

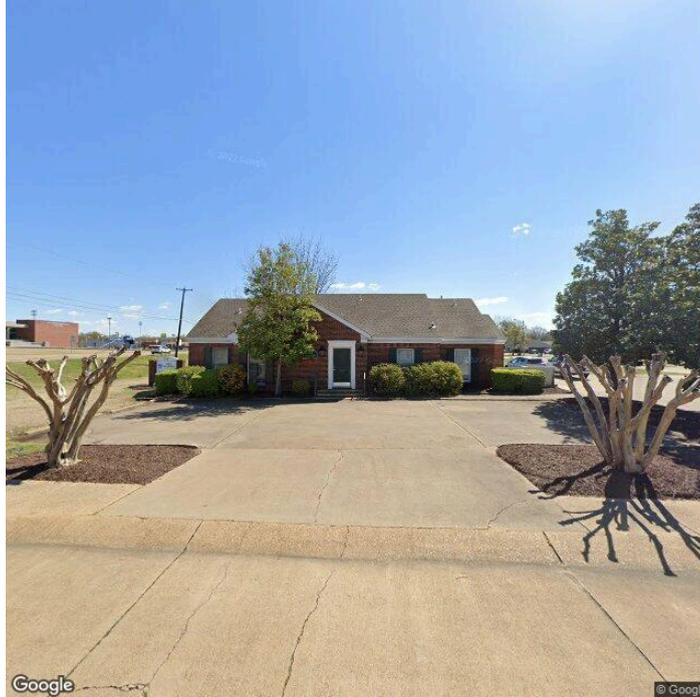


UPCHURCH INSPECTION

+19013508885

wes@upchurchinspection.com

<https://upchurchinspection.com>



INTERNACHI COMMERCIAL

1234 Main Street
Memphis, TN 38117

Buyer Name

03/17/2026 9:00AM



Inspector

Wesley Upchurch

TN License #2967

+19013508885

wes@upchurchinspection.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: General	6
2: Roof	15
3: Exterior	23
4: Patios, Wood Decks and Balconies	37
5: Basement, Foundation and Crawlspace	38
6: Heating and Ventilation	42
7: Cooling	47
8: Plumbing	51
9: Electrical	67
10: Fireplaces	86
11: Attic, Insulation & Ventilation	87
12: Doors, Windows & Interior	90
13: Life Safety	101
14: Cooking Area	109
15: Accessibility Inspection Report	110
16: Mechanical Room	112
17: Excluded Equipment / Systems	120
Standards of Practice	124



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Delamination
- ⊖ 2.1.3 Roof - Coverings: Loss of Granules
- ⚠ 2.1.4 Roof - Coverings: Torn, Cracked, and Lifted Shingles
- ⚠ 2.1.5 Roof - Coverings: Shingle Surface Deterioration (Exposed Fiberglass Mat)
- ⚠ 2.1.6 Roof - Coverings: Improper Prior Repairs / Coating Applied to Shingles
- ⊖ 2.1.7 Roof - Coverings: Unsealed / Loose Shingle Tabs
- ⊖ 2.1.8 Roof - Coverings: Exposed Fasteners
- ⊖ 2.1.9 Roof - Coverings: Debris Accumulation on Roof Surface
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near Building
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Granule Accumulation in Gutters
- ⊖ 2.2.4 Roof - Roof Drainage Systems: Gutter Guard System Incomplete
- ⊖ 2.3.1 Roof - Flashings: Improper / Missing Flashing at Roof-to-Wall Connection
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Leaning / Improperly Supported Flue Pipe
- ⊖ 2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Rusted and Deteriorated Metal Vent
- ⊖ 2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent Flashing Shows Wear
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Opening at Water Spigot Penetration
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Stair-Step Crack in Brick Veneer Mortar Joint
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Efflorescence Observed on Brick Veneer
- ⊖ 3.2.1 Exterior - Exterior Doors: Weatherstripping Not Present
- ⊖ 3.2.2 Exterior - Exterior Doors: Loose Door Handle - Side Door
- ⊖ 3.2.3 Exterior - Exterior Doors: Cracked Sealant and Gaps in Trim Above Door
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- ⚠ 3.3.2 Exterior - Walkways, Patios & Driveways: Deteriorated and Sunken Pavement Around Water Meter
- ⊖ 3.3.3 Exterior - Walkways, Patios & Driveways: Lines in Parking Lot (Faded)
- ⊖ 3.3.4 Exterior - Walkways, Patios & Driveways: Erosion/Undermining at Sidewalk Slab

- ⚠ 3.4.1 Exterior - Eaves, Soffits & Fascia: Missing Fascia Cover – Right-Side Roof Edge
- ⊖ 3.4.2 Exterior - Eaves, Soffits & Fascia: Loose Soffit Panels – Exterior
- ⊖ 3.4.3 Exterior - Eaves, Soffits & Fascia: Loose Fascia Cover
- ⊖ 3.5.1 Exterior - Patio: Deteriorated Wood Fencing at Patio
- ⊖ 3.5.2 Exterior - Patio: Concrete Surface Cracking
- ⊖ 3.5.3 Exterior - Patio: Debris Accumulation Along Fence Line
- ⊖
- 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation in Contact With or Too Close to Building
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Branches Overhanging Roof
- ⊖
- 3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading Slopes Toward Building Near Roadway
- ⊖ 3.7.1 Exterior - Steps: Separation Crack at Stair Entry Masonry
- ⊖ 3.7.2 Exterior - Steps: Minor Deterioration of Masonry Stairs
- ⊖ 3.8.1 Exterior - Exterior Windows: Rusted Steel Lintel Above Window
- ⊖ 3.8.2 Exterior - Exterior Windows: Missing Window Screen
- ⊖ 3.8.3 Exterior - Exterior Windows: Damaged Window Screens
- ⊖ 6.1.1 Heating and Ventilation - Equipment: Filter Dirty
- ⊖ 6.1.2 Heating and Ventilation - Equipment: Gas Line – No Sediment Trap Installed
- ⚠
- 6.4.1 Heating and Ventilation - Vents, Flues & Chimneys: Furnace Vent Connector – Disconnected (Safety Hazard)
- ⊖ 7.1.1 Cooling - Cooling Equipment: Deteriorated / Missing Refrigerant Line Insulation
- ⊖ 8.3.1 Plumbing - Drain, Waste, & Vent Systems: Flexible Accordion Drain Pip
- ⊖
- 8.3.2 Plumbing - Drain, Waste, & Vent Systems: Specialty Equipment – Amalgam Separator / Dental Waste System
- ⊖ 8.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Obstructed Electrical Receptacle
- ⊖
- 8.4.2 Plumbing - Water Supply, Distribution Systems & Fixtures: No Hot Water at Sink Serving Dental Waste System
- ⊖ 8.4.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Sink Faucet Leaking
- ⊖ 8.4.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Damaged Handle On Exterior Water Spigot
- ⊖ 8.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 8.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Hot Water Shut Off At Fixture
- ⚠ 8.5.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve Extension (Multiple Defects)
- ⊖ 9.1.1 Electrical - Service Entrance Conductors: Vegetation Obstructing Service Equipment:
- ⊖
- 9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Multiple Conductors Under Single Termination (Double-Lugged Neutrals/Grounds)
- ⚠
- 9.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Exposed Service Entrance Conductor Strands — Safety Hazard

- ⊖ 9.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper Clearance in Front of Panel
- ⚠ 9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Electrical Cord Routing Through Wall – Safety Concern
- ⊖ 9.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Power Strip Used As Permanent Wiring
- ⊖ 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⚠ 9.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged / Unsafe Electrical Receptacle
- ⊖ 9.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Wasp Nest Observed in Light Fixture
- ⚠ 9.5.1 Electrical - GFCI & AFCI: Missing GFCI Protection at Patient Room Receptacles
- ⚠ 9.7.1 Electrical - Carbon Monoxide Detectors: No Carbon Monoxide (CO) Detector Installed
- ⊖ 11.4.1 Attic, Insulation & Ventilation - Attic Access: Damaged Attic Access Hatch
- ⊖ 12.1.1 Doors, Windows & Interior - Doors: Door framing cracked or damaged
- ⊖ 12.2.1 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 12.4.1 Doors, Windows & Interior - Walls: Nail Pops
- ⊖ 12.4.2 Doors, Windows & Interior - Walls: Surface Staining
- ⊖ 12.5.1 Doors, Windows & Interior - Ceilings: Ceiling Stain Observed – Possible Moisture Intrusion
- ⊖ 12.5.2 Doors, Windows & Interior - Ceilings: Ceiling/wall joint separation
- ⚠ 13.3.1 Life Safety - Storage of Flammable and Combustible Materials: Improper Storage of Dental Gas Cylinders – Fire and Safety Hazard
- ⚠ 13.3.2 Life Safety - Storage of Flammable and Combustible Materials: Improperly Labeled Medical Gas Cylinder
- ⚠ 13.9.1 Life Safety - Emergency Lighting Systems: Missing Exit Lighting at Exterior Exit Door
- ⚠ 13.10.1 Life Safety - Exit Signs, Doors, Stairwells and Handrails: Obstructed Exit Door – Life Safety Concern
- ⊖ 13.11.1 Life Safety - Medical Gas Signs: Photo
- ⊖ 15.1.1 Accessibility Inspection Report - Parking: No Designated Accessible (Handicap) Parking Spaces Observed
- ⊖ 15.1.2 Accessibility Inspection Report - Parking: Parking lot lines and markings (Faded)
- ⊖ 15.1.3 Accessibility Inspection Report - Parking: Cracks in Concrete of Parking Area
- ⊖ 16.1.1 Mechanical Room - Speciality Dental Equipment: Dental Air Compressor Showing Pressure Above Labeled Operating Range
- ⊖ 16.1.2 Mechanical Room - Speciality Dental Equipment: Overdue Filter Maintenance on Dental Air Compressor
- ⊖ 16.1.3 Mechanical Room - Speciality Dental Equipment: Detached Equipment Drain Line With Moisture at Floor Penetration (Dental Equipment Room)
- ⊖ 16.1.4 Mechanical Room - Speciality Dental Equipment: Vacuum System Filter Condition

1: GENERAL

Information

In Attendance Inspector, Office Manager	Occupancy Furnished, Occupied	Style Modern
Temperature (approximate) 60 Fahrenheit (F)	Type of Building Office	Weather Conditions Clear

Inspection Overview

This commercial property inspection was performed in accordance with the standards of practice of the Certified Commercial Property Inspectors Association (CCPIA). The purpose of this inspection is to provide a visual assessment of the readily accessible components and systems of the building, and to document observed deficiencies, safety concerns, and general conditions at the time of inspection.

This inspection is not technically exhaustive and does not include destructive testing, dismantling of equipment, or investigation into latent or concealed conditions. Only areas that were visible, safely accessible, and not obstructed by occupants, furnishings, stored materials, or ongoing business operations were inspected. Portions of the building may not have been inspected due to access limitations or safety considerations.

The findings in this report reflect the conditions observed on the date of the inspection. Conditions can change over time, and systems may fail without warning. This report is not a warranty or guarantee of future performance.

Special considerations for this property include the following:

- This building was in active use as a dental office during the inspection, and certain areas or equipment could not be operated or tested to avoid disrupting patient care or staff operations.
- The inspection does not evaluate code compliance, dental/medical equipment, or specialty systems unless specifically noted.
- Environmental testing (mold, radon, water, air quality, asbestos) is outside the scope of this inspection unless explicitly included.
- The inspection does not determine ADA compliance, zoning, fire code compliance, or regulatory compliance with healthcare facility standards.

The client is encouraged to read the entire report and consult appropriate specialists (electricians, HVAC contractors, roofers, plumbers, fire protection professionals, or structural engineers) for further evaluation or repairs as recommended.

