



# GOLDEN GATE HOME INSPECTIONS

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<https://goldengatehomeinspections.com>



## HOME INSPECTION REPORT

1234 Main Street  
San Francisco, CA 94111

Buyer Name

01/19/2024 9:00AM



Inspector

**Jake Lyon**

ASHI Certified Home Inspector, ACI

415-878-1331

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Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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Thank you for allowing us to inspect your property. Below you will find the findings of our inspection, analysis, and observations. If you have any questions about the report please feel free to contact us by phone or email listed below.

Thank you,  
The Golden Gate Home Inspections Team  
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**PLEASE NOTE:** In each of the observations below we have noted an appropriate tradesman to contact for the type of work referenced in the observation. For your information, we only recommend working with licensed tradesmen and, depending on the type of work, bonded as well. We do not recommend doing this work yourself nor to work with anyone who is unlicensed as it can lead to unpredictable results.

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# SUMMARY

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75

ITEMS INSPECTED

24

RECOMMENDATION

2

SAFETY HAZARD

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- ⊖ 2.2.1 Roof - Coverings: Ponding/Negative Slope
- ⊖ 2.2.2 Roof - Coverings: Patching
- ⊖ 2.2.3 Roof - Coverings: Elastomeric Peeling
- ⊖ 2.2.4 Roof - Coverings: Holes
- ⊖ 2.2.5 Roof - Coverings: Bubbling
- ⊖ 2.4.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.4.2 Roof - Roof Drainage Systems: Downspout Draining Near Structure
- ⊖ 2.4.3 Roof - Roof Drainage Systems: Downspouts Drain Covers Missing
- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Cracking, Chipped, & Missing Paint
- ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Cracking/Gaps In Siding
- ⊖ 3.2.3 Exterior - Siding, Flashing & Trim: Gaps At Masonry Ledge
- ⊖ 3.3.1 Exterior - Eaves, Soffits & Fascia: Bird Activity
- ⊖ 3.4.1 Exterior - Exterior Doors: Noticeable Gap
- ⊖ 4.2.1 Warehouse - Walls: Paint Bubbling & Cracking
- ⊖ 4.4.1 Warehouse - Floors: Pest activity
- ⊖ 5.3.1 Sales floor - Ceilings: Previous moisture Intrusion
- ⊖ 5.5.1 Sales floor - Floors: Cracking (minor)
- ⊖ 5.9.1 Sales floor - Work room: Damaged (General)
- ⊖ 6.4.1 Bathroom 1 - Ceilings: Previous Moisture Damage
- ⊖ 6.4.2 Bathroom 1 - Ceilings: Possible Mold-Like Substance
- ⚠ 6.6.1 Bathroom 1 - Floors: Trip Hazard
- ⊖ 6.9.1 Bathroom 1 - Water Supply, Drainage Systems & Fixtures: Signs of Previous Leaking
- ⚠ 8.3.1 Electrical - Main Panel, Service & Grounding, Main Overcurrent Device: Excessive debris in cabinet
- ⊖ 11.1.1 Structural - Foundation: Cracking - Minor

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Tenants

**Occupancy**

Occupied

**Temperature (approximate)**

80 Fahrenheit (F)

**Type of Building**

Commercial Space

**Weather Conditions**

Clear

**Inspection Overview**

The building appeared to be in serviceable condition with some notes that stood out:

- Evidence of ponding, patching, elastomeric peeling, and bubbling was observed on the roof.
- What appeared to be water supply pipe leak damage and a possible mold-like substance were found in the bathroom.
- Downspouts on the exterior that discharged too close to the foundation and masonry ledge were observed.

See notes below for additional inspection items as well as recommendations for licensed tradesmen in relation to these inspection items. We strongly recommend reading our entire report.

## 2: ROOF

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

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General: Inspection Method**

