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COMMERCIAL REPORT BY NATIONAL PROPERTY INSPECTIONS

1100 E Liberty St
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Jason Wallingford

04/08/2025



Inspector

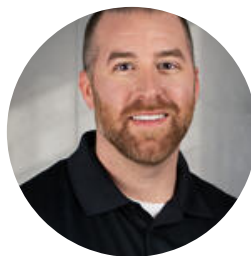
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Inspector

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Agent

Mike Sharpe

Trophy PA Chesterfield

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

SAFETY HAZARD

- ⚠ 2.1.1 Roof - Coverings: Beyond Design Life
- ⊖ 2.3.1 Roof - Flashings: Replace
- ⊖ 3.1.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.2.1 Exterior - Flatwork (walkways, patios, porches, steps): General Deterioration
- ⊖ 3.3.1 Exterior - Parking Lots and Drives: General Deterioration (Asphalt)
- ⊖ 3.4.1 Exterior - Siding, Flashing & Trim: Loose and missing Mortar
- ⊖ 3.4.2 Exterior - Siding, Flashing & Trim: Deterioration (Wood)
- ⊖ 3.5.1 Exterior - Exterior Doors: Recommended Upgrade
- ⊖ 3.6.1 Exterior - Eaves, Soffits & Fascia: Excessive Deterioration
- 🔧 4.1.1 Basement, Foundation and Crawlspace - Foundation: Limited Visibility
- ⊖ 4.5.1 Basement, Foundation and Crawlspace - Ceiling Structure: Sagging
- ⊖ 5.1.1 Heating and Ventilation - Equipment: Replacement
- ⊖ 5.2.1 Heating and Ventilation - Normal Operating Controls: Inoperable
- ⊖ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Relief Extension-Missing
- 🔧 6.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Visually inspected only
- ⊖ 6.5.1 Plumbing - Sump Pump: Improper Installation
- ⊖ 6.6.1 Plumbing - Plumbing Fixtures : Damaged Components
- ⊖ 7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⚠ 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Open Wiring
- ⊖ 7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 8.1.1 Attic, Insulation & Ventilation - Insulation of Unfinished Spaces: Matted, Sparse, Disturbed
- ⊖ 8.2.1 Attic, Insulation & Ventilation - Ventilation: Gable Vent Damaged
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Broken Glass
- ⚠ 9.4.1 Doors, Windows & Interior - Walls: Mold
- ⊖ 9.5.1 Doors, Windows & Interior - Ceilings: Water Damage
- ⊖ 10.1.1 Cooking Area - Cooking Equipment: Not tested

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Occupancy Vacant, Utilities Off	Temperature (approximate) 50 Fahrenheit (F)
Type of Building Detached, Commercial	Weather Conditions Clear, Dry	

2: ROOF

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

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

Information

Inspection Method Roof	Roof Type/Style Gable	Coverings: Material Asphalt Shingles
Roof Drainage Systems: Gutter Material Metal	Flashings: Material Metal	