General Building Description

The subject property is a single-story commercial building currently in use as a dental office. The structure appears to be of wood-framed (stick-built) construction with an exterior brick veneer cladding system. The building is constructed on a slab-on-grade foundation, with no basement or crawlspace present. The interior includes patient treatment rooms, offices, restrooms, a break room, mechanical/electrical areas, and general circulation spaces.

The roof structure appears to consist of a wood-framed system with an asphalt shingle roof covering. Interior finishes include a mixture of drywall, acoustic ceiling tiles, commercial flooring, and cabinetry typical of medical office environments. The HVAC systems, electrical distribution, and plumbing components are consistent with those commonly found in small medical/dental facilities.

Site improvements include paved parking, walkways, landscaping, and a fenced concrete patio area. Utility services (including electrical, natural gas, and water) are connected to municipal sources.

This description is based solely on visual observation and is provided to establish general context for the inspection. It does not verify construction drawings, code compliance, specifications, or as-built conditions.

Purpose and Scope of Inspection

The purpose of this commercial property inspection is to provide the client with a visual assessment of the building's accessible systems, components, and conditions at the time of the inspection. This inspection was performed in accordance with the CCPIA Commercial Standards of Practice, which define the inspector's role, limitations, and responsibilities. The inspection is intended to identify observable defects that may require repair, replacement, maintenance, or further evaluation by qualified specialists.

This inspection is non-invasive, non-destructive, and not technically exhaustive. Components were evaluated by visual observation only, and no dismantling, disassembly, testing of specialty equipment, code enforcement, or engineering analysis was performed. Systems and areas that were concealed, obstructed, in use, inaccessible, unsafe to access, or otherwise not available at the time of inspection could not be evaluated.

Operational limitations existed due to the property being an active dental office during the inspection. Certain rooms, equipment, electrical devices, and fixtures could not be tested in order to avoid disruption to patients and staff. The inspector makes no determination regarding ADA compliance, fire code compliance, zoning compliance, medical/dental equipment functionality, or regulatory compliance under state or federal law.

This report reflects the condition of the property only at the time of inspection. Conditions may change after the inspection, and no warranty or guarantee of future performance is provided. It is the client's responsibility to review all findings, consult appropriate licensed contractors, and perform any recommended follow-up evaluations.

Inspector Credentials and Licensing

This commercial inspection was performed by Wesley Upchurch, a Certified Commercial Property Inspector (#CCPIA-003342) and InterNACHI Certified Professional Inspector (#NACHI20110902). The inspector is also licensed in the State of Tennessee as a home inspector (TN License #2967).

The State of Arkansas does not require or issue licenses for commercial property inspectors. This inspection was therefore performed in accordance with the **CCPIA Commercial Standards of Practice**, using nationally recognized commercial inspection training and certifications. All findings are based on the inspector's professional qualifications and the industry standards noted above.

Limitation of Liability

This commercial property inspection was performed in accordance with the Certified Commercial Property Inspectors Association (CCPIA) Standards of Practice. The inspection is a visual, non-destructive evaluation of the accessible components of the property as they existed at the time of inspection. No dismantling, destructive testing, engineering analysis, code enforcement, or operational testing of specialty systems was performed unless otherwise stated in this report.

The inspector is not required to determine:

- Building or fire code compliance
- Zoning ordinances or permit history
- ADA compliance or accessibility requirements
- Environmental hazards, including mold, radon, asbestos, lead, or air quality
- The adequacy or efficiency of systems
- The presence of pests or wood-destroying organisms
- The remaining lifespan of any system or component
- The suitability of the building for any specific use
- Whether the property meets regulatory requirements for medical, dental, or healthcare facilities

This inspection does not constitute a warranty, guarantee, or insurance policy of any kind, expressed or implied. The report represents the condition of the property only at the time of inspection. Conditions can change after the inspection due to weather, use, lack of maintenance, or other factors beyond the control of the inspector.

Areas that were inaccessible, unsafe, occupied, or obstructed by equipment, furnishings, storage, or ongoing dental office operations were not inspected. The inspector cannot be held responsible for conditions that were hidden, concealed, or otherwise not visible at the time of inspection.

The client is encouraged to review the full report and consult with the appropriate licensed contractors, specialists, or design professionals for further evaluation or repair of any items noted. The client is responsible for performing all due diligence prior to the purchase, lease, financing, or occupancy of the property.

Use of this report is subject to the terms and limitations of the inspection agreement signed by the client.

Medical and Dental Equipment – Exclusion Notice

This property is actively used as a dental/medical facility. The inspection does not include evaluation, testing, or verification of any specialized medical or dental equipment. These systems fall outside the scope of a visual commercial property inspection and require qualified professionals for proper assessment. The inspector did not operate, test, or certify the safety, performance, calibration, or regulatory compliance of any of the following equipment:

- Dental chairs and patient treatment units
- Dental delivery systems, handpiece lines, waterlines, vacuum lines, and air compressors
- Dental vacuum pumps and suction systems
- Dental air compressors, air dryers, and associated filtration systems
- Amalgam separators
- Autoclaves / sterilizers, including steam, dry-heat, or cassette sterilization units
- X-ray machines and imaging equipment, including wall-mounted, handheld, panoramic, digital sensors, and CBCT units
- Medical gas systems, including nitrous oxide and oxygen supply systems, gas manifolds, regulators, and zone valves
- Intraoral cameras, curing lights, ultrasonic scalers, and related dental operatory devices
- Water purification systems, including RO (reverse osmosis) units used for patient care equipment
- Specialty evacuation or sterilization room ventilation systems
- IT, networking, and digital dentistry equipment, including CAD/CAM systems (CEREC), practice-management hardware, or imaging workstations

Only the building systems serving the facility (such as HVAC, plumbing, electrical distribution, and structural components) were visually inspected as part of this report.

No determination was made regarding:

- Regulatory compliance under dental/medical standards
- Radiation safety or shielding requirements
- Infection control compliance
- Sterilization performance
- Medical-gas code compliance
- Equipment safety, calibration, or longevity

These evaluations should be performed by licensed dental equipment technicians, medical-gas specialists, or other qualified service providers.

Patient Privacy and Confidentiality Notice

This property was inspected while the dental office was actively in use. Throughout the inspection, every reasonable effort was made to protect patient privacy and maintain confidentiality. The inspector avoided photographing any identifiable patients, patient charts, computer screens, treatment notes, radiographs, or other protected information.

Where possible, rooms occupied by patients were not entered until they became available. If an operatory or treatment room required inspection while in use, photographs were selectively framed to exclude patients, staff, and any patient-related records or materials.

Any inadvertent inclusion of an individual or patient-related information within photographs or report content is unintentional and should not be further disclosed, reproduced, or distributed. The client and all report recipients are advised to handle this document responsibly and in a manner consistent with privacy expectations for medical and dental facilities.

HIPAA Awareness Statement

Although the inspector is not a HIPAA-covered entity and is not subject to HIPAA regulatory requirements, the inspection was performed in a manner consistent with the privacy expectations of a medical and dental facility. Care was taken to avoid photographing or documenting any protected health information (PHI), including identifiable patients, treatment records, digital charts, radiographs, or other confidential materials. Any inadvertent inclusion of PHI within photographs or text in this report is unintentional and should not be further disclosed or distributed.

Definitions of Ratings

Inspected

The component, system, or item was visually examined and operated, if applicable, using normal controls and accessible means. No material defects were observed at the time of inspection. This rating does not imply that the component is free of future failure, hidden conditions, or code-related issues.

Not Inspected

The component, system, or item was not evaluated because it was inaccessible, unsafe to access, obstructed, shut down, in use by occupants, or otherwise outside the scope of a visual commercial inspection. Items marked "Not Inspected" may require further evaluation if information about their condition is needed.

Not Present

The component, system, or item does not exist at the property. This rating is used when the feature in question is not installed, not part of the building design, or not applicable to this type of structure.

Deficiency

A defect, damage, improper installation, safety concern, functional issue, or condition requiring repair or further evaluation was observed. A deficiency may range from a minor maintenance item to a significant safety hazard. Items listed as deficiencies should be reviewed and corrected by a qualified specialist or contractor.

Defect Severity Color Coding

This report uses a color-coded system to help the client quickly understand the relative severity of observed deficiencies.

■ Red – Safety Concern or Serious Issue

Items marked in red represent conditions that may pose a safety hazard, create a risk of injury, fire, electrical failure, or property damage, or indicate a significant defect requiring prompt attention. These items often warrant evaluation and correction by a qualified, licensed professional as soon as possible.

Examples include:

- Electrical hazards
- Missing or obstructed emergency egress
- Improper medical gas storage
- Active leaks or moisture intrusion
- Structural or fire-safety concerns

■ Orange – Moderate Defect or Non-Urgent Issue

Items marked in orange represent conditions that do not pose an immediate safety risk but may constitute a building defect, technical violation, or maintenance issue. These conditions may worsen over time, lead to inefficiencies, or result in future damage if left unaddressed. Correction is recommended but not typically urgent.

Examples include:

- Wear or deterioration of components
- Minor roof or exterior issues
- Improper installation that is not immediately hazardous
- Functional problems or deferred maintenance items

Method of Inspection Statement

The inspection was conducted visually and non-invasively, in accordance with the CCPIA Commercial Standards of Practice. Components were inspected using normal operating controls where safe and appropriate. No destructive measures, dismantling of equipment, specialized testing, code compliance evaluations, or intrusive diagnostic procedures were performed. The inspector relied on visual observations and representative sampling of repetitive items such as electrical receptacles, lighting controls, doors, and windows.

Photographic Documentation Disclaimer

Photographs included in this report represent examples of observed conditions and are not intended to depict every instance of similar conditions throughout the property. Some defects may not be photographed due to accessibility constraints, privacy considerations in patient-care areas, or limitations caused by lighting, occupancy, or equipment placement. Photos should be viewed as supplemental documentation and not as a comprehensive record of all findings.

Client Responsibility Notice

It is the client's responsibility to review the entire inspection report, including all narrative comments, recommendations, and limitations. The client should consult qualified, licensed contractors and specialists for all items noted as deficiencies or recommended for further evaluation. This inspection report is not a warranty or guarantee of the property's condition and should not be relied upon as a substitute for routine maintenance, professional service, or future evaluations. The client is responsible for verifying permits, code compliance, regulatory requirements, and any information beyond the scope of a visual commercial inspection.

Visual-Only Inspection Statement for Dental Equipment Rooms

The dental equipment rooms, including the areas housing the dental vacuum pump, dental air compressor, filtration units, amalgam separator, and associated specialty plumbing and electrical components, were inspected on a limited visual basis only. These systems are considered specialized dental equipment and are not included in the scope of a commercial property inspection performed under the CCPIA Standards of Practice.

No testing, pressure measurement, performance evaluation, calibration, or operational assessment of any dental support equipment was performed. The internal condition of pumps, compressors, filters, dryers, traps, valves, or dental plumbing lines cannot be determined through visual inspection alone. Only readily observable conditions, such as visible leaks, corrosion, damaged components, excessive noise, poor maintenance indicators, or disconnected lines, were noted when present.

This section of the inspection should not be interpreted as an evaluation of equipment functionality, safety, compliance with manufacturer specifications, or adherence to dental or medical regulatory standards. A licensed dental equipment service technician or manufacturer-approved service provider should assess these systems if performance, safety, or regulatory compliance evaluation is desired.

Copyright & Use Restrictions

© 2025 Upchurch Inspection. All rights reserved. This inspection report, including all narratives, photos, and formatting, is the copyrighted work of Upchurch Inspection. Unauthorized reproduction, distribution, or use of this report or its contents is strictly prohibited without written permission.