Walked On The Roof

**General: Roof Type/Style**

Flat, Shed

**Coverings: Material**

Bitumen Torch Down, Reflective  
White Coating, Sprayed  
Polyurethane Foam



**Roof Drainage Systems: Drainage Material**

Debris Covers



**General: Roof Overview**



**Flashings: Material**

Galvanized Steel, Steel





### Skylights, Chimneys & Other Roof Penetrations: General



## Observations

### 2.2.1 Coverings

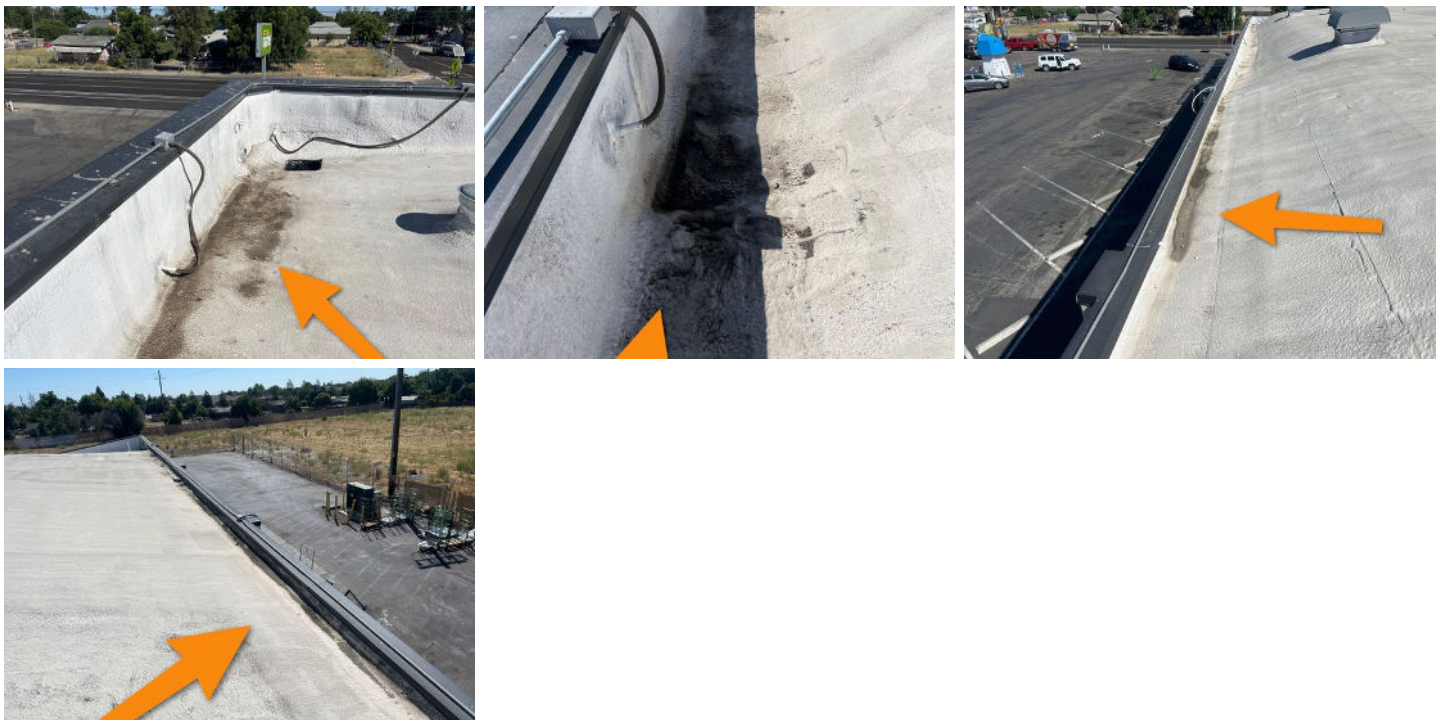
 Recommendation

#### **PONDING/NEGATIVE SLOPE**

Evidence of ponding in an area of the roof was noted. Ponding can lead to accelerated erosion and deterioration. We recommend adjustment of the slope of the roof at the time re-roofing activities occur.

Recommendation

Contact a qualified roofing professional.



### 2.2.2 Coverings

 Recommendation

#### **PATCHING**

Patching at areas of roof material noted. Monitor these areas for leaks. If leaking occurs, contact a roofing contractor for further recommendations or service.

Recommendation

Contact a qualified roofing professional.





2.2.3 Coverings

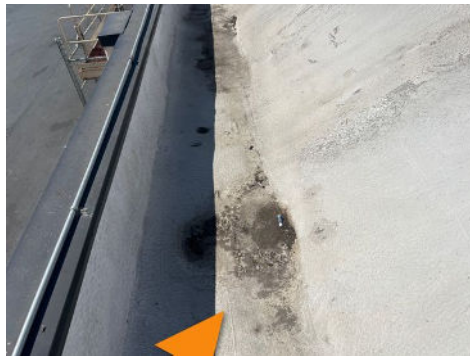
**ELASTOMERIC PEELING**

 Recommendation

The elastomeric roof coating was peeling at the time of inspection. This can allow moisture under the surface, which could possibly find entry to the structure. It is recommended that these areas or the entire roof system be repaired in order to preserve the waterproofing membrane of the roofing system.

Recommendation

Contact a qualified roofing professional.



Left mid

2.2.4 Coverings

 Recommendation

**HOLES**

Holes noted in the roofing material. Contact roofing contractor for repair.

Recommendation

Contact a qualified roofing professional.



2.2.5 Coverings

 Recommendation

**BUBBLING**

Bubbling was noted in the roof system. This could indicate a leak and the presence of water or air that was trapped during the installation process. We recommend contacting a roofing professional for recommendation.

Recommendation

Contact a qualified roofing professional.



Left mid

2.4.1 Roof Drainage Systems

 Recommendation

**DEBRIS**



Accumulated debris at gutters and/or scuppers noted. We recommend removing debris to ensure proper drainage of the roofing system and to prevent moisture damage.

Recommendation

Contact a qualified gutter contractor



### 2.4.2 Roof Drainage Systems

#### **DOWNSPOUT DRAINING NEAR STRUCTURE**

 Recommendation

Downspouts draining too close to the structure's foundation and masonry ledge were noted. It is important to draw this water away from the structure approximately 6 feet to keep water off of the foundation as this can result in structural movement. Contact a certified gutter contractor for service.

Recommendation

Contact a qualified gutter contractor



Left exterior

### 2.4.3 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN COVERS MISSING**

 Recommendation

Missing downspout drain covers were noted. These covers keep the system from becoming clogged by debris and the subsequent ponding that can occur. We recommend the installation of covers by a certified gutter contractor.

Recommendation

Contact a qualified gutter contractor



### 3: EXTERIOR

		IN	NI	NP	O
3.1	General	X			
3.2	Siding, Flashing & Trim	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Exterior Doors	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Lights, Receptacles, and GFCI's	X			
3.7	Storage room	X			

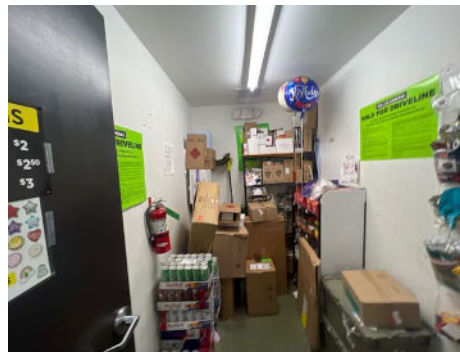
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Siding, Flashing & Trim: Siding Material