Recommendations

2.1.1 Coverings

BEYOND DESIGN LIFE

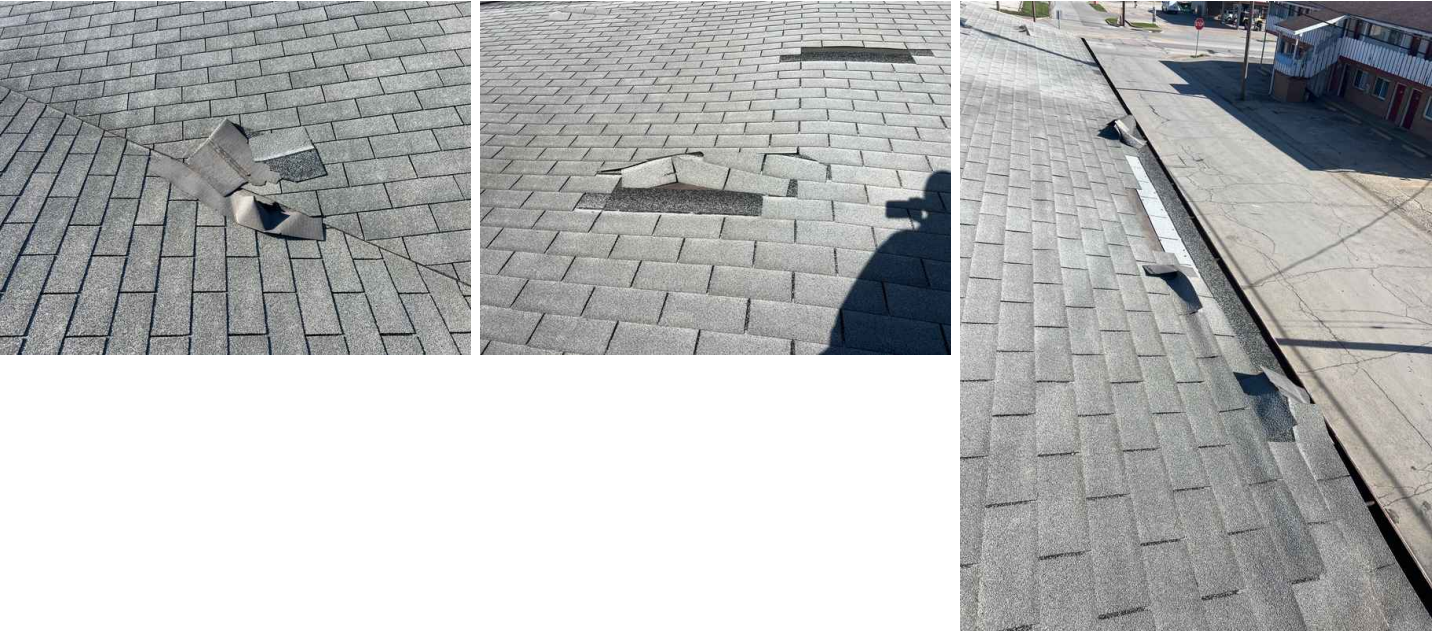
ROOF

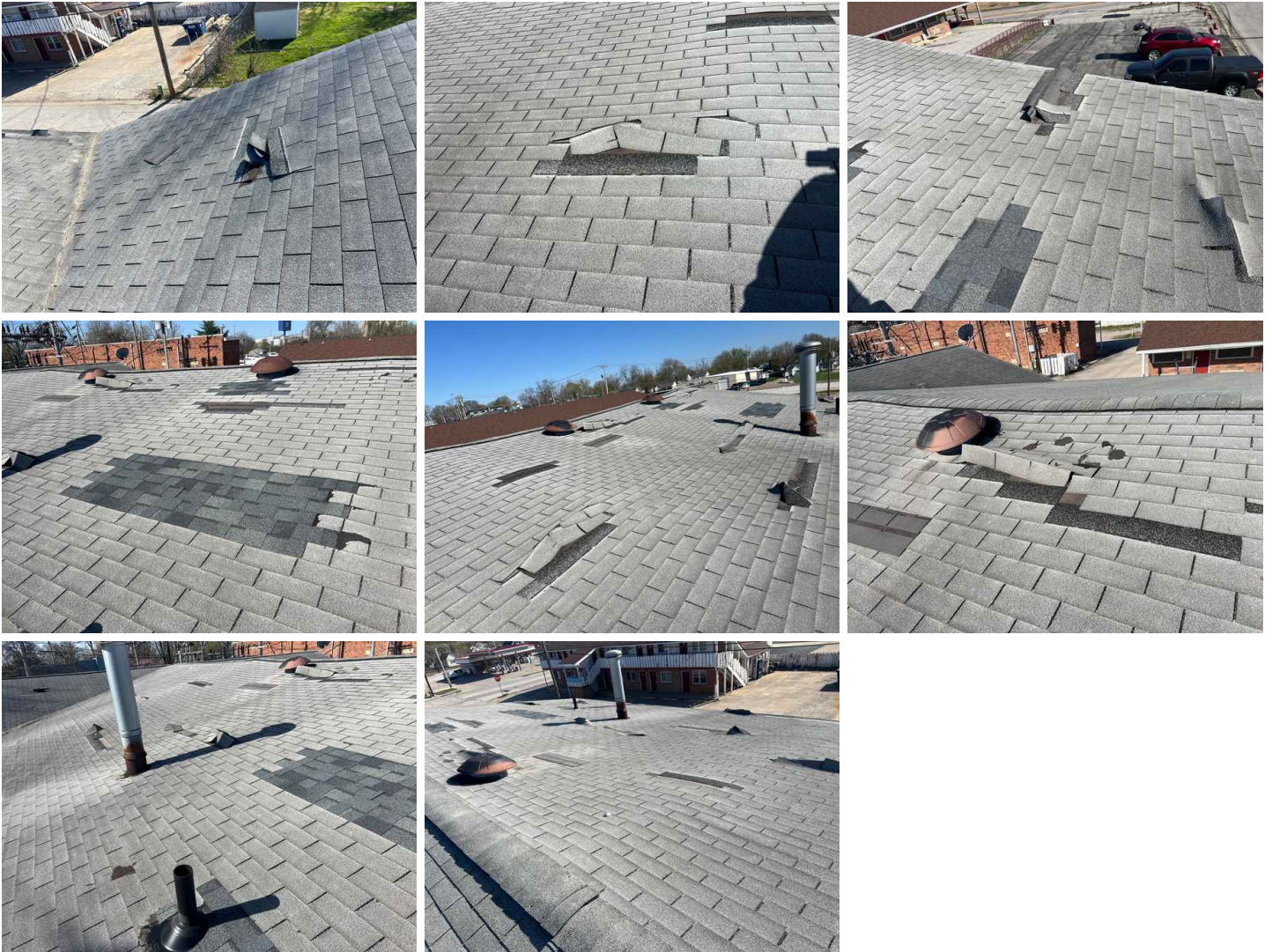
Roof covering is beyond design life with several damaged shingles and evidence of leaking. Recommend replacement.