Limitations

General

LIMITATIONS AND EXCLUSIONS

This commercial property inspection was performed in accordance with the CCPIA Commercial Standards of Practice. The inspection is limited to a visual, non-invasive evaluation of the building's accessible components as they existed at the time of the inspection. The following limitations and exclusions apply:

General Limitations

- The inspection is not technically exhaustive and does not include engineering, architectural, structural, or specialized analysis.
- Only areas that were readily accessible, safe to enter, and unobstructed at the time of the inspection were evaluated.
- The inspection does not predict future conditions or guarantee the remaining lifespan of systems or components.
- Conditions can change after the inspection due to occupancy, weather, maintenance, or other factors.

Accessibility & Operational Restrictions

This property was an active dental office during the inspection. To avoid disrupting patient care and business operations:

- Not all switches, outlets, and fixtures were tested.
- Rooms in use by staff, patients, or equipment may not have been fully accessible.
- Ceiling tiles, cabinets, and furniture were not moved.
- Heavy equipment, appliances, medical/dental devices, and built-in operational machinery were not tested.

Exclusions — Systems Outside the Scope

The following items are excluded unless specifically stated otherwise:

- Code compliance, including fire, electrical, plumbing, ADA, zoning, or occupancy regulations.
- Permitting or installation verification for any system or component.
- Medical or dental equipment, including suction systems, compressors, sterilizers, X-ray equipment, and medical gas delivery systems.
- Environmental testing, unless separately contracted (e.g., mold, asbestos, radon, air quality).
- Water quality testing, unless noted as performed.
- Pest inspections, including termites or rodents.
- Fire protection systems such as sprinklers, alarms, extinguishers (except basic presence/condition observation), suppression systems, and hood systems.
- Security systems, intercoms, access control, or video surveillance.
- HVAC performance testing beyond basic functionality.
- Underground utilities, concealed wiring, or inaccessible structural elements.
- Specialty roofing evaluations requiring destructive or invasive methods.

Limitations of Photographs

Photographs included in the report represent only selected visible conditions and are not a complete record of every observed area. Additionally, photos in this report represent examples of observed conditions and do not depict every instance of similar conditions throughout the property.

No Warranty or Guarantee

No warranty, insurance, or guarantee is provided, expressed or implied. The report represents observable conditions only at the time of inspection and should not be interpreted as a property warranty.

Client Responsibility

The client is responsible for:

- Reviewing the entire report.
 - Consulting qualified licensed professionals for all recommended repairs or further evaluations.
 - Obtaining permits, documentation, or regulatory approvals when applicable.
 - Understanding that additional defects may be present in inaccessible or concealed areas.
-

General

OTHER LIMITATIONS

An inspection is not technically exhaustive. An inspection will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. An inspection does not determine the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed.

General

SPECIALTY SYSTEMS EXCLUDED FROM INSPECTION

This building operates as a dental/medical facility and contains a variety of specialized systems and equipment that fall outside the scope of a commercial property inspection performed under the CCPIA Standards of Practice. These systems require evaluation by licensed technicians, certified medical-gas professionals, or specialists trained in dental equipment service. The following items were not inspected, tested, operated, or verified as part of this report:

Dental and Medical Equipment (Not Inspected)

- Dental chairs and treatment stations
- Dental delivery units and waterline systems
- High-speed, low-speed, and air-driven handpiece systems
- Dental suction lines, vacuum pumps, and waste evacuation systems
- Dental air compressors, air dryers, and filtration systems
- Amalgam separators and associated waste containment components
- Autoclaves, sterilizers (steam, dry-heat, cassette), ultrasonic cleaners
- X-ray machines, digital sensors, handheld X-ray units, panoramic imaging, and CBCT systems
- Intraoral cameras, curing lights, ultrasonic scalers, and other powered dental tools
- Dental lab equipment, impression systems, or fabrication devices
- CAD/CAM and digital dentistry equipment (e.g., CEREC or milling units)

Medical Gas and Vacuum Systems (Not Inspected)

- Nitrous oxide and oxygen piped gas systems
- Medical-gas manifolds, regulators, and zone valves
- Wall-mounted gas outlets and scavenging systems
- Ventilation systems dedicated to sedation, sterilization, or dental laboratory spaces

Other Specialty Systems (Not Inspected)

- Water purification systems, including RO/UV systems used for dental equipment
- Infection-control ventilation systems or negative-pressure rooms
- Specialized electrical circuits dedicated to medical equipment
- Radiation shielding, monitoring, or compliance systems
- Sterilization-room exhaust fans, ducting, or pressure controls
- IT infrastructure, dental-software servers, operatories' computer hardware, and imaging workstations
- Security systems, access control, or monitoring equipment
- Fire-alarm systems, sprinkler systems, or suppression systems (beyond basic visual observation)

These systems were not evaluated for functionality, performance, calibration, safety, regulatory compliance, or maintenance condition. Clients requiring assessment of these components should consult appropriately licensed and certified professionals.

General

ACCESS & INSPECTION LIMITATIONS

Several areas of the building were not fully accessible due to normal business operations, patient occupancy, stored materials, furnishings, and equipment placement. As this dental office was actively in use during the inspection, some rooms and components could only be visually examined from the doorway or perimeter, and certain fixtures, switches, or receptacles could not be operated to avoid disrupting patient care or staff workflow. Ceiling spaces, mechanical areas, and wall cavities concealed by finishes were not accessible for inspection. Heavy or fixed equipment, cabinetry, dental operatories, and appliances were not moved. Conditions behind, beneath, or within concealed locations cannot be determined.

The inspection is limited to the visible, safely accessible components of the property as they existed at the time of the inspection. Additional deficiencies may exist in areas not accessible or not inspected.

General

BLUEPRINT / RECORD DRAWING DISCLAIMER

Any blueprints or site plans provided may not reflect current construction conditions. Actual construction may vary from plans, and no guarantee is made regarding accuracy or completeness of owner-provided documents.

General

RELIANCE ON OWNER/THIRD-PARTY INFORMATION

Drawings, surveys, permits, invoices, and other documents were provided by the client/owner or their agents and were not independently verified. Conditions may differ from those shown on plans or records.

2: ROOF

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

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

Information

Inspection Method

Ladder

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum



General Roof Photos



Roof Overview

The roof covering shows widespread deterioration and multiple defect types across the surface. Numerous shingles exhibit granule loss, cracking, exposed fiberglass mat, and mechanical damage. Many areas show improper prior repairs, including coating or sealant applied directly to shingles, which is now peeling and accelerating deterioration. Several shingles are loose, lifted, or unsealed. Roof penetrations show rust, aging components, and deteriorated flashing boots. Granules are accumulating in the gutters, indicating advanced wear. Roof-to-wall flashing and trim details show potential installation deficiencies and areas vulnerable to moisture intrusion. Debris is also present on the roof surface.

Based on the extent and distribution of defects, the roof is at or near the end of its service life. Spot repairs are unlikely to be effective. Recommend full evaluation by a qualified roofing contractor, with budgeting for roof replacement in the near term.

Observations

2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

LOSS OF GRANULES

Noted Loss of Granules on Shingles. Granule loss reduces the shingles' ability to protect against UV rays and water damage, potentially shortening the roof's lifespan. It may also indicate aging or storm-related wear.

Monitor affected areas for further deterioration. If granule loss is widespread, consider a roof evaluation to determine if repairs or replacements are needed. Clean gutters regularly, as excessive granules may accumulate there.

Recommendation

Contact a qualified roofing professional.



2.1.4 Coverings

TORN, CRACKED, AND LIFTED SHINGLES



Several shingles are torn, cracked, or lifted. Damage may be from wind, foot traffic, or occurred before the coating was applied. Damaged shingles do not shed water properly and are prone to wind uplift and leaks. A roofing contractor should replace damaged shingles and evaluate the overall condition of the roof.



2.1.5 Coverings

SHINGLE SURFACE DETERIORATION (EXPOSED FIBERGLASS MAT)



Multiple shingles show advanced wear, including granule loss, surface cracking, and exposed fiberglass mat. These conditions indicate material failure and reduced remaining service life. Exposed mat increases the risk of leaks and UV damage. A qualified roofer should evaluate and recommend repair or roof replacement.



2.1.6 Coverings

IMPROPER PRIOR REPAIRS / COATING APPLIED TO SHINGLES



A white/gray sealant or coating has been applied directly to numerous shingles. This material is cracking, peeling, and deteriorating. The coating appears to have been used to glue or seal damaged shingles, which is not an accepted roofing repair method. Improper coatings accelerate shingle deterioration, trap moisture, void warranties, and reduce the roof's ability to shed water. A licensed roofing contractor should evaluate and perform proper repairs or replacement. Full replacement of this slope is likely.



2.1.7 Coverings

UNSEALED / LOOSE SHINGLE TABS

Shingle adhesive strips are not bonded in multiple areas, leaving tabs loose. Some shingles never sealed properly or have lost adhesion due to age. Loose shingles are vulnerable to wind damage and water intrusion at the seams. A roofer should reseal or replace affected areas as needed.



2.1.8 Coverings

EXPOSED FASTENERS

Exposed nails are visible where shingles have lifted or deteriorated. These are direct leak points and can allow moisture intrusion into the roof assembly. A roofing contractor should properly seal exposed fasteners and evaluate nearby shingles for replacement.

2.1.9 Coverings

DEBRIS ACCUMULATION ON ROOF SURFACE

Leaves and organic debris are present on the roof surface. Debris can trap moisture against the shingles, accelerate deterioration, and obstruct drainage paths. Recommend having the roof cleared of debris and maintaining it regularly to prolong the life of the roofing materials.



2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR BUILDING

One or more downspouts drain too close to the building's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

GRANULE ACCUMULATION IN GUTTERS

A noticeable amount of roofing granules has accumulated in the gutters. While some granule loss is normal over time, this level of accumulation typically indicates aging or deteriorating shingles. Excessive granule loss can shorten the roof's remaining life and reduce its ability to protect against UV exposure and moisture. Recommend cleaning the gutters and having a qualified roofing contractor evaluate the roof for signs of advanced wear or the need for replacement.



2.2.4 Roof Drainage Systems

GUTTER GUARD SYSTEM INCOMPLETE

Gutter guard to prevent debris was installed in portions of the building's drainage system, but was not present on all gutters. A qualified contractor should ensure that they are working as intended.

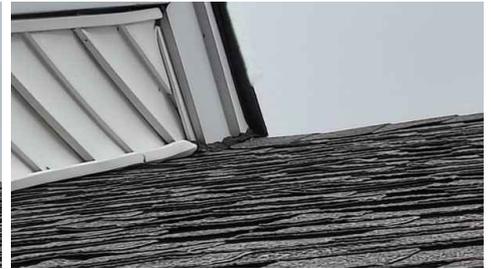


2.3.1 Flashings

IMPROPER / MISSING FLASHING AT ROOF-TO-WALL CONNECTION

The roof-to-wall intersection beneath the siding shows signs of improper or incomplete flashing. The lower metal trim appears separated, bent, or not fully secured, and there is no visible step flashing where shingles meet the vertical wall. The siding also appears to terminate too close to the shingles with no proper kick-out flashing visible. These conditions can allow water to run behind the siding and into the wall assembly, increasing the risk of concealed moisture damage.

A qualified roofing contractor should evaluate and install proper step flashing and kick-out flashing, and correct or replace the damaged metal trim as needed.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

LEANING / IMPROPERLY SUPPORTED FLUE PIPE

One of the metal flue pipes appears visibly tilted. A leaning vent may indicate loose fasteners, failed flashing, or movement of the vent penetration. This can create gaps where water may enter and may also affect proper vent draft. A licensed contractor should evaluate and secure or repair the vent.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

RUSTED AND DETERIORATED METAL VENT

The metal flue vent shows significant rusting and surface deterioration. Rust on roof penetrations can weaken the metal, compromise weather-resistance, and eventually cause leakage at the roof penetration. A qualified contractor should repair or replace the deteriorated vent flashing and confirm the vent is functioning safely.