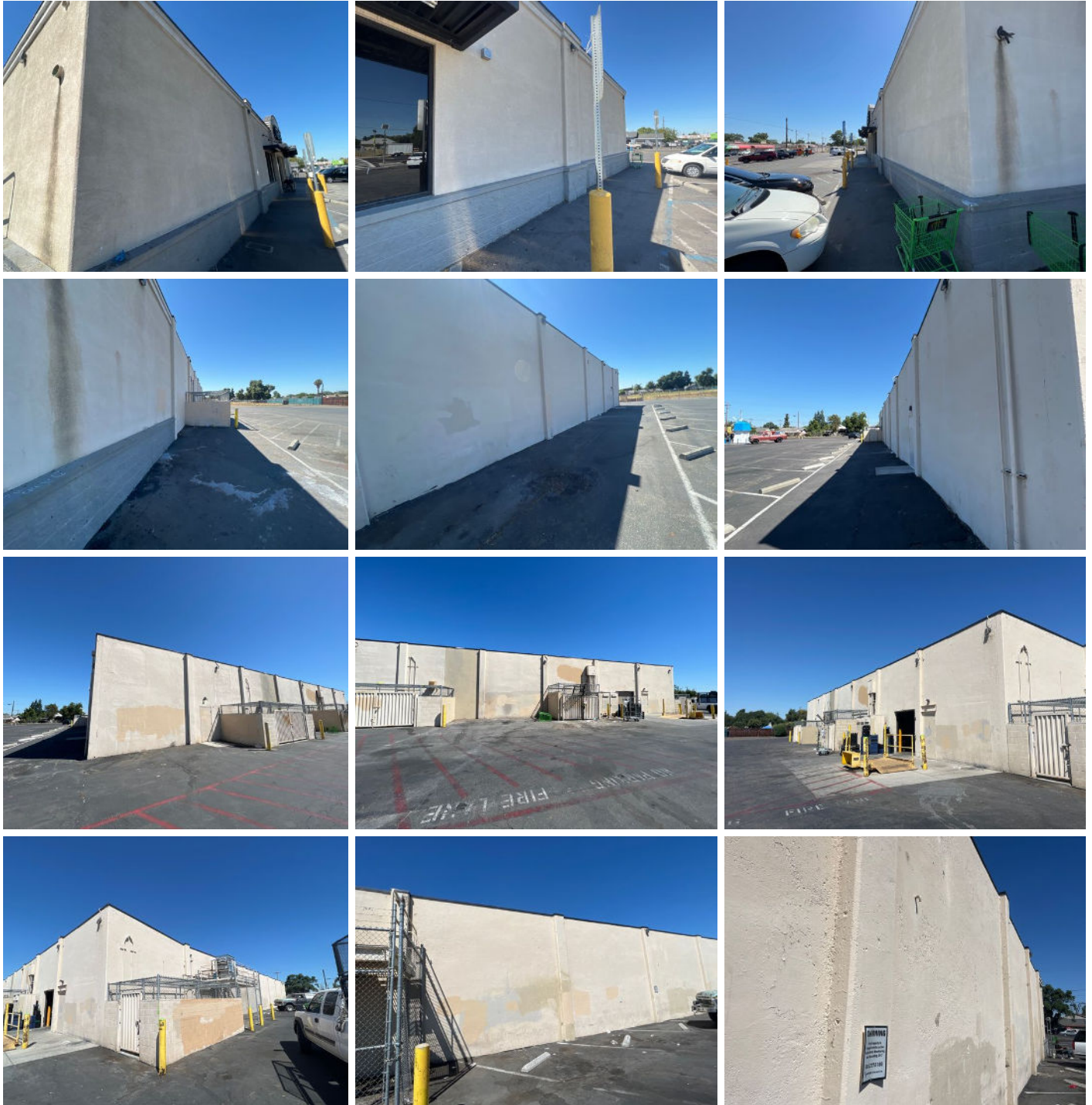
Concrete, CMUs

#### Storage room: Overview



**General: Inspection Method**

Visual



**Eaves, Soffits & Fascia: Overview**





### Exterior Doors: Exterior Entry Door

Aluminum Sliding Doors, Metal



## Observations

### 3.2.1 Siding, Flashing & Trim

#### **CRACKING, CHIPPED, & MISSING PAINT**

Cracked, chipped, and missing paint at the exterior siding and window trim were noted. We recommend having any missing or chipped paint repainted, any gaps in the siding and trim connections properly sealed, and any damaged wood replaced. This helps to prevent water intrusion and ensures the full waterproofing envelope of the exterior is secure. Contact a general contractor for service.

Recommendation

Contact a qualified general contractor.

 Recommendation



Right exterior

### 3.2.2 Siding, Flashing & Trim

#### **CRACKING/GAPS IN SIDING**

One or more areas of cracking and/or gaps in siding were noted. This should be properly sealed to prevent moisture intrusion to the interior of the building and deterioration of the waterproofing membrane of the exterior.

Recommendation

Contact a qualified general contractor.

 Recommendation



Front exterior, right



Front exterior, right



3.2.3 Siding, Flashing & Trim

**GAPS AT MASONRY LEDGE**

 Recommendation

Gaps at the masonry ledge were noted. This should be properly sealed to prevent moisture intrusion and further damage to the structure inside these ledges.

Recommendation

Contact a qualified general contractor.



3.3.1 Eaves, Soffits & Fascia

**BIRD ACTIVITY**

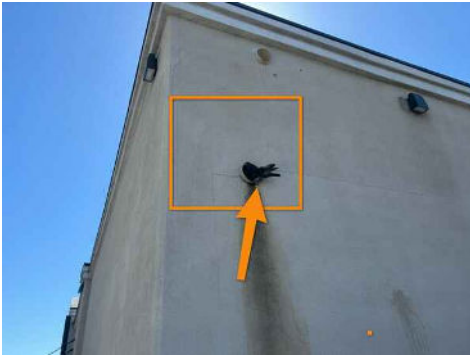
 Recommendation

Pigeon activity was noted throughout the property. We recommend contacting a pest control contractor to avoid damage to the building.

Recommendation

Contact a qualified pest control specialist.





3.4.1 Exterior Doors

**NOTICEABLE GAP**

Gap at door to exterior with missing or inadequate weather stripping noted. This causes energy loss and can allow moisture and pest intrusion. Recommend contacting door repair contractor for repair options.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



Rear exterior, right

# 4: WAREHOUSE

		IN	NI	NP	O
4.1	General	X			
4.2	Walls	X			X
4.3	Ceilings	X			
4.4	Floors	X			X
4.5	Smoke & Carbon Monoxide Detectors	X			
4.6	Electrical	X			
4.7	Refrigerator	X			
4.8	Trash compactor	X			