Recommendation

Contact a qualified roofing professional.

Safety Hazard





2.3.1 Flashings

REPLACE

Recommend flashing be replaced when new roof is installed.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.2	Flatwork (walkways, patios, porches, steps)	X			X
3.3	Parking Lots and Drives	X			X
3.4	Siding, Flashing & Trim	X			X
3.5	Exterior Doors	X			X
3.6	Eaves, Soffits & Fascia	X			X

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Information

Flatwork (walkways, patios, porches, steps): Materials Concrete	Parking Lots and Drives: Materials Asphalt	Siding, Flashing & Trim: Siding Material Brick Veneer, Wood
Exterior Doors: Exterior Entry Door Wood, Steel		

Recommendations

3.1.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Parking lot on the north slopes toward the building with evidence of pond next to the structure. Conditions may result in water intrusion.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.2.1 Flatwork (walkways, patios, porches, steps)

Recommendation

GENERAL DETERIORATION

SIDEWALKS

Deterioration, cracking, spalling and trip hazards are present in the concrete flatwork.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Parking Lots and Drives

GENERAL DETERIORATION (ASPHALT)

General deterioration and cracking are present in the asphalt parking lot and drives. Keep cracks filled and surface sealed to prevent further deterioration.

Recommendation

Contact a qualified professional.





3.4.1 Siding, Flashing & Trim

LOOSE AND MISSING MORTAR

NORTH

Maintenance required to loose and missing mortar in the brick veneer.

Recommendation

Contact a qualified professional.



Recommendation



3.4.2 Siding, Flashing & Trim

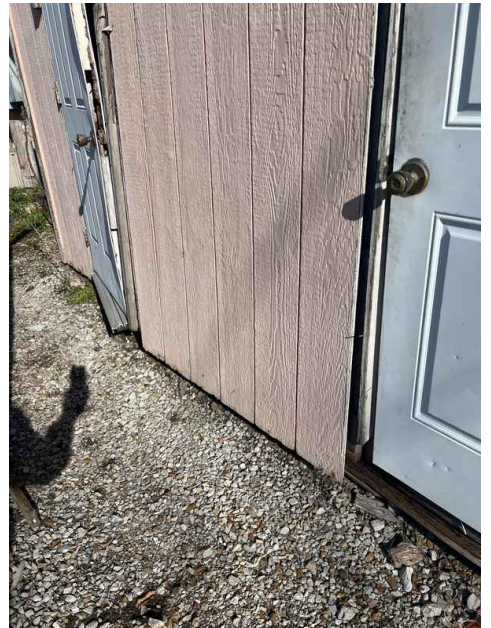
DETERIORATION (WOOD)

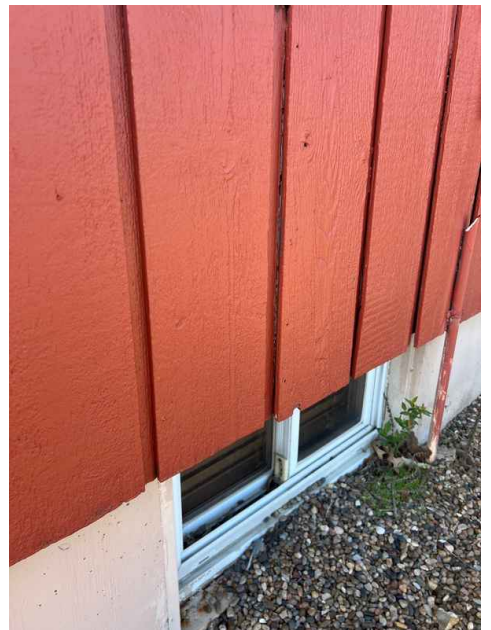
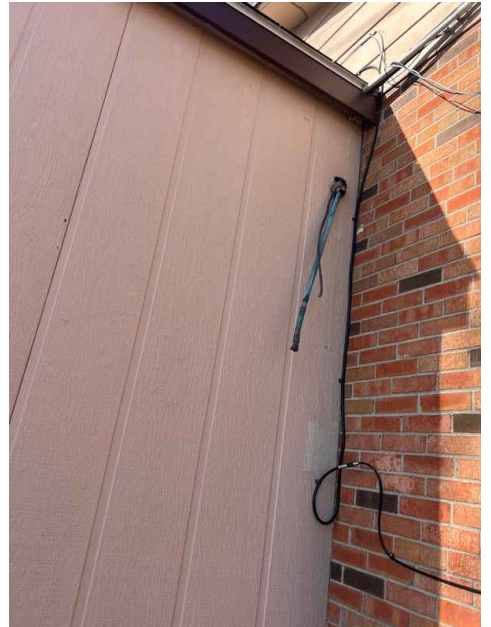
EXTERIOR