2.4.3 Skylights, Chimneys & Other Roof Penetrations

PLUMBING VENT FLASHING SHOWS WEAR

The rubber boot around the white plumbing vent shows noticeable aging and surface deterioration. Aging boots are prone to cracking and leaking. Recommend replacement by a qualified roofer.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim				X
3.2	Exterior Doors				X
3.3	Walkways, Patios & Driveways				X
3.4	Eaves, Soffits & Fascia				X
3.5	Patio				X
3.6	Vegetation, Grading, Drainage & Retaining Walls				X
3.7	Steps				X
3.8	Exterior Windows				X

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

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick Veneer

Walkways, Patios & Driveways: Driveway Material

Concrete

Elevation Photos



Exterior Doors: Exterior Entry Door

Glass, Fiberglass



Patio: Patio / Exterior Concrete Areas – Overview

A concrete patio area enclosed by a wood privacy fence was inspected. The concrete surface shows typical age-related wear, including minor cracking, surface discoloration, and areas of debris accumulation. These conditions appear consistent with normal weathering and do not indicate structural concerns at this time. The surrounding wood fencing shows visible deterioration at the base of several pickets and posts, including rot and physical damage, which may require maintenance or replacement. Drainage around the patio appears generally functional, though leaves and debris should be cleared periodically to prevent moisture accumulation along the fence line and foundation.

Vegetation, Grading, Drainage & Retaining Walls: Overview

The grading around the building is generally flat and does not appear to be causing active drainage concerns at the time of inspection. Toward the roadway, the property slopes slightly toward the building; however, this grading change occurs more than 10 feet from the structure and no related moisture issues were observed at the foundation during the inspection.

Vegetation is present in close proximity to the building, including bushes directly against or very near the exterior walls. While common in commercial landscaping, vegetation in contact with the structure can trap moisture against siding and foundation materials and can impede visual inspection of these areas.

Tree branches were observed overhanging portions of the roof. Overhanging limbs can promote debris accumulation in gutters, increase roof wear, and provide pathways for pests.

No retaining walls are present on the property.

Steps: Photos



Limitations

Exterior Doors

BREAK ROOM DOOR

Break room door is blocked by furniture, could not be fully inspected as a result.



Observations

3.1.1 Siding, Flashing & Trim

OPENING AT WATER SPIGOT PENETRATION

Opening in the wall at water spigot penetration can allow for moisture or pest penetration. Recommend sealing around it.

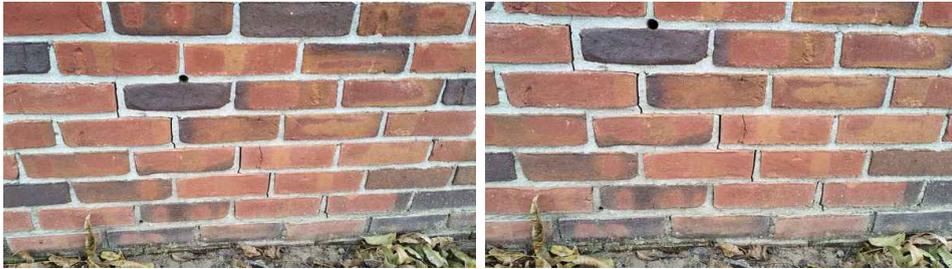


3.1.2 Siding, Flashing & Trim

STAIR-STEP CRACK IN BRICK VENEER MORTAR JOINT

A stair-step crack was observed in the mortar joints of the brick veneer wall. This pattern of cracking typically indicates localized movement or settlement in the structure or foundation beneath the affected area. At this time, the displacement appears minor and limited to the veneer, but such cracking can allow moisture intrusion and may progress if underlying movement continues.

Have a qualified masonry or foundation contractor evaluate the area. Repairs may include repointing the mortar joints and monitoring the area for further movement. If additional settlement or widening is observed, further structural evaluation may be required.



3.1.3 Siding, Flashing & Trim

EFFLORESCENCE OBSERVED ON BRICK VENEER

Efflorescence (white, powdery mineral deposits) was observed on the lower portion of the brick veneer. This is typically a sign of moisture migration through the masonry. While generally not a structural concern, it indicates elevated moisture exposure and may lead to deterioration of mortar or contribute to long-term moisture-related issues if conditions persist. Improve grading/drainage as needed and monitor. Cleaning and masonry sealing may be beneficial.



3.2.1 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

Weatherstripping is damaged. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a qualified door repair/installation contractor.



3.2.2 Exterior Doors

LOOSE DOOR HANDLE - SIDE DOOR

The door handle on the side door is loose and not securely fastened. A loose handle can make the door difficult to operate and may result in further damage if not repaired. Recommend tightening or replacing the hardware as needed to ensure proper function.



3.2.3 Exterior Doors

CRACKED SEALANT AND GAPS IN TRIM ABOVE DOOR

Cracked and deteriorated sealant was observed in the trim assembly above the exterior door. Gaps have formed between trim components, and portions of the caulking appear separated or missing. These openings can allow moisture intrusion, leading to deterioration of wood components, paint failure, or potential interior water damage.

Have a qualified contractor remove loose material, properly seal all gaps with exterior-grade caulking, and repaint as needed to protect the assembly from weather exposure.



3.3.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.3.2 Walkways, Patios & Driveways



DETERIORATED AND SUNKEN PAVEMENT AROUND WATER METER

A significant sunken area with widespread cracking and fragmentation was observed in the parking lot surrounding the water meter box. The pavement has experienced substantial settlement, leaving loose aggregate exposed and causing the meter box to sit below grade.

Concerns include:

- Trip and fall hazard for pedestrians and customers.
- Potential vehicle damage due to uneven pavement.
- Risk of further settlement that may compromise the water meter box or underlying utilities.
- Accelerated deterioration, as open cracks allow water infiltration and freeze-thaw damage.

Have a qualified paving or civil contractor further evaluate the affected area. Repairs may include sub-base stabilization, replacement of the surrounding concrete/asphalt, and proper elevation/realignment of the water meter box. Corrections should be completed to prevent ongoing deterioration and maintain safe pedestrian and vehicle conditions.

3.3.3 Walkways, Patios & Driveways

LINES IN PARKING LOT (FADED)

The parking lot striping is significantly faded. Pavement markings, including parking stall lines and directional indicators, are no longer clearly visible. Faded striping can lead to disorganized parking, reduced traffic control, and potential safety concerns for both drivers and pedestrians.

Have a qualified paving or striping contractor re-stripe the parking lot to restore proper visibility and compliance with site safety and traffic-flow standards.

3.3.4 Walkways, Patios & Driveways

EROSION/UNDERMINING AT SIDEWALK SLAB

Erosion and soil loss were observed beneath the sidewalk slab near the building. A void has formed under the edge of the concrete, leaving the slab partially unsupported. This condition can lead to further settlement, cracking, or displacement, and may become a trip hazard if the slab drops or shifts.



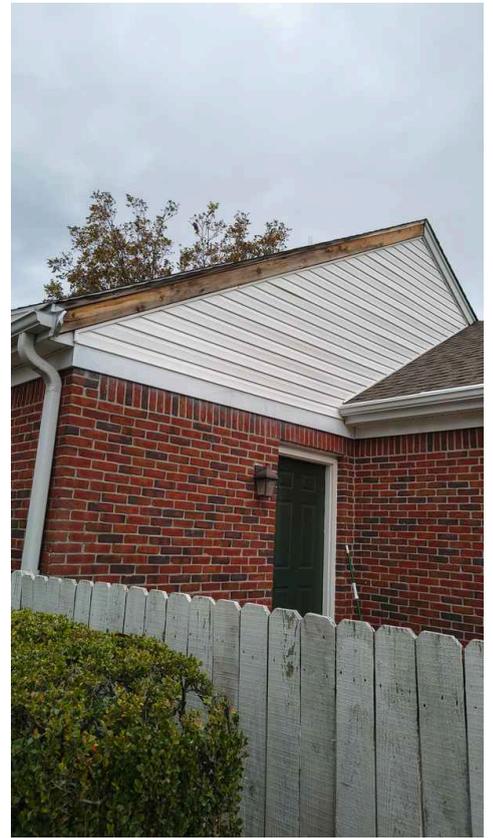
Have a qualified concrete or sitework contractor evaluate the area. Repairs may include filling the void, stabilizing the soil, and addressing any drainage issues contributing to erosion. Monitor the slab for movement and repair as needed.

3.4.1 Eaves, Soffits & Fascia



MISSING FASCIA COVER – RIGHT-SIDE ROOF EDGE

The fascia cover (metal/vinyl trim) is missing along the right-side roof edge, leaving the underlying wood fascia exposed to weather. Exposed fascia can deteriorate over time and may affect the gutter system. Recommend installation of proper fascia covering by a qualified contractor to restore weather protection.



3.4.2 Eaves, Soffits & Fascia

LOOSE SOFFIT PANELS – EXTERIOR

Soffit panels along the eaves are loose and not fully secured in multiple locations. Loose soffit material can allow pest entry, wind damage, and moisture intrusion into the attic or roof structure. Recommend securing or reinstalling the soffit panels to maintain proper ventilation and protect the building envelope.



3.4.3 Eaves, Soffits & Fascia

LOOSE FASCIA COVER

A loose fascia cover was observed. Recommend having a handyman securely reattach it.



3.5.1 Patio

DETERIORATED WOOD FENCING AT PATIO

The wood privacy fencing surrounding the patio shows visible deterioration, including rotted pickets, damaged boards, and decay at the base of the posts. Several boards are warped, split, or no longer structurally sound. This deterioration reduces the stability and service life of the fence. Recommend repair or replacement by a qualified contractor.



3.5.2 Patio

CONCRETE SURFACE CRACKING

The patio's concrete surface has multiple cracks consistent with age and settlement. While no major displacement was observed, cracks can widen over time and allow moisture intrusion, leading to further deterioration. Recommend sealing as part of routine maintenance and monitoring for changes.



3.5.3 Patio

DEBRIS ACCUMULATION ALONG FENCE LINE

Loose debris, broken wood pieces, and leaves were observed along the base of the fence and on the concrete surface. Accumulated debris can trap moisture against building components and accelerate deterioration of wood fencing and adjacent structures. Recommend cleaning the area and maintaining regular debris removal.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION IN CONTACT WITH OR TOO CLOSE TO BUILDING

Vegetation, including bushes, is in direct contact with or extremely close to the building exterior. This can trap moisture against the structure, obscure exterior surfaces from view, accelerate deterioration, and provide pathways for pests. Trimming vegetation back to allow full clearance from the walls is recommended.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

TREE BRANCHES OVERHANGING ROOF

Tree branches were observed overhanging the roof. Overhanging limbs can contribute to roof wear, gutter clogging, moisture retention, and potential roof or siding damage during storms. Trees should be pruned back to prevent contact with the roof and reduce debris accumulation.



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

GRADING SLOPES TOWARD BUILDING NEAR ROADWAY

The grading near the roadway slopes toward the building before leveling off more than 10 feet of the structure. Although no moisture intrusion related to this grading pattern was observed during the inspection, grading that directs runoff toward the building can become a concern over time. Monitoring is advised, and regrading may be beneficial if site conditions change.



3.7.1 Steps

SEPARATION CRACK AT STAIR ENTRY MASONRY

A horizontal separation crack was observed in the brick veneer at the stair entry area, directly above the doorway. The mortar joint has opened, and prior patching/caulking is visible. This indicates movement between the stair assembly/landing and the adjacent masonry wall. Such separation can occur from settlement, seasonal movement, or differential load between the stair structure and the building façade.

Have a qualified masonry or structural contractor evaluate and repair the separation. Repairs may include removing failed caulking, repointing mortar, sealing the joint, and assessing whether structural movement needs further correction.