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## Information

**Walls: Wall Material**

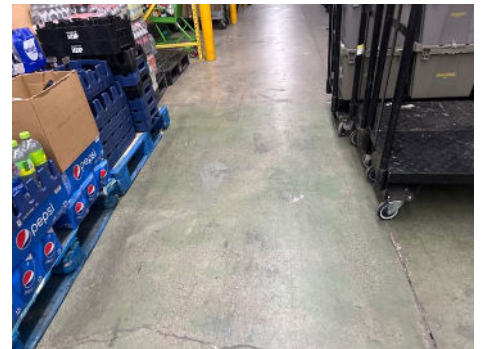
CMU with skim coat, Drywall

**Ceilings: Ceiling Material**

Metal, Insulation

**Floors: Floor Coverings**

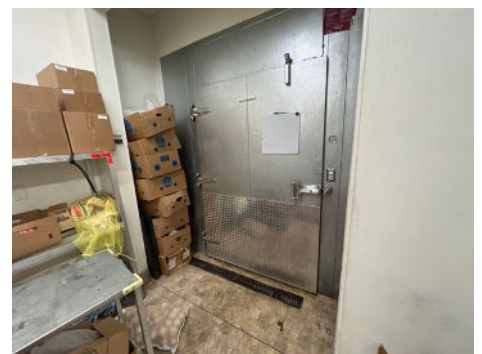
Concrete



**Smoke & Carbon Monoxide Detectors: Sprinklers**

**Refrigerator: Brand**  
Unknown

**Refrigerator: Refrigerator**

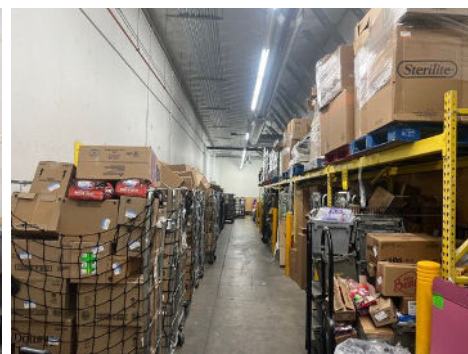
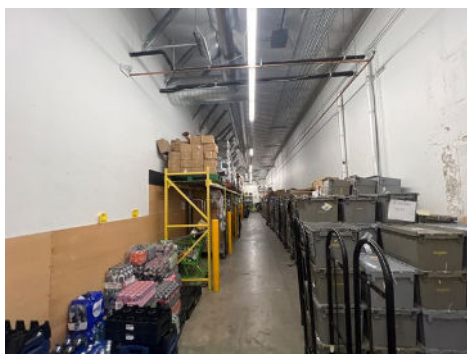
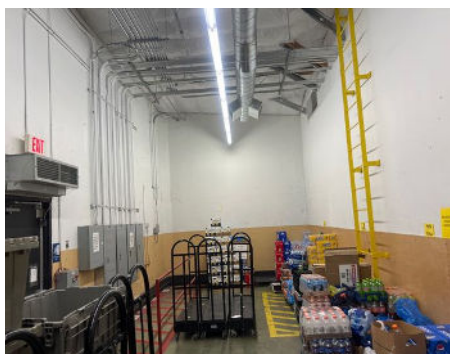




### Trash compactor: Overview



### General: Overview



## Observations

### 4.2.1 Walls

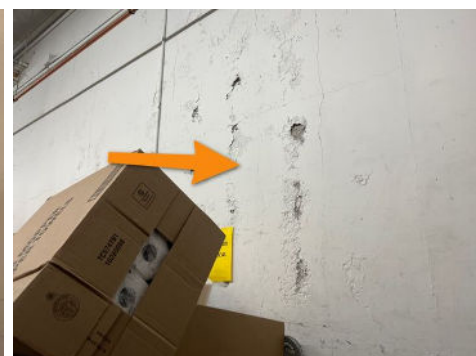
#### PAINT BUBBLING & CRACKING

Recommendation

Visible bubbling and cracking at the wall was noted. The area appeared dry, however, the loss of adhesion between the paint film and surface could be caused by the change in the temperature and humidity causing the room to reach high moisture levels. We recommend contacting a painting contractor for further evaluation.

Recommendation

Contact a qualified painting contractor.



### 4.4.1 Floors

#### PEST ACTIVITY

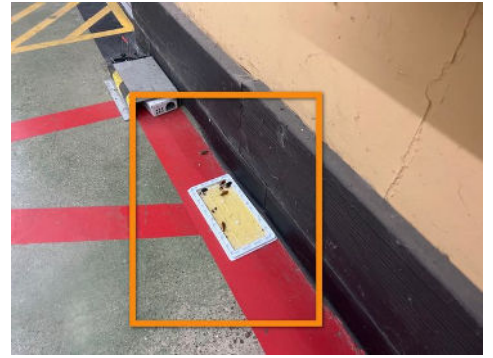
Recommendation



Pests in glue traps were noted in the interior. It was unclear whether a pest control company has been contacted. We recommend inquiring with the seller and if necessary contacting a pest contractor.

Recommendation

Contact the seller for more info



# 5: SALES FLOOR

		IN	NI	NP	O
5.1	General	X			
5.2	Walls	X			
5.3	Ceilings	X			X
5.4	Doors	X			
5.5	Floors	X			X
5.6	Windows	X			
5.7	Smoke & Carbon Monoxide Detectors	X			
5.8	Electrical	X			
5.9	Work room	X			
5.10	Office	X			
5.11	Sinks	X			
5.12	Drinking fountains		X		

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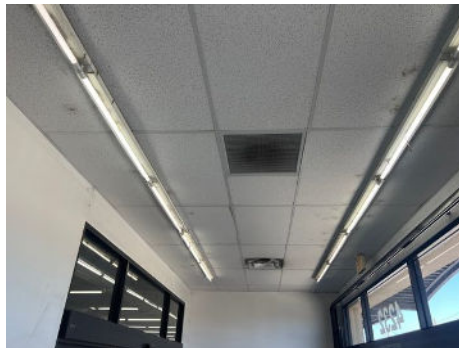
## Information

### Walls: Wall Material

Drywall, Concrete

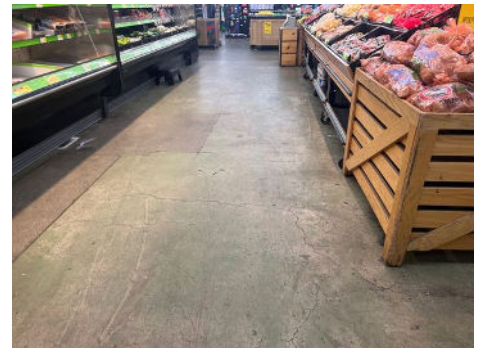
### Ceilings: Ceiling Material

Suspended Ceiling Panels



### Floors: Floor Coverings

Concrete



### Windows: Window Type

Fixed

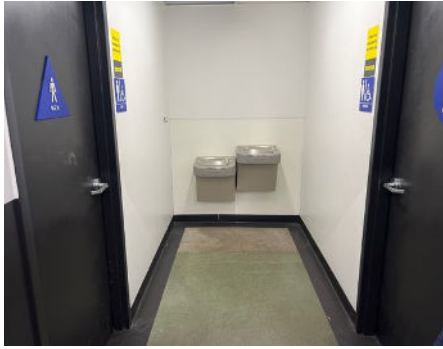
### Smoke & Carbon Monoxide Detectors:

Sprinklers

### Office: Overview

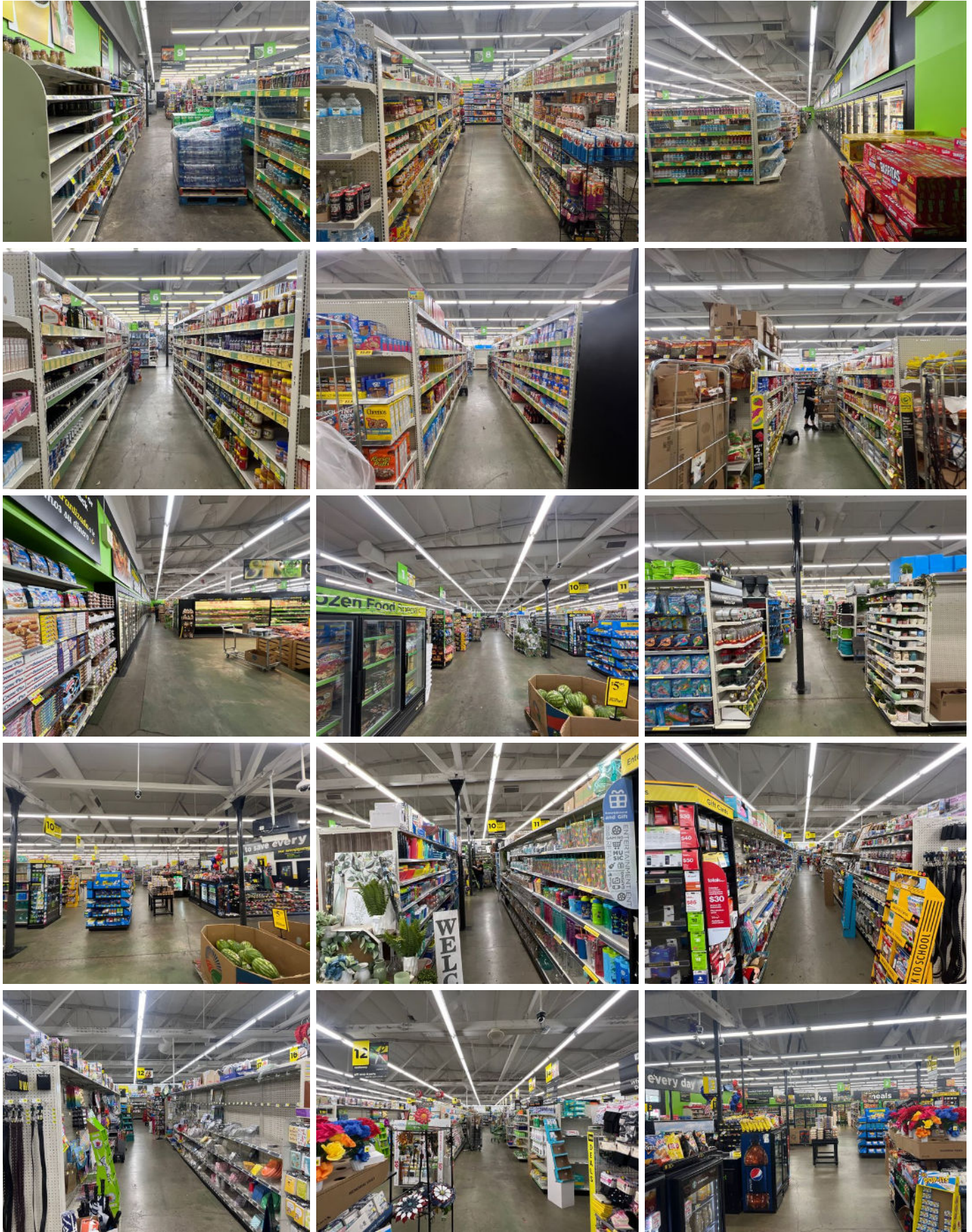


### Drinking fountains: Overview

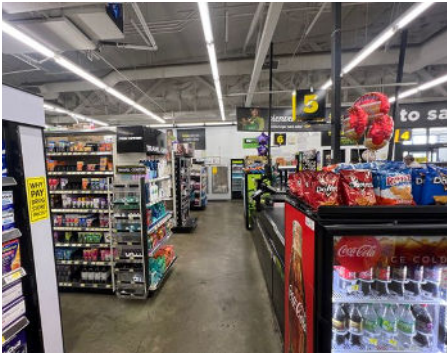




General: Overview



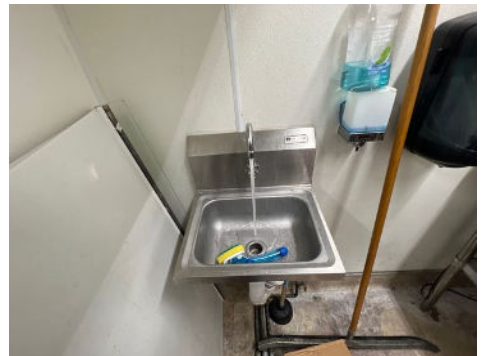




**Work room: Overview**



**Sinks: Overview**



## Limitations

Drinking fountains

### **INOPERABLE**

Drinking fountains were inoperable at the time of inspection.





## Observations

### 5.3.1 Ceilings

#### PREVIOUS MOISTURE INTRUSION

Stains to ceiling materials from prior moisture intrusion were noted. There were no apparent signs of moisture at the time of the inspection. We recommend monitoring these areas periodically for leaks and contacting a qualified roofing contractor if this occurs.

Recommendation

Contact a qualified general contractor.