General deterioration, exposed wood and peeling paint are present on several wood components. Recommend maintenance to prevent further deterioration.

Recommendation

Contact a qualified professional.





3.5.1 Exterior Doors

RECOMMENDED UPGRADE

ENTRY DOORS

Entry doors and frames are excessively damaged with evidence of water intrusion. Recommend replacing.

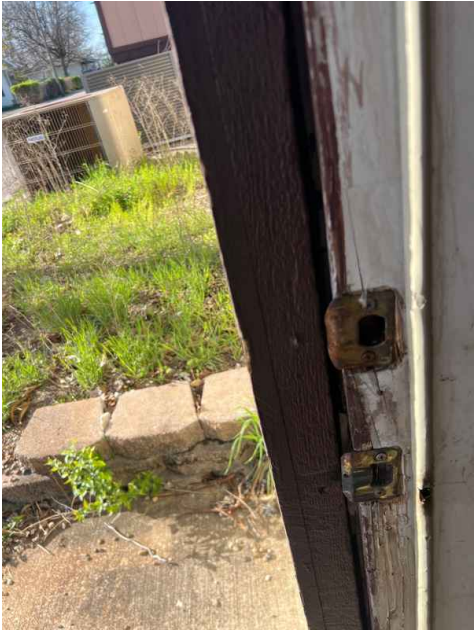
Recommendation

Contact a qualified professional.



Recommendation







3.6.1 Eaves, Soffits & Fascia

EXCESSIVE DETERIORATION



Recommendation

Weather damage and deterioration are present throughout the soffits and fascia. Recommend maintenance or replacement to prevent further deterioration.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Crawlspace Access, Visual

Foundation: Material

Concrete, Basement

Floor Structure: Material

Dimensional Lumber

Floor Structure: Sub-floor

Plywood

Ceiling Structure: Wood Trusses

Floor Structure: Basement/Crawlspace Floor

Dirt



Recommendations

4.1.1 Foundation

LIMITED VISIBILITY

Visibility of the foundation walls was extremely limited due to finish materials, stored items, and personal belongings.