3.7.2 Steps

MINOR DETERIORATION OF MASONRY STAIRS

Minor deterioration was observed at the masonry stairs, including small cracks, worn mortar joints, and localized surface wear. While the stairs remain generally functional at this time, ongoing exposure to moisture, foot traffic, and freeze-thaw cycles may lead to gradual worsening if not maintained.

Have a qualified masonry contractor perform routine maintenance as needed, such as re-pointing mortar joints, sealing surfaces, and addressing any loose or damaged bricks to prevent further deterioration.

3.8.1 Exterior Windows

RUSTED STEEL LINTEL ABOVE WINDOW

The steel lintel above the window shows visible surface rust and deterioration. The paint/coating has failed in multiple areas, allowing oxidation to occur. If left unaddressed, ongoing rusting can weaken the lintel, cause expansion, and lead to cracking or displacement in the surrounding brick veneer.

Have a qualified contractor clean and treat the rusted lintel, apply a rust-inhibiting primer, and repaint or reseal the steel. If significant deterioration is present, further evaluation by a masonry or structural professional may be needed.



3.8.2 Exterior Windows

MISSING WINDOW SCREEN

Window screen was missing. Recommend replacing.



3.8.3 Exterior Windows

DAMAGED WINDOW SCREENS

Window screens are damaged. Recommend replacement.



4: PATIOS, WOOD DECKS AND BALCONIES

5: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspace			X	
5.3	Floor Structure	X			
5.4	Wall Structure	X			
5.5	Ceiling Structure	X			

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

Information

Inspection Method

Visual

Foundation: Material

Concrete Block Foundation

Floor Structure: Material

Slab

Floor Structure: Sub-floor

Inaccessible

Foundation Identification – Clarification of Construction Type

During the inspection, no crawlspace access, vents, or openings were observed anywhere on the building. All visible indicators (exterior grade level, interior slab appearance, plumbing penetrations, and mechanical equipment placement) are consistent with a slab-on-grade foundation.

However, the provided site plans/blueprints label the structure as having a “Concrete Block Foundation.” This terminology refers to the perimeter foundation stem walls constructed from concrete masonry units (CMU), not to the presence of a crawlspace.

Findings

- The building appears to be constructed on concrete block stem walls with a poured concrete slab floor (commonly called slab-on-stem-wall construction).
- This type of foundation does not include an accessible crawlspace beneath the structure.
- Brick veneer extends to or near grade, which may obscure the underlying block foundation from view.

Implications

- No subfloor or crawlspace system is present to inspect.
- Utilities such as plumbing and electrical lines enter through the slab instead of beneath a floor system.
- Because the block foundation is concealed behind brick veneer and grade, the foundation walls themselves are not fully visible, limiting inspection of hidden areas.

No defects are noted with this foundation configuration based on what was visible at the time of inspection. This write-up is provided for clarification only. If the client desires further confirmation of the construction design, consultation with the builder, local building department, or review of full architectural drawings may be helpful.



Floor Structure: Floor Structure – Overview

The building's floor structure consists of a slab-on-grade concrete foundation, which serves as both the primary structural support and the finished floor base for the occupied areas. Because this type of construction does not include a raised floor system or accessible structural framing, the floor structure cannot be visually inspected below the surface. The assessment is therefore limited to observable conditions such as floor levelness, surface performance, and functional indicators like the operation of interior doors.

No significant signs of structural distress—such as major cracking, displacement, or abnormal floor movement—were observed in accessible areas at the time of inspection. Minor cosmetic imperfections may be present in floor coverings but are not typically indicative of structural concerns with slab construction.

This evaluation does not include subsurface analysis, moisture testing, or assessment of utilities embedded within or beneath the slab. Any specific concerns identified elsewhere in the report should be reviewed by a qualified contractor or structural professional.

Wall Structure: Wall Structure – Overview

The building's exterior wall structure appears to be wood-framed (stick-built) construction with brick veneer serving as the exterior cladding. Brick veneer is a non-load-bearing façade installed over a structural wood framing system. The veneer could be visually inspected only in accessible areas; the concealed wood framing, wall cavities, fasteners, and moisture barriers cannot be evaluated without destructive methods.

Interior and exterior wall surfaces were reviewed for signs of structural distress such as cracking, bowing, or separation. No significant structural movement was observed in accessible areas at the time of inspection. Minor cosmetic cracking or surface imperfections may be present but are not necessarily indicative of structural failure.

Because the structural framing is concealed behind finishes, insulation, and brick veneer, the inspection is limited to visible symptoms or secondary indicators of structural performance. This assessment does not include destructive evaluation, engineering analysis, or verification of code compliance. Any conditions noted elsewhere in the report that may suggest framing or moisture-related concerns should be reviewed by a qualified contractor or structural engineer.

Ceiling Structure: Ceiling Structure – Overview

The building's ceiling structure appears to consist of a wood-framed system supporting drywall or acoustic ceiling materials, typical of single-story commercial and medical office construction. Portions of the ceiling system are concealed by finish materials, insulation, and mechanical, electrical, and plumbing components; therefore, only accessible areas could be visually inspected.

Ceiling surfaces were reviewed for signs of structural distress such as sagging, cracking, separation, or evidence of moisture intrusion. No significant structural concerns were observed in the accessible portions at the time of inspection. Minor cosmetic imperfections may be present and are not usually indicative of structural issues.

Because the structural framing, trusses, fasteners, and connections are not visible without destructive inspection, the evaluation is limited to observable conditions and indirect performance indicators. This inspection does not include engineering analysis or code compliance verification. Any deficiencies noted elsewhere in the report—such as moisture staining, ceiling tile displacement, or evidence of leaks—should be evaluated further by a qualified contractor.

Limitations

General

FOUNDATION ACCESS AND OBSERVABILITY LIMITATION

This property incorporates a slab-on-stem-wall foundation system. All concrete block foundation walls are concealed behind exterior brick veneer and surrounding grade. As no crawlspace exists and no under-slab areas are accessible, evaluation of the foundation was restricted to readily observable conditions only. Subsurface components, concealed foundation walls, and under-slab utilities were not accessible and were excluded from the scope of this visual inspection. No determination can be made regarding concealed defects or conditions that may be present.

Foundation

INSPECTION LIMITATION – SLAB-ON-GRADE FOUNDATION

The building is constructed on a slab-on-grade foundation, which inherently limits the inspector's ability to evaluate components that are concealed below the finished floor surfaces. Because the slab is not visible and cannot be accessed without destructive measures, conditions such as cracking beneath floor coverings, soil movement beneath the slab, moisture migration through the concrete, plumbing lines embedded in or below the slab, and structural reinforcement cannot be inspected.

The assessment is therefore limited to visible conditions such as floor performance, wall alignment, door operation, and any accessible areas adjacent to the slab. This inspection does not include subsurface evaluation or testing of components located beneath or within the concrete slab.

6: HEATING AND VENTILATION

		IN	NI	NP	D
6.1	Equipment				X
6.2	Normal Operating Controls		X		
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys				X
6.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Brand

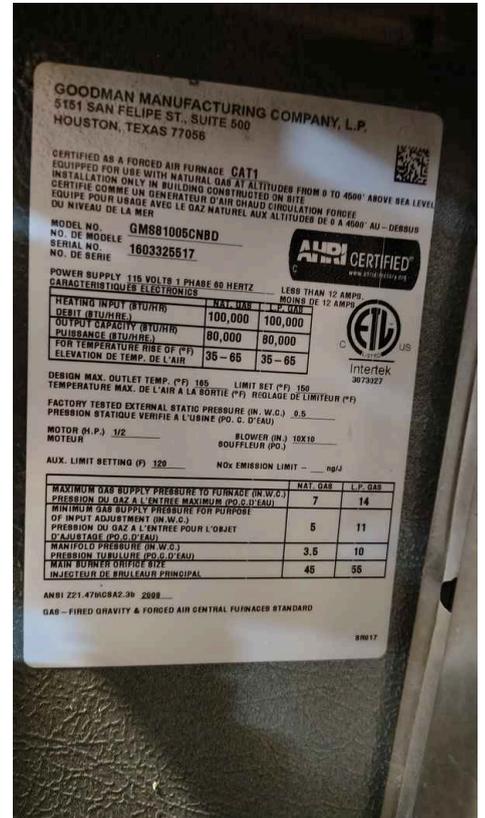
Goodman

Equipment: Energy Source

Natural Gas

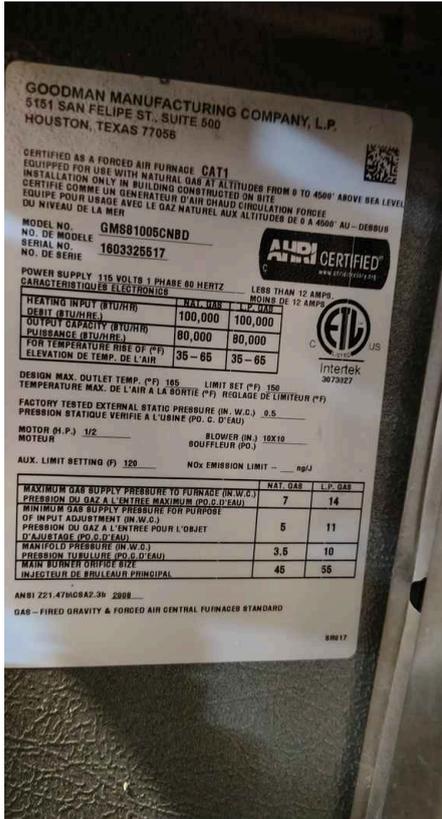
Equipment: Heat Type

Forced Air

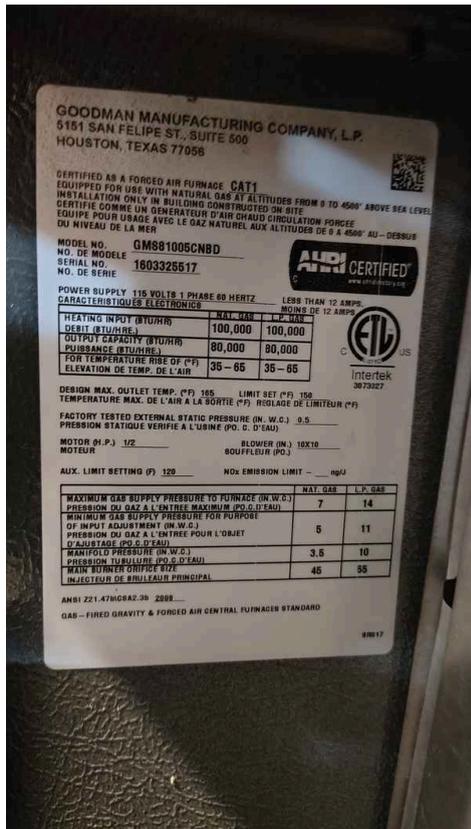


Equipment: Age of Unit
2016

Distribution Systems: Ductwork
Insulated



Equipment: Photos



Normal Operating Controls: Overview

The furnace was not turned on during the inspection because the vent connector in the attic is disconnected. Operating the furnace in this condition could allow combustion gases—including carbon monoxide—to escape into the attic. For safety, the system was not tested. A qualified HVAC contractor should reconnect and properly secure the venting system and verify safe furnace operation before use.

Limitations

Normal Operating Controls

LIMITATION – FURNACE NOT OPERATED DUE TO UNSAFE CONDITIONS

The furnace was not operated during the inspection. The vent connector observed in the attic was disconnected, presenting a potential carbon monoxide and combustion-gas hazard. For safety reasons, the heating system could not be fully inspected or tested. A qualified HVAC technician should reconnect the venting system and verify proper operation before the system is used.