Recommendation



Front left

### 5.5.1 Floors

#### CRACKING (MINOR)

Minor cracking (1/4-inch or less) in the concrete floor was noted. We recommend monitoring and if cracks widen or you see an uplift occurring, then contact a concrete contractor for recommendations and repair.

Recommendation

Contact a qualified concrete contractor.



Recommendation



### 5.9.1 Work room

#### DAMAGED (GENERAL)

General wear and damage to flooring were noted in the home at the time of inspection. Contact a flooring contractor for service or repair.

Recommendation

Contact a qualified flooring contractor



Recommendation



Storage room

# 6: BATHROOM 1

		IN	NI	NP	O
6.1	General	X			
6.2	Doors	X			
6.3	Lighting Fixtures, Switches & Receptacles	X			
6.4	Ceilings	X			X
6.5	Walls	X			
6.6	Floors	X			X
6.7	Sink	X			X
6.8	GFCI & AFCI	X			
6.9	Water Supply, Drainage Systems & Fixtures	X			
6.10	Toilet	X			
6.11	Urinal	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Ceilings: Ceiling Material**  
Suspended Ceiling Panels



**Walls: Wall Material**  
Paneling

**Floors: Floor Coverings**  
Concrete



**Sink: Sink**

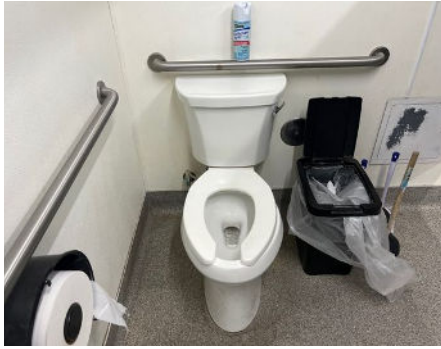


**Water Supply, Drainage Systems & Fixtures: Drain Material**  
PVC



**Water Supply, Drainage Systems & Fixtures: Water Supply Material**  
Braided Stainless Steel Hose

**Toilet: Overview**



**Urinal: Overview**



**General: Overview**



**Observations**

6.4.1 Ceilings

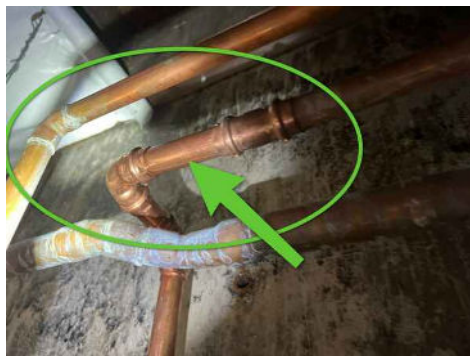
**PREVIOUS MOISTURE DAMAGE**

Recommendation

Previous moisture damage was noted on the ceiling. This appeared to have been from a past plumbing supply line leak that was repaired. We recommend contacting a general contractor for recommendations and repair.

Recommendation

Contact a qualified general contractor.



what appeared to be newly sweated copper supply line

6.4.2 Ceilings

**POSSIBLE MOLD-LIKE SUBSTANCE**

Recommendation

Observed signs of a possible mold-like substance in one or more areas. Recommend identifying the source of moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



### 6.6.1 Floors

#### TRIP HAZARD

A trip hazard on the bathroom floor was noted. This is considered a safety hazard. We recommend contacting a concrete contractor for evaluation and correction.

Recommendation

Contact a qualified concrete contractor.

 Safety Hazard



### 6.9.1 Water Supply, Drainage Systems & Fixtures

#### SIGNS OF PREVIOUS LEAKING

Signs of previous leaking were noted underneath the sink. We recommend monitoring this area for mold or wood decay. If any further progression of the staining appears contact a plumbing contractor to find the source of moisture.

Recommendation

Contact a qualified general contractor.

 Recommendation





# 7: BATHROOM 2

		IN	NI	NP	O
7.1	General	X			
7.2	Doors	X			
7.3	Lighting Fixtures, Switches & Receptacles	X			
7.4	Ceilings	X			
7.5	Walls	X			
7.6	Floors	X			
7.7	Sink	X			
7.8	GFCI & AFCI	X			
7.9	Water Supply, Drainage Systems & Fixtures	X			
7.10	Toilets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Ceilings: Ceiling Material**  
Suspended Ceiling Panels



**Walls: Wall Material**  
Paneling

**Floors: Floor Coverings**  
Concrete



**Sink: Sink**

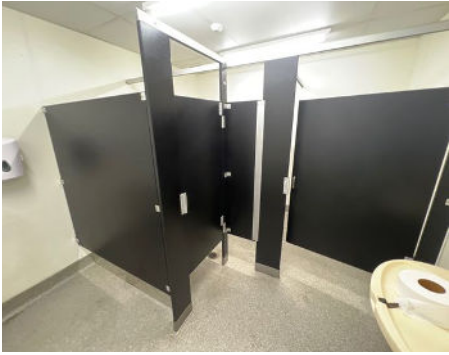


**Water Supply, Drainage Systems & Fixtures: Drain Material**  
PVC

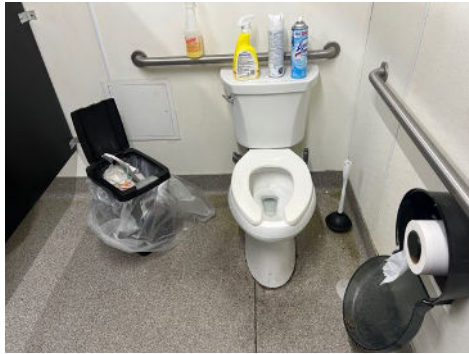
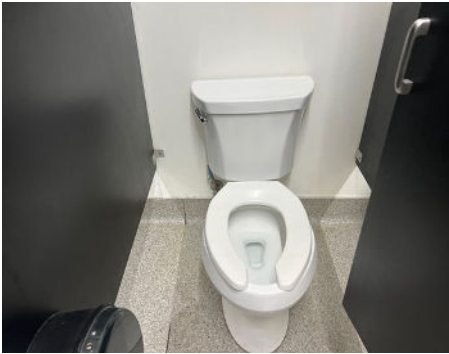