Maintenance Item



4.5.1 Ceiling Structure

SAGGING

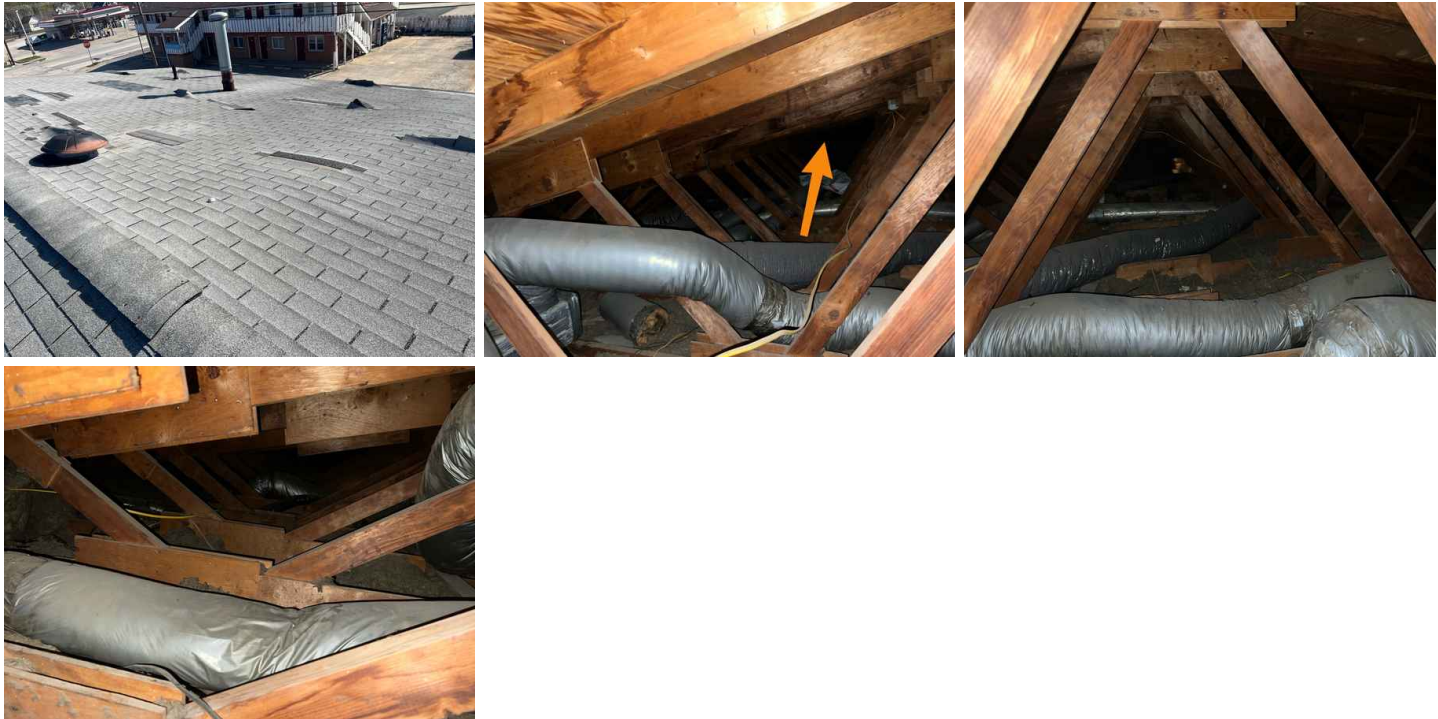
ROOF TRUSSES

Unevenness is present in the south roof line due to sagging rafters. Recommend further evaluation.

Recommendation

Contact a qualified professional.

 Recommendation



5: HEATING AND VENTILATION

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls				X
5.3	Distribution Systems		X		
5.4	Vents, Flues & Chimneys		X		X

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Information

Equipment: Brand

Various Models

Equipment: Energy Source

Gas, Electric

Equipment: Heat Type

Gas-Fired Heat

Distribution Systems: Ductwork

Non-insulated, Insulated

Recommendations

5.1.1 Equipment

REPLACEMENT

HVAC

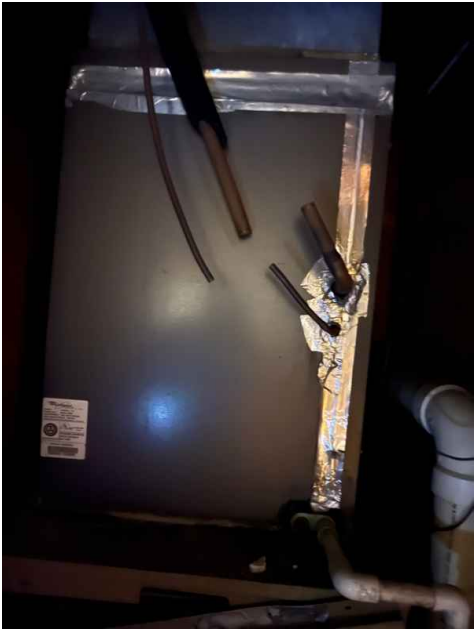
HVAC systems are all well beyond design life, excessively damaged and inoperable. Several exterior air conditioner components have been removed. Recommend replacement.

Recommendation

Contact a qualified professional.

 Recommendation







5.2.1 Normal Operating Controls

INOPERABLE

INTERIOR

Thermostats are inoperable. Recommend a qualified HVAC contractor replace.

Recommendation

Contact a qualified HVAC professional.



6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures		X		
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Sump Pump	X			
6.6	Plumbing Fixtures				X

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Information

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Material

PVC, Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

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

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Sump Pump: Location

Basement

Limitations

General

WATER OFF

Plumbing components were visually inspected only due to no water at the time of the inspection.

Recommendations

6.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

RELIEF EXTENSION-MISSING

Temperature relief extension is not installed.



6.4.2 Hot Water Systems, Controls, Flues & Vents



Maintenance Item

VISUALLY INSPECTED ONLY

The water heater was off at the time of the inspection.



6.5.1 Sump Pump



Recommendation

IMPROPER INSTALLATION

Sump pump had sub-standard installation. Recommend a qualified plumber evaluate and properly install.

Recommendation

Contact a qualified plumbing contractor.



