	An air valve that regulates the flow of air inside the flue of a furnace or fireplace.
Deflection	The amount of bending movement of any part of a structural member perpendicular to the axis of the member under an applied load.
Dismantle	To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an occupant.
Diverter	A valve that has a single inlet and directs water to one of two outlets. Diverters are used with hand-held showers, shower risers, tub-and-shower combinations, and kitchen faucet sprayers.

EMT	Electrical pipe, also called thin-wall conduit, that may be used for both concealed and exposed areas. It is the most common type of raceway used in single-family and low-rise residential and commercial buildings.
Efflorescence	A white powder that forms on the surface of concrete/masonry walls as a result of water evaporation.
Firewall	Any wall built for the purpose of restricting or preventing the spread of fire in a building. Such walls of solid masonry or concrete generally subdivide a building from the foundations to 2 feet or more above the plane of the roof.
Flashing	A material (typically, metal) that is shaped or molded for the location and used at an angle in a roof or wall to prevent rainwater/moisture leakage into the structure.
Footing	Wide pours of cement reinforced with rebar (reinforcing bar) that support foundation walls, pillars and posts. Footings are part of the foundation and are typically poured before the foundation walls.
Further Evaluation	A degree of examination beyond that of a typical and customary non-intrusive, visual examination.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Inspect	To examine readily accessible areas, systems and components safely, using normal operating controls, according to applicable standards of practice.
Insulation	Generally, any material that slows down or retards the flow or transfer of heat. Building insulation types are classified according to form as loose-fill, flexible, rigid, reflective, and foamed-in-place. All types are rated according to their ability to resist heat flow, known as R-value. In electrical contracting, rubber, thermoplastic, or asbestos wire covering. The thickness of insulation varies with wire size and type of material, application or other code limitations.
Life expectancy	Average service life or functional period in years, assuming regular maintenance.
Masonry	Stone, brick, concrete, hollow-tile, concrete block, gypsum block, and other similar building units and materials, or a combination of the same, bonded together with mortar to form a wall, pier, buttress or similar mass.
Membrane	A generic term relating to a variety of sheet goods used for certain built-up roofing repairs and applications.
Observation	Those items of interest noted by an inspector during the walk-through survey portion of an inspection.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Parapet wall	A low wall around the perimeter of a roof deck.
Ponding	The development of a large puddle or area of standing water on a roof for prolonged periods due to poor drainage and/or deflection of the deck.

Readily Accessible	Describes the area of a subject property that has been made available to the inspector at the time of the walk-through survey portion of the inspection, and/or a system or component that, in the judgment of the inspector, is capable of being safely entered and observed without the need of portable ladders, the removal of obstacles, the detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access, and/or a document that has been made available to the inspector for use in the research portion of a commercial property inspection.
Scope	As related to property inspections, the work that deviates from an established standard, depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk tolerance of the client to which the inspector and client have agreed.
Shut down	Turned off, unplugged, inactive, not in service, or not operational.
System	An assembly of various components which function as a whole.
Tempered	Strengthened. Tempered glass will not shatter or create shards when broken, but will pelletize similar to an automobile window upon impact. Required in tub and shower enclosures, entry door glass and sidelight glass, and in windows where the window sill is less than 16 inches above the floor.
Unsafe	A condition of an area, system, component or procedure that is judged to be a significant risk of injury to people during normal use. The risk may be due to damage, deterioration, improper installation, or a change in accepted construction standards.
Warranty	An assurance by the seller of goods and/or services that such items and/or services are as represented or will be or will last as promised for a pre-determined period. A builder's warranty on a new-construction home is generally for one year, during which time the builder and his/her subcontractors will repair or replace an item that fails during normal use and under normal conditions. New-home warranties may vary in length for materials, workmanship and labor.
bonding	The permanent joining of metallic parts to form an electrically conductive path that ensures electrical continuity, and the capacity to safely conduct any fault current likely to be imposed.
walk-through	A final inspection of a home for sale before its closing and during which the inspector looks for and documents problems that need to be corrected.