**Water Supply, Drainage Systems & Fixtures: Water Supply Material**  
Braided Stainless Steel Hose

**General: Overview**



**Toilets: Overview**



# 8: ELECTRICAL

		IN	NI	NP	O
8.1	General	X			
8.2	Service Entrance Conductors	X			
8.3	Main Panel, Service & Grounding, Main Overcurrent Device	X			X
8.4	Branch Wiring Circuits, Breakers & Fuses	X			
8.5	Subpanel C	X			
8.6	Subpanel P3	X			
8.7	Subpanel P	X			
8.8	Subpanel L	X			

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## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Below Ground

**Main Panel, Service & Grounding,**  
**Main Overcurrent Device: Main**  
**Panel Capacity**  
 1200AMP

**Main Panel, Service & Grounding,**  
**Main Overcurrent Device: Main**  
**Panel Manufacturer**  
 Siemens

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

**Branch Wiring Circuits, Breakers**  
**& Fuses: Branch Circuit Breaker**

**Branch Wiring Circuits, Breakers**  
**& Fuses: Wiring Method**  
 Romex



**Subpanel C: Sub Panel Capacity**  
 125 AMP

**Subpanel C: Sub Panel Location**  
 Interior

**Subpanel C: Sub Panel**  
**Manufacturer**  
 Siemens



**Subpanel C: Sub Panel Type**  
 Circuit Breaker

**Subpanel P3: Sub Panel Capacity**  
 250 AMP



**Subpanel P3: Sub Panel Location**

Interior



**Subpanel P3: Sub Panel Manufacturer**

Siemens

**Subpanel P3: Sub Panel Type**

Circuit Breaker

**Subpanel P: Sub Panel Capacity**

250AMP

**Subpanel P: Sub Panel Location**

Interior



**Subpanel P: Sub Panel Manufacturer**

Siemens

**Subpanel P: Sub Panel Type**

Circuit Breaker

**Subpanel L: Sub Panel Capacity**

250 AMP

**Subpanel L: Sub Panel Location**

Interior

**Subpanel L: Sub Panel Manufacturer**

Siemens



**Subpanel L: Sub Panel Type**

Circuit Breaker

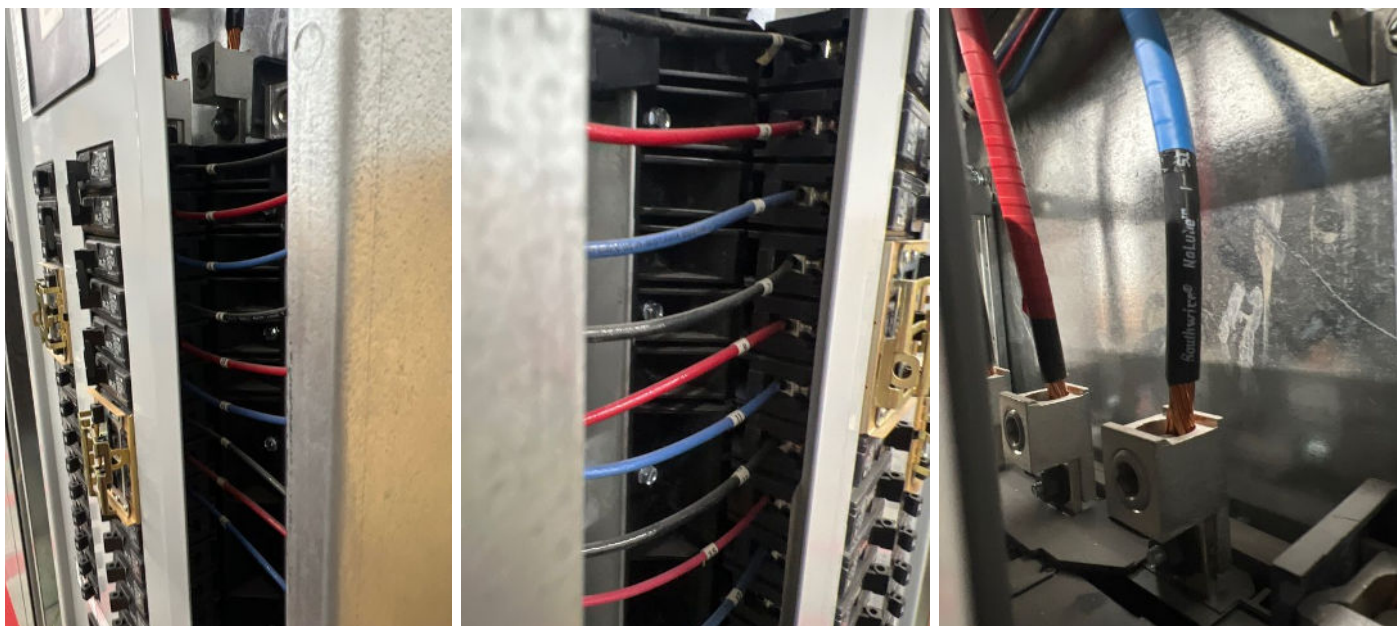
**Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Location**

Rear Exterior, Utility Closet



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

Copper



**Observations**

8.3.1 Main Panel, Service & Grounding, Main Overcurrent Device

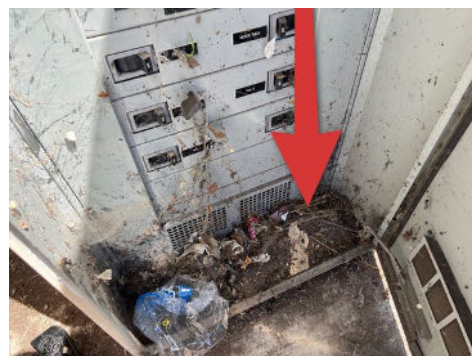
 **Safety Hazard**

**EXCESSIVE DEBRIS IN CABINET**

Flammable debris was noted in the electrical cabinet at the time of inspection. This is a fire hazard and we recommend cleaning. After removing debris we recommend checking that the bottom seal is sufficient to keep debris from entering in the future.

Recommendation

Contact a qualified electrical contractor.