Observations

6.1.1 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

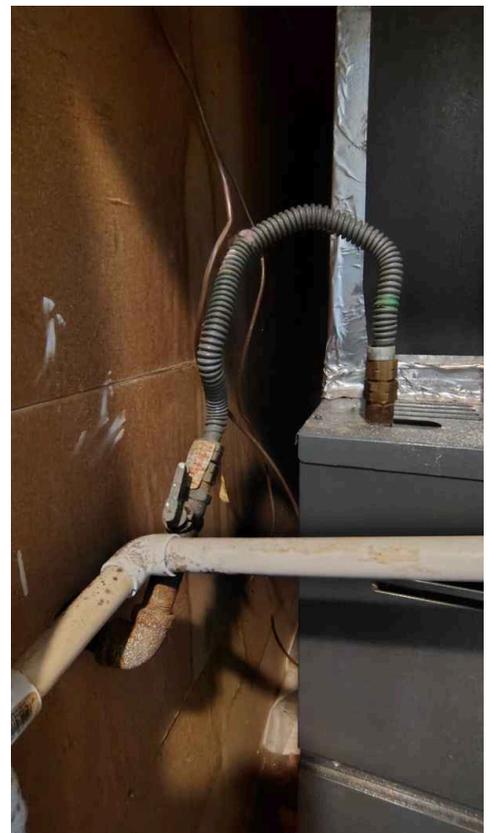
Contact a qualified HVAC professional.



6.1.2 Equipment

GAS LINE – NO SEDIMENT TRAP INSTALLED

A sediment trap (drip leg) was not installed on the gas supply line serving the furnace. Current industry standards and most manufacturer installation requirements call for a sediment trap to be located near the appliance to catch debris, scale, or moisture before it enters the gas valve or burner assembly. Without this component, contaminants can enter the furnace and reduce reliability or damage components over time. A qualified HVAC or plumbing contractor should install a proper sediment trap.



6.4.1 Vents, Flues & Chimneys

**FURNACE VENT CONNECTOR - DISCONNECTED (SAFETY HAZARD)**

A section of the furnace's metal vent connector in the attic is disconnected from the main vent piping. This prevents proper drafting of combustion gases. When a gas furnace operates without a fully connected and sealed vent, exhaust fumes—including carbon monoxide—can spill into the attic or occupied areas instead of being safely discharged outdoors.

This condition poses a significant safety hazard and can also affect furnace performance. A qualified HVAC contractor should reconnect the venting system, ensure proper fastening and sealing, and verify safe operation of the furnace before the system is used again.



7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
International Comfort



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Rear

Cooling Equipment: Data Label



Normal Operating Controls: Photo



Distribution System: Configuration
Central

Presence of Installed Cooling Source in Each Room: Photos



R-410A Refrigerant Noted

The HVAC system is charged with R-410A refrigerant, which is the industry standard replacement for R-22. R-410A operates at higher pressures and is not interchangeable with older R-22 systems. Only EPA-certified technicians should service or recharge this system.



Presence of Installed Cooling Source in Each Room: Overview

A permanent ooling source was observed in every occupied room of the building, including patient treatment rooms, offices, hallways, and common areas. The installed heating equipment appeared to be functioning at the time of inspection and provided adequate distribution throughout the inspected areas. No rooms were identified as lacking a fixed, permanently installed heat source.



Observations

7.1.1 Cooling Equipment

DETERIORATED / MISSING REFRIGERANT LINE INSULATION

The insulation on the refrigerant suction line is significantly deteriorated, cracked, and missing in several areas. Tape and makeshift repairs were also observed. Proper insulation is necessary to prevent energy loss, reduce condensation, and ensure efficient system operation.

Have a licensed HVAC technician replace the damaged insulation with exterior-grade refrigerant line insulation. Correction will improve system efficiency and help prevent moisture-related issues.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Back-flow Prevention Device		X		
8.3	Drain, Waste, & Vent Systems				X
8.4	Water Supply, Distribution Systems & Fixtures				X
8.5	Hot Water Systems, Controls, Flues & Vents				X
8.6	Fuel Storage & Distribution Systems	X			
8.7	Sump Pump			X	

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

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Exterior



Back-flow Prevention Device:

Location

Right Side of Building

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material

Hose, PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

Hot Water Systems, Controls, Flues & Vents: Location

Closet

Drain, Waste, & Vent Systems: Photos



Water Supply, Distribution Systems & Fixtures: Water Supply, Distribution Systems & Fixtures – Overview

The building's water supply and distribution components were inspected using a limited, non-invasive evaluation consistent with CCPIA commercial inspection standards. The potable water supply was observed to be active at the time of inspection. Readily accessible water lines, shutoff valves, pressure regulators, and distribution piping were visually reviewed for indications of leaks, corrosion, improper support, or other observable deficiencies.

Plumbing fixtures—including sinks, faucets, and related trim—were operated using normal controls to check basic functionality and drainage. The inspection does not include pressure testing, evaluation of pipe sizing, code compliance verification, or inspection of concealed or underground plumbing components. Specialized dental plumbing systems (vacuum lines, dental chairs, sterilizers, backflow devices, and specialty filtration/conditioning systems) are outside the scope of this inspection unless otherwise noted.

Overall, the water supply and distribution systems appeared to function under normal operation at the time of inspection. Any specific defects identified elsewhere in this report should be addressed by a qualified plumbing contractor to maintain proper building performance and sanitation.

Water Supply, Distribution Systems & Fixtures: Sink Fixtures – General Observations

Multiple sinks were present throughout the facility, including in bathrooms and patient rooms. Each unit was operated using normal controls to verify basic functionality. Water flow and drainage appeared adequate at the time of inspection, and no leaks were observed at accessible supply lines, traps, or valves. This inspection does not include evaluation of concealed plumbing, specialty dental plumbing systems, or long-term performance. Any specific issues noted in the accompanying photos should be reviewed and corrected by a qualified plumbing contractor.





Water Supply, Distribution Systems & Fixtures: Toilet Fixtures Toilet Fixtures – General Observations

Toilet fixtures were inspected and operated using normal controls. Toilets flushed and refilled appropriately at the time of inspection, and no active leaks were observed at supply connections, tank components, or base seals. Floor stability around the fixtures appeared satisfactory where visible. This evaluation is limited to functional operation and readily accessible components; it does not include internal tank diagnostics, drain-line performance testing, or code compliance verification. Any specific deficiencies noted in the accompanying photos should be reviewed and repaired by a qualified plumbing contractor.



Water Supply, Distribution Systems & Fixtures: Dental Amalgam Separator / Waste Trap – Condition Noted (Visual Only)

A dental waste trap/amalgam separator canister was observed beneath a sink. The outer housing, top plate, and associated plumbing connections show visible corrosion, staining, and buildup, suggesting long-term leakage, poor maintenance, or deterioration of seals. Moisture staining was also noted on the surrounding surfaces.

This equipment is not evaluated as part of a commercial property inspection. The functionality, internal condition, regulatory compliance (EPA amalgam rules), flow performance, and maintenance intervals of dental waste systems are beyond the scope of this inspection.

Because this system handles regulated dental wastewater, it should be serviced, cleaned, or replaced by a qualified dental equipment technician or plumbing professional. A full evaluation is recommended to determine the source of corrosion, verify proper operation, and confirm that required maintenance logs and filter change schedules are being followed.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

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



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

Electric



Hot Water Systems, Controls, Flues & Vents: Capacity

10 gallons



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

Gas Meter



Limitations

General

DENTAL WATERLINE QUALITY / BIOFILM TESTING – EXCLUDED FROM INSPECTION

This facility contains dental waterline systems that supply water to handpieces, syringes, and operatory units. The inspection did not include testing, analysis, or evaluation of dental water quality, biofilm levels, microbial content, or compliance with CDC, ADA, or dental board infection-control standards. Waterline quality requires specialized sampling and laboratory testing and is outside the scope of a commercial property inspection.

Only visible plumbing conditions were observed at sinks and equipment areas. No determination was made regarding the cleanliness, safety, disinfection cycles, flushing protocols, cartridge status, or overall performance of any dental waterline system. A qualified dental service provider or waterline testing laboratory should evaluate these systems if assessment or compliance documentation is required.

Back-flow Prevention Device

COULDN'T REMOVE COVER

Due to concrete debris, making it difficult, could not access,

Observations

8.3.1 Drain, Waste, & Vent Systems

FLEXIBLE ACCORDIAN DRAIN PIP

A flexible accordion-style drain connector was installed beneath the sink. These fittings are not recommended because their ribbed interior can trap debris, restrict flow, and clog more easily than smooth-wall piping. They are also not permitted by many plumbing standards for permanent installations. Replacement with a properly fitted, smooth-wall, rigid drain assembly is recommended.



8.3.2 Drain, Waste, & Vent Systems

SPECIALTY EQUIPMENT – AMALGAM SEPARATOR / DENTAL WASTE SYSTEM

A dental amalgam separator and associated specialty waste plumbing were present beneath the sink. These systems are specialized dental equipment and are outside the scope of a commercial property inspection. Their internal condition, performance, filtration media, and compliance with EPA dental amalgam regulations were not evaluated. Only general visible conditions were observed.

The separator and surrounding plumbing show evidence of staining, corrosion, and leakage around the top of the collection unit, as well as multiple chemical containers stored directly beneath the assembly. Because this system is not part of a standard plumbing configuration and is tied to dental waste processing, a qualified dental equipment technician should evaluate the separator, seals, and connections for proper function, cleanliness, and compliance.

Have a licensed dental equipment service provider or plumbing professional with experience in dental wastewater systems evaluate the amalgam separator for leaks, required maintenance, proper installation, and any needed cleaning or repair.



8.4.1 Water Supply, Distribution Systems & Fixtures
OBSTRUCTED ELECTRICAL RECEPTACLE

An electrical receptacle is partially obstructed by adjacent cabinetry or countertop overhang, limiting access to the outlet and restricting the ability to safely plug in standard equipment. Restricted access may lead to improper cord positioning, strain on plugs, or inability to use the receptacle as intended. In a commercial setting such as a dental office, this may also interfere with equipment placement or routine operations.

A qualified contractor or facility maintenance professional should evaluate options to improve accessibility, which may include relocating the receptacle, modifying the cabinetry, or installing an alternative outlet location that meets operational needs.



8.4.2 Water Supply, Distribution Systems & Fixtures

NO HOT WATER AT SINK SERVING DENTAL WASTE SYSTEM

The sink located at the dental waste/amalgam system did not produce hot water. Upon inspection, the hot water shutoff valve beneath the sink was found in the OFF position. When a fixture valve is off, the fixture cannot receive heated water.

Recommend confirming with facility staff whether this was intentional. If hot water is required at this location for cleaning or sanitation, the valve should be turned on or further evaluated by maintenance or a qualified plumber.



8.4.3 Water Supply, Distribution Systems & Fixtures

SINK FAUCET LEAKING

Sink Faucet Leaking. Have a Plumber Repair.



8.4.4 Water Supply, Distribution Systems & Fixtures

DAMAGED HANDLE ON EXTERIOR WATER SPIGOT

The handle for the water spigot valve is damaged. Recommend replacement.