6.6.1 Plumbing Fixtures

DAMAGED COMPONENTS

BATHROOMS

Bathrooms were not operational and components are missing.

Recommendation

Contact a handyman or DIY project

Recommendation



7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			

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Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Location
Various Locations

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

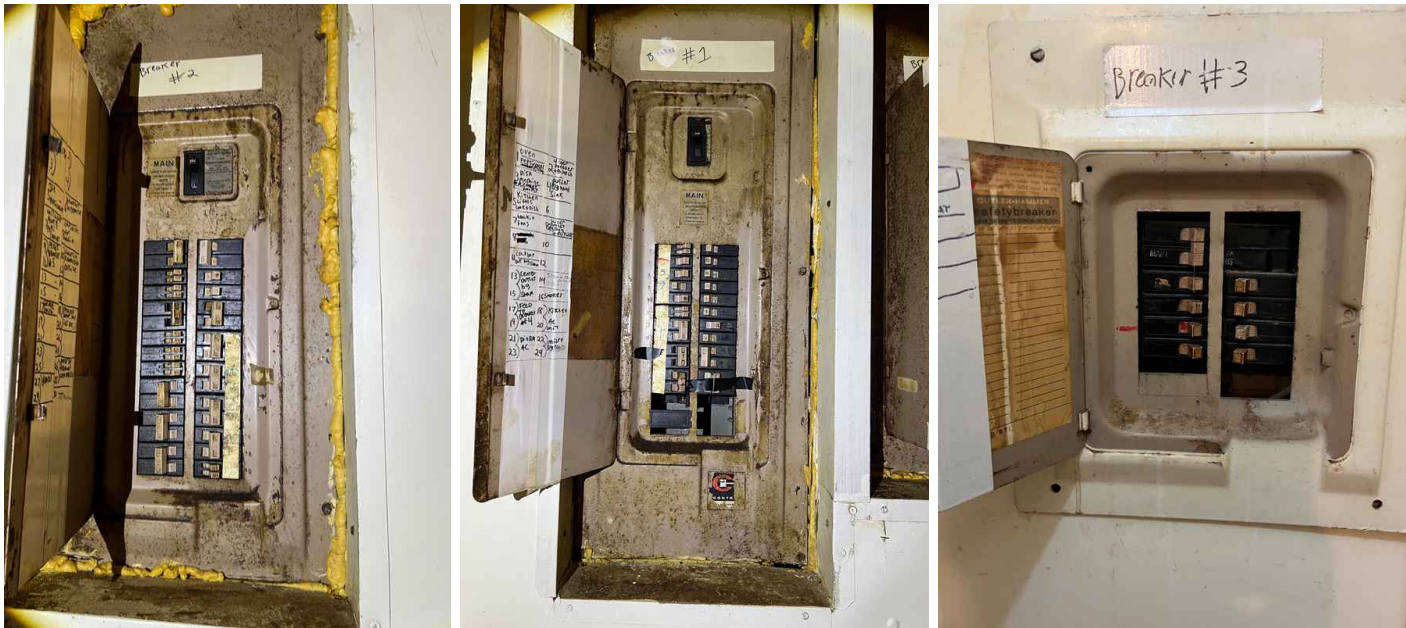
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Various Location

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

Service Entrance Conductors: Electrical Service Conductors
Overhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown



Recommendations

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

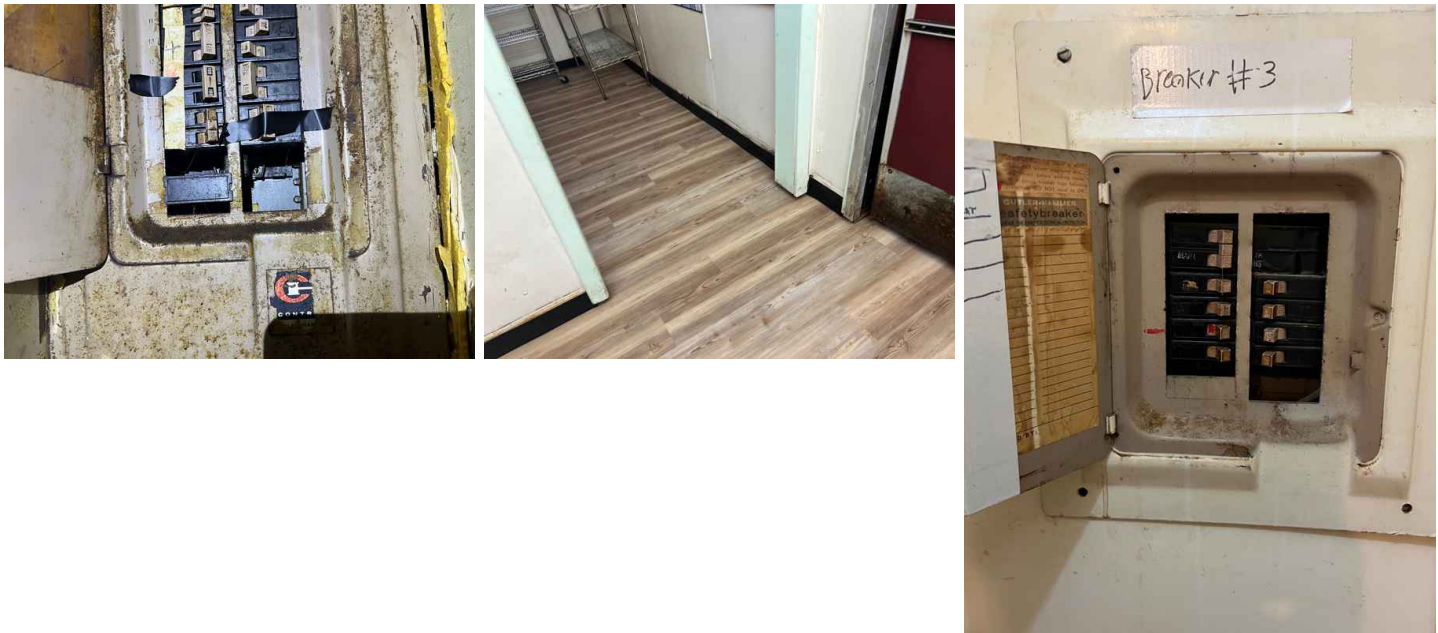
KNOCKOUTS MISSING

Recommendation

"Knockouts" are missing in several of the panel covers. Recommend replacing all open knockouts for safety purposes.

Recommendation

Contact a qualified electrical contractor.





7.3.1 Branch Wiring Circuits, Breakers & Fuses

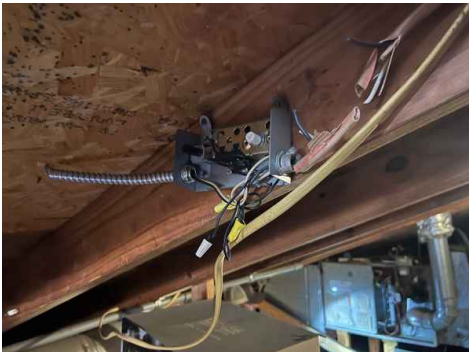
OPEN WIRING

Several open wire splices are present throughout the attic and several areas of the interior and basement. Recommend all open splices be properly enclosed for safety purposes by a qualified electrical contractor.

Recommendation

Contact a qualified professional.

 Safety Hazard



7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

SEVERAL AREAS

 Recommendation

GFCI protection is not present at all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

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

Recommendation

Contact a qualified electrical contractor.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
8.1	Insulation of Unfinished Spaces	X			X
8.2	Ventilation	X			X

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Information

Insulation of Unfinished Spaces:
Insulation Type
Fiberglass, Mineral Wool, Loose-fill

Ventilation: Ventilation Type
Gable Vents

Recommendations

8.1.1 Insulation of Unfinished Spaces

MATTED, SPARSE, DISTURBED

ATTIC

Insulation is matted, sparse, unevenly distributed and missing in several areas throughout the attic. Recommend maintenance or replacement by an insulation contractor.

Recommendation

Contact a qualified professional.

Recommendation



8.2.1 Ventilation

GABLE VENT DAMAGED

Gable screens are missing, which could allow pests to enter. Recommend a qualified attic or ventilation contractor repair.

Recommendation

Contact a qualified professional.



Recommendation



9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			X
9.5	Ceilings	X			X
9.6	Steps, Stairways & Railings	X			

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Information

Windows: Window Type
Fixed Pane

Ceilings: Ceiling Material
Drywall, Ceiling Tiles

Recommendations

9.2.1 Windows

BROKEN GLASS

FRONT ENTRY

One or more windows have broken glass.

Recommendation

Contact a qualified window repair/installation contractor.



9.4.1 Walls

MOLD

BATHROOMS

Mold is present in several areas of the bathrooms. Recommend remediation by a qualified professional.

Recommendation

Contact a qualified professional.