# 9: PLUMBING

		IN	NI	NP	O
9.1	General	X			
9.2	Drain, Waste, & Vent Systems		X		
9.3	Hot Water Systems, Controls, Flues & Vents	X			
9.4	Hot Water Systems, Controls, Flues & Vents 2	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

## Information

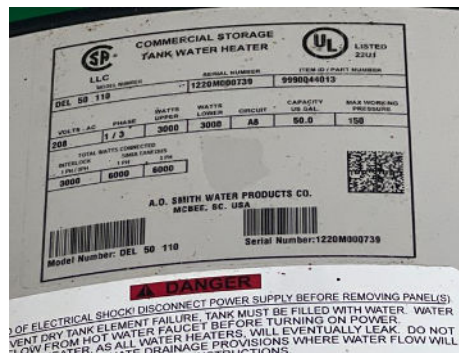
**General: Water Source**  
Public

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

The water heater is approximately 12 years old.

**Hot Water Systems, Controls, Flues & Vents: Capacity**

50 gallons



**Hot Water Systems, Controls, Flues & Vents: Location**  
Storage room

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**  
AO Smith

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



**Hot Water Systems, Controls, Flues & Vents 2: Age**

The water heater is approximately 12 years old.

**Hot Water Systems, Controls, Flues & Vents 2: Capacity**

50



**Hot Water Systems, Controls,  
Flues & Vents 2: Location**

Interior

**Hot Water Systems, Controls,  
Flues & Vents 2: Manufacturer**

AO Smith

**Hot Water Systems, Controls,  
Flues & Vents 2: Power**

Source/Type

Electric

**Limitations**

Drain, Waste, &amp; Vent Systems

**PLUMBING SYSTEM NOT VISIBLE**

Drains and vents not visible. This home is a slab on grade style and plumbing is buried beneath the concrete floors or behind drywall and is inaccessible.

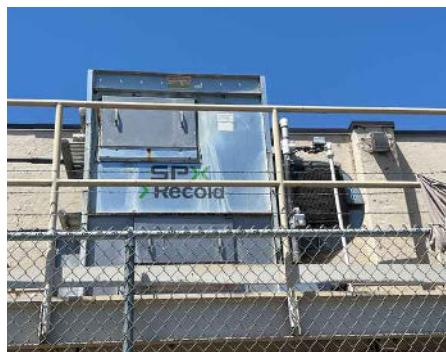
# 10: HVAC

		IN	NI	NP	O
10.1	General	X			
10.2	Cooling Tower	X			
10.3	Heating and Cooling Equipment	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Cooling Tower



### Cooling Tower : Age

Unknown

### Cooling Tower : Brand

SPX

### Cooling Tower : Energy Source

Unknown

### Cooling Tower : Cooling Type

Forced draft

### Heating and Cooling Equipment:

Age  
10-20 years



### Heating and Cooling Equipment:

Brand  
York

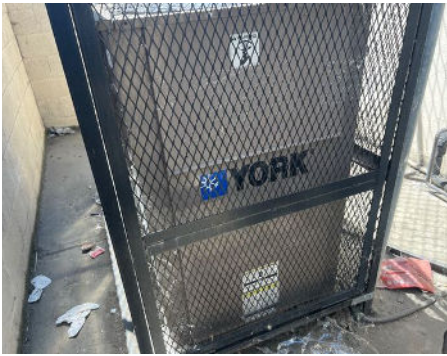
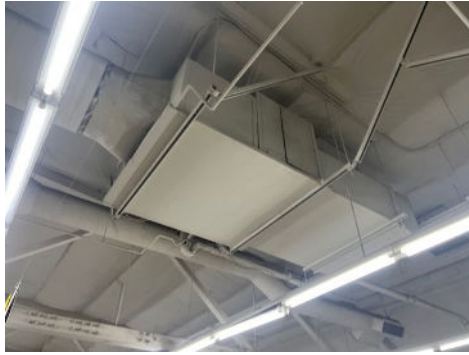
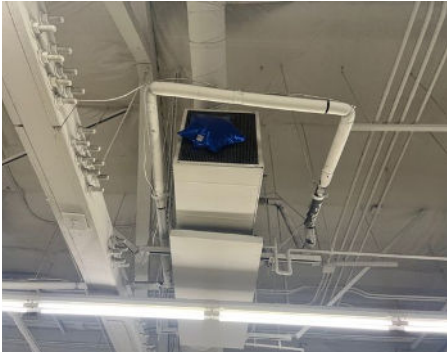
### Heating and Cooling Equipment:

Energy Source  
Electric

### Heating and Cooling Equipment:

Heat Type  
Package unit

**General: HVAC**





# 11: STRUCTURAL

		IN	NI	NP	O
11.1	Foundation	X			X
11.2	Wall Structure	X			
11.3	Ceiling Structure	X			

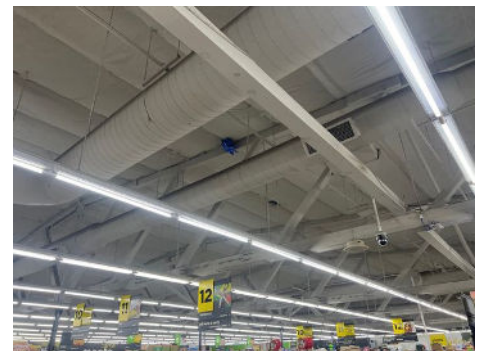
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Foundation: Foundation Material**  
Masonry Block

**Wall Structure: Wall Material**  
Concrete

**Ceiling Structure: Ceiling Material**  
Wood, Plaster



## Observations

11.1.1 Foundation

### CRACKING - MINOR

Recommendation

Areas of minor visible cracking (1/4-inch or less) on the concrete foundation were noted. This is likely due to concrete shrinkage or settling after the initial pour. Monitoring of this is recommended over time to evaluate further movement. If further cracking persists, we recommend contacting a structural engineer for causes and recommendations to repair.

Recommendation

Recommend monitoring.



# 12: ATTIC ( ABOVE DROP CEILING FRONT OF STORE)

## Information

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### General: Overview



# 13: BACK LOT

## Information

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### Overview



# 14: PARKING LOT

## Information

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### Overview



## Observations

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# STANDARDS OF PRACTICE

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## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the 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, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Warehouse

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Sales floor

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the

concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. 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. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### HVAC

Heating:

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. 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. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

#### Cooling:

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

#### Structural

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

#### Attic ( above drop ceiling front of store)

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. 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, in the inspector's opinion, pose a safety hazard. 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 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.