8.5.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

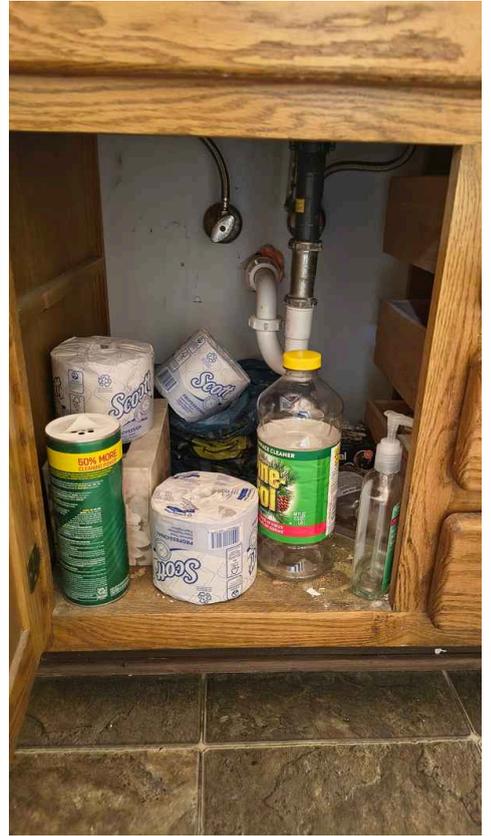


8.5.2 Hot Water Systems, Controls, Flues & Vents

HOT WATER SHUT OFF AT FIXTURE

EMPLOYEE RESTROOM AND ROOM WITH DENTAL TRAP

Hot water was shut off at the fixture. The inspector does not operate valves. Inquire with the seller as to the reason and have a professional repair if necessary.



8.5.3 Hot Water Systems, Controls, Flues & Vents
TPR VALVE EXTENSION (MULTIPLE DEFECTS)

 Safety Hazard

The Temperature and Pressure Relief (TPR) valve discharge piping at the water heater is improperly configured. Multiple defects were observed:

- The discharge pipe contains multiple elbows, which can restrict flow during an emergency discharge.
- The pipe does not terminate to an approved exterior location.
- The discharge is routed into another drain assembly/standpipe, which is not a safe or code-compliant termination point.
- The piping appears to be unsupported, improperly sloped, and includes unapproved materials and fittings.
- The TPR piping configuration prevents clear visual monitoring of discharge and may vent scalding water/steam inside the building.

A TPR valve must discharge by gravity, in an unobstructed manner, termination should be visible, and piping must not be connected to other drain systems unless specifically allowed by local code.

Due to the safety implications, correction is needed. Have a licensed plumber evaluate the installation and replace the discharge piping with a code-compliant, direct, unobstructed line terminating to the exterior (or to an approved drainage receptor designed for TPR discharge). Repair any related water damage or deterioration as needed.







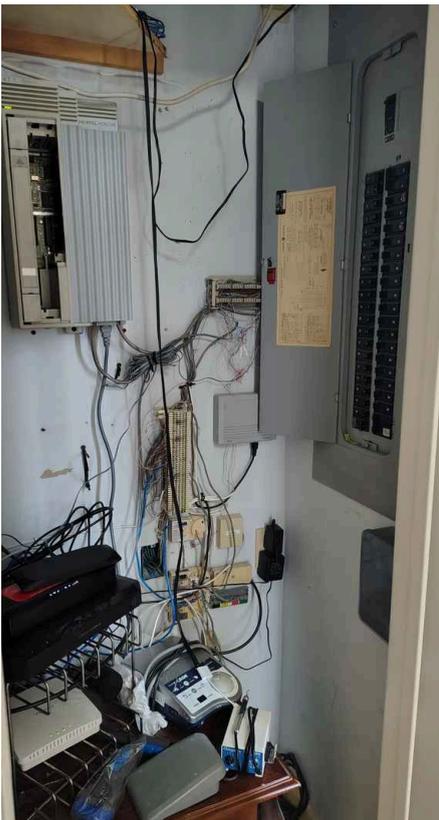
9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
9.3	Branch Wiring Circuits, Breakers & Fuses				X
9.4	Lighting Fixtures, Switches & Receptacles				X
9.5	GFCI & AFCI				X
9.6	Smoke Detectors		X		
9.7	Carbon Monoxide Detectors			X	X

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

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left Side of Building, Closet



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

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shutoff



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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Service Entrance Conductors: Electrical Service Conductors Below Ground





Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding Method

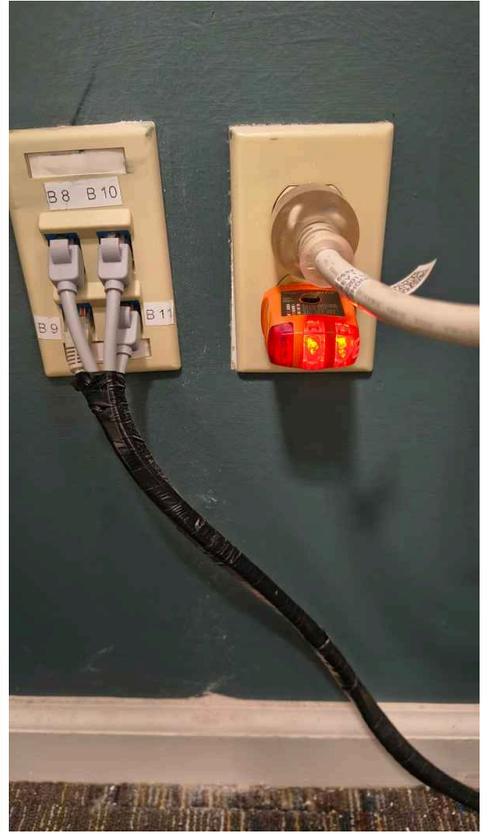
The grounding electrode conductor (GEC) was observed bonding to the exterior metal conduit near the electrical service location. This appears to be serving as part of the building's grounding electrode system rather than water piping. Only visible, accessible components were inspected; concealed or buried grounding electrodes (such as ground rods or UFER/concrete-encased electrodes) could not be confirmed. If verification of proper grounding and bonding is required, further evaluation by a licensed electrician is recommended.



Lighting Fixtures, Switches & Receptacles: Electrical Receptacles - General Observations

Readily accessible electrical receptacles were tested using a standard plug-in tester to verify basic operation, grounding, and polarity. Most receptacles functioned as expected at the time of inspection. This evaluation is limited to visible and accessible devices and does not include load testing, circuit tracing, or evaluation of wiring concealed within walls or conduits. Specialty medical or dental equipment circuits are outside the scope unless otherwise noted. Any receptacles showing damage, improper operation, or missing cover plates in the accompanying photos should be further evaluated and corrected by a qualified electrical contractor.





Lighting Fixtures, Switches & Receptacles: Lighting Fixtures & Switches – General Observations

Interior and exterior lighting fixtures were visually inspected, and accessible switches were tested where doing so would not interrupt business operations. Because the dental office was actively in use during the inspection, only switches in low-impact areas (such as bathrooms, utility areas, and unoccupied rooms) were operated. Most lighting fixtures observed were functional at the time of inspection, and no immediate safety hazards were noted at accessible components.

This evaluation is limited to visible fixtures, bulbs, and switches and does not include load testing, ballast diagnostics, evaluation of emergency lighting, or inspection of wiring concealed behind finishes or within conduits. Any specific deficiencies shown in the accompanying photos—such as inoperative fixtures, damaged lenses, exposed wiring, or switch issues—should be further evaluated and corrected by a qualified electrical contractor.



Smoke Detectors: Photos



Limitations

General

RADIOLOGY SYSTEMS EXCLUDED FROM INSPECTION

This facility contains dental radiographic equipment, including intraoral X-ray units, wall-mounted or handheld exposure devices, panoramic imaging systems, digital sensors, and related control modules. These systems are specialized medical equipment and are excluded from the scope of this commercial property inspection. No testing, calibration, performance verification, radiation leakage analysis, or compliance assessment was performed.

The inspection did not include evaluation of:

- Radiation shielding or lead-lined wall assemblies
- Control timers, exposure buttons, or safety interlocks
- X-ray tube heads, arm stability, or mechanical operation
- Film or digital sensor processing systems
- Radiology software, monitors, or imaging workstations
- Radiation safety compliance under state or federal regulations
- Cone beam CT (CBCT) units or panoramic devices
- Dosimetry badges or radiation monitoring systems

Only the general visible condition of surrounding building areas was observed. For safety, regulatory, or performance assessment, a qualified dental radiology technician or licensed medical imaging professional should evaluate these systems.

Smoke Detectors

SMOKE DETECTORS NOT TESTED – OPERATIONAL LIMITATION

Smoke detectors were present in the building; however, functional testing was not performed because the dental office was actively operating at the time of inspection, and testing could have disturbed patients, staff, and ongoing procedures. The inspection was therefore limited to a visual review of the devices for general condition and placement.

Because smoke detection is a critical component of life-safety systems in commercial medical facilities, the building management should verify proper operation through routine testing and maintenance, in accordance with manufacturer recommendations and applicable fire-safety standards. A qualified life-safety contractor or facility maintenance professional should ensure all detectors remain operational and compliant.

Observations

9.1.1 Service Entrance Conductors

VEGETATION OBSTRUCTING SERVICE EQUIPMENT:

Dense bushes were observed obstructing access to the electrical meter and gas meter along the exterior wall. This vegetation makes access for inspection, meter reading, and maintenance difficult. Trimming the vegetation back to provide clear working space around the service equipment is recommended.

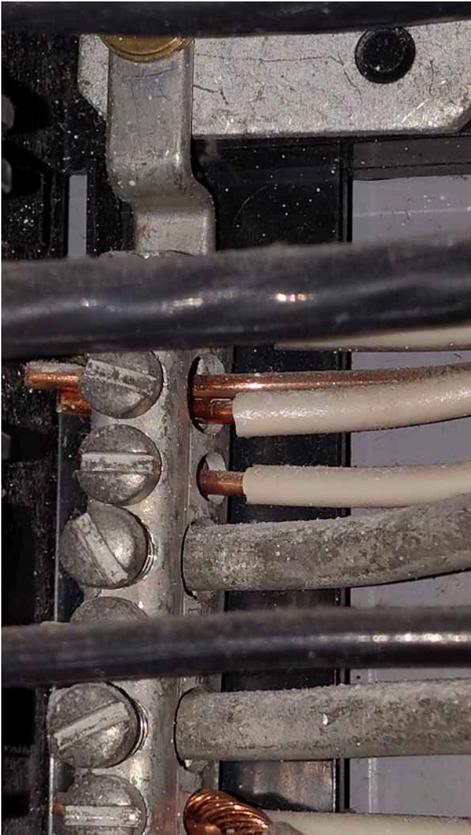
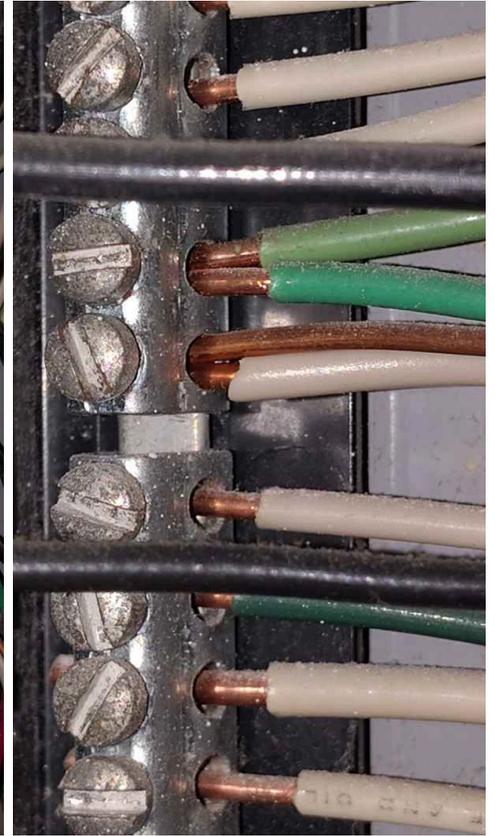
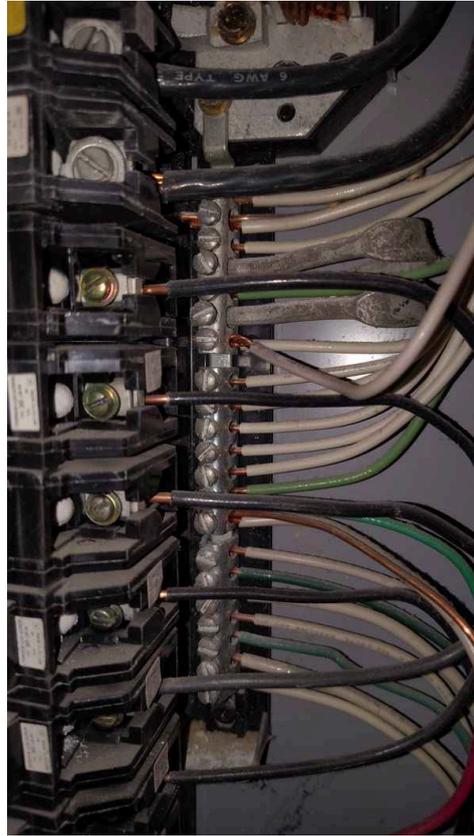
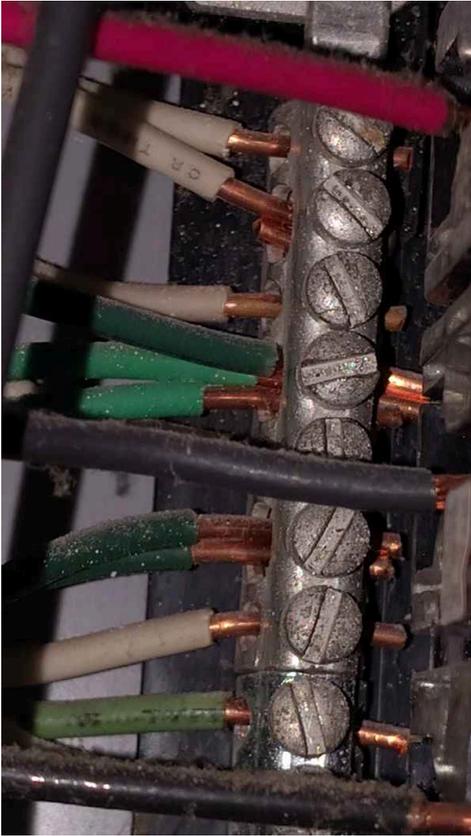


9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MULTIPLE CONDUCTORS UNDER SINGLE TERMINATION (DOUBLE-LUGGED NEUTRALS/GROUNDS)

Multiple neutral and/or equipment-grounding conductors were observed terminating under individual lug screws on the neutral/grounding bus bar within the electrical panel. Most bus bar terminals are designed and UL-listed for only one conductor per termination unless specifically marked otherwise. Sharing a terminal can lead to loose connections, overheating, and increased fire risk.

A qualified, licensed electrician should evaluate the panel and separate conductors into individual terminals or install an approved additional bus bar as needed.



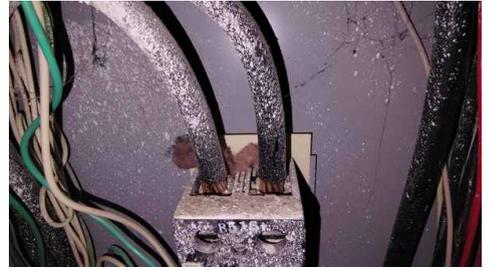
9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Safety Hazard

EXPOSED SERVICE ENTRANCE CONDUCTOR STRANDS — SAFETY HAZARD

The service-entrance conductors inside the main electrical panel had exposed aluminum strands where the outer insulation jacket had pulled back, leaving portions of the conductors uninsulated. This creates a significant safety concern because exposed service conductors increase the risk of accidental contact, arcing, overheating, and potential electrical failure.

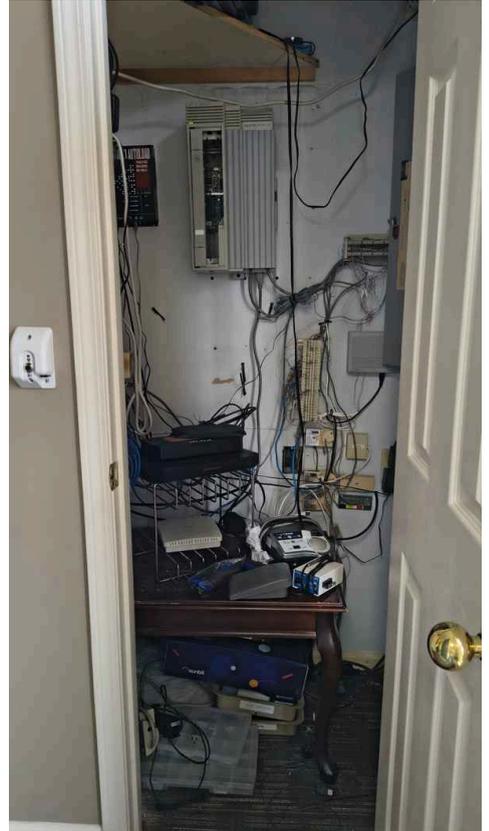
A licensed electrician should correct this condition as soon as possible. Repairs may include re-terminating the conductors, adding proper insulation, or replacing damaged sections to ensure safe, fully insulated terminations within the panel.



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

IMPROPER CLEARANCE IN FRONT OF PANEL

Items in front of panel make access difficult.



9.3.1 Branch Wiring Circuits, Breakers & Fuses



Safety Hazard

IMPROPER ELECTRICAL CORD ROUTING THROUGH WALL – SAFETY CONCERN

An electrical cord was observed passing through an opening in the wall. Flexible appliance cords, extension cords, and power strips are not permitted to be routed through walls, ceilings, floors, or other concealed spaces. This condition is considered improper wiring practice and does not meet commercial electrical safety standards. Cords routed this way are vulnerable to abrasion, heat damage, and potential fire hazards.

Have a qualified commercial electrician evaluate the condition and install a permanent, code-compliant electrical receptacle or conduit as needed. The opening in the wall should be properly sealed and repaired to maintain the building's fire-resistance and separation assemblies.

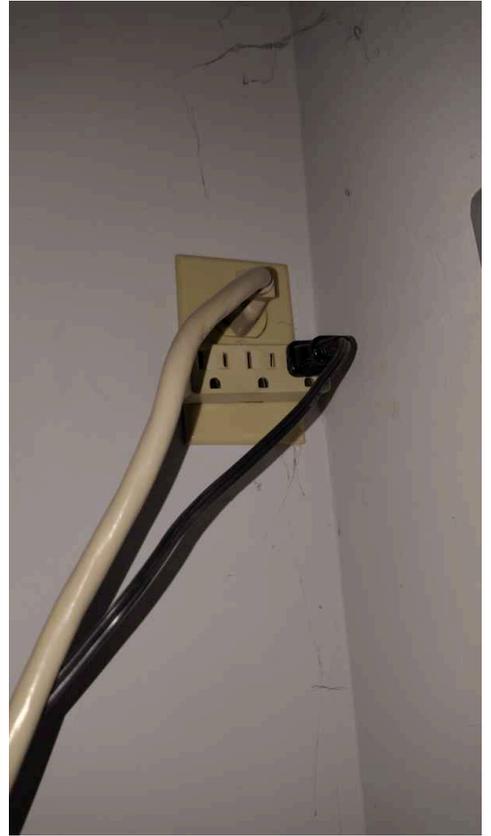
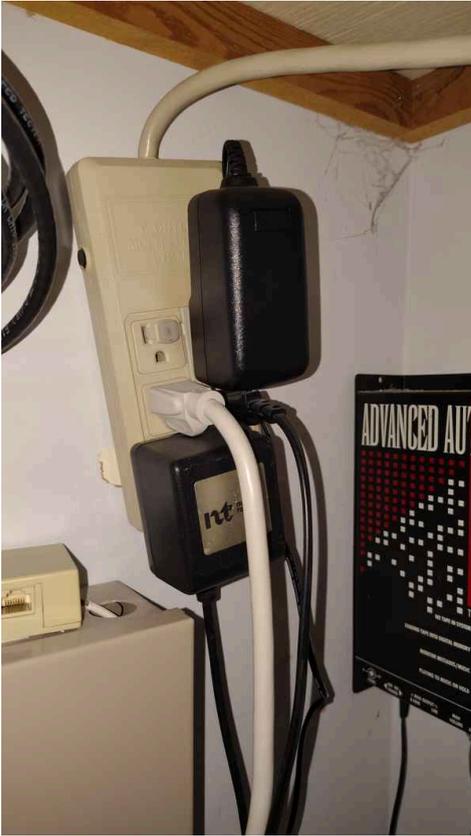


9.3.2 Branch Wiring Circuits, Breakers & Fuses

POWER STRIP USED AS PERMANENT WIRING

A power strip was observed being used as a substitute for permanent wiring (sometimes daisy-chained together). Power strips are designed for temporary use only and are not permitted to serve as long-term or structural wiring solutions. This practice can result in overheating, overloading, or fire hazards, and does not comply with accepted commercial electrical safety standards.

Have a qualified commercial electrician install additional permanent, code-compliant receptacles or circuits as needed to eliminate reliance on extension cords or power strips for permanent wiring.



9.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



9.4.3 Lighting Fixtures, Switches & Receptacles

DAMAGED / UNSAFE ELECTRICAL RECEPTACLE

PATIENT ROOM (FAR RIGHT)

 Safety Hazard

A damaged electrical receptacle was observed, including a cracked face and visible internal components. The connected plug does not seat securely, and the receptacle may no longer provide safe electrical contact. This condition presents a potential shock hazard, fire risk, and risk of equipment malfunction—especially important in a healthcare environment such as a dental office where reliable power is critical.

A licensed electrical contractor should replace the receptacle and verify that the associated wiring and circuit are in safe operating condition.



9.4.4 Lighting Fixtures, Switches & Receptacles

WASP NEST OBSERVED IN LIGHT FIXTURE

Non-active wasp-nest observed in exterior light fixture. Removal is recommended.



9.5.1 GFCI & AFCI

**MISSING GFCI PROTECTION AT PATIENT ROOM RECEPTACLES**

Electrical receptacles located in patient rooms were not GFCI-protected, despite sinks being installed within the same rooms. In commercial medical and dental facilities, receptacles within proximity to water sources typically require GFCI protection to reduce the risk of electrical shock. The lack of GFCI protection in these areas represents a safety concern, especially in treatment spaces where staff and patients may be using powered equipment near running water.

GFCI protection was confirmed in the bathroom; however, the patient-room circuits should also be upgraded for safety and compliance. A licensed electrical contractor should evaluate the affected circuits and install GFCI protection as required by applicable commercial electrical and patient-care area standards.

9.7.1 Carbon Monoxide Detectors

**NO CARBON MONOXIDE (CO) DETECTOR INSTALLED**

No carbon monoxide detector was found in the building at the time of inspection. Commercial medical and dental offices that contain fuel-burning appliances, gas-fired HVAC equipment, or attached garages typically require the installation of CO detection devices to provide early warning of hazardous carbon monoxide levels. The absence of a CO detector may increase occupant risk in the event of equipment malfunction or ventilation failure.

A qualified contractor or facility safety professional should install a properly rated commercial carbon monoxide detector in accordance with manufacturer specifications and applicable local codes. Routine testing and maintenance should be performed to ensure ongoing protection.

10: FIREPLACES

		IN	NI	NP	D
10.1	General			X	

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

Limitations

General

FIREPLACE – NOT IN USE / NOT INSPECTED

Not fireplace was present in the building. It has been sealed off and is not in use. Because the fireplace is inactive and not accessible for functional operation or interior inspection, it was excluded from the scope of this commercial property inspection. No evaluation of the flue, firebox, damper, or chimney components was performed.

11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Insulation of Unfinished Spaces	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			
11.4	Attic Access	X			

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

Information

Dryer Power Source

N/A

Dryer Vent

None Found