9.5.1 Ceilings

WATER DAMAGE

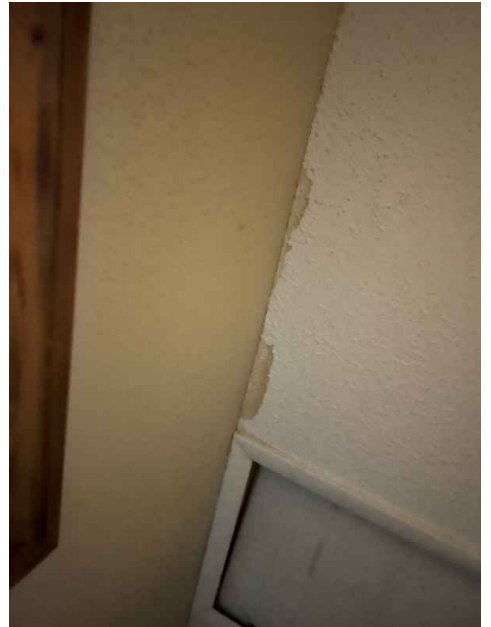
SEVERAL AREAS

Water damaged drywall is present in several areas due to active roof leaks.

Recommendation

Contact a qualified drywall contractor.

 Recommendation





10: COOKING AREA

		IN	NI	NP	D
10.1	Cooking Equipment		X		

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

Information

Exhaust System Present

Hood Material
Stainless Steel

Recommendations

10.1.1 Cooking Equipment

NOT TESTED

KITCHEN

Kitchen was not in operating condition; therefore, components were not tested or inspected.

Recommendation

Contact a qualified professional.

 Recommendation



STANDARDS OF PRACTICE

Inspection Details

8.1. Limitations:

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

8.2. Exclusions:

I. The inspector is not required to determine:

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

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

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

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

Roof

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

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

II. The inspector is not required to:

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

Exterior

I. The inspector should inspect:

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

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

II. The inspector is not required to:

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

Basement, Foundation and Crawl Space

I. The inspector should inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact with or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching or boring of framing members that may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.
- C. operate sump pumps.
- D. identify size, spacing, span or location, or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. perform or provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

Heating and Ventilation

I. The inspector should inspect:

- A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
- B. the heating systems using normal operating controls, and describe the energy source and heating method;
- C. and report as in need of repair heating systems that do not operate;
- D. and report if the heating systems are deemed inaccessible;
- E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- G. and verify that luminaire and receptacle outlets are provided at or near the appliance;

- H. and verify that the system piping appears to be sloped to permit the system to be drained;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
- M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
- N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
- O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
- P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
- Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
- R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
- S. condensate drains.

II. The inspector is not required to:

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

Plumbing

I. The inspector should inspect:

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

II. The inspector is not required to:

- A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.
- B. ignite pilot flames.
- C. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.

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

Electrical

I. The inspector should inspect:

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

II. The inspector is not required to:

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

- P. conduct voltage-drop calculations.
- Q. determine the accuracy of labeling.
- R. inspect tenant-owned equipment.
- S. inspect the condition of or determine the ampacity of extension cords.

Attic, Insulation & Ventilation

I. The inspector should inspect:

- A. the insulation in unfinished spaces;
- B. the ventilation of attic spaces;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or exact R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector should:

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

II. The inspector is not required to:

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

Cooking Area

I. The inspector should:

A. verify that all smoke- or grease-laden, vapor-producing cooking equipment, such as deep-fat fryers, ranges, griddles, broilers and woks, is equipped with an exhaust system;

B. inspect for the accessibility for cleaning and inspection of the exhaust system's interior surface;

C. inspect for grease buildup;

D. verify that hoods are made of steel or stainless steel;

E. verify that visible grease filters are arranged so that all exhaust air passes through them;

F. verify that visible sections of exhaust ducts are not interconnected with any other ventilation system;

G. verify that visual sections of exhaust ducts are installed without dips or traps that might collect residue;

H. verify that exhaust ducts do not appear to pass through firewalls;

I. try to verify that exhaust ducts lead directly to the exterior of the building;

J. try to verify that exterior exhaust outlets do not discharge into walkways, or create a nuisance, in the opinion of the inspector;

K. inspect to determine that a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat; and

L. inspect to determine that manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 and 48 inches above the floor and 10 to 20 feet away, and clearly identifying the hazards protected.

II. The inspector is not required to:

A. determine proper clearances.

B. determine proper hood size or position.

C. test hoods.

D. test exhaust fans or dampers, or measure air flow.

E. test fire extinguishers, fire-extinguishing equipment, or fusible links.

F. test kitchen equipment, appliances, hoods or their gauges.

G. inspect or test grease-removal devices, drip trays or grease filters.

H. inspect or test air pollution-control devices or fume incinerators.

I. inspect or test kitchen refrigeration.

J. inspect for fuel-storage issues.

K. inspect, test or determine anything regarding food safety.

L. issue an opinion regarding cooking operating procedures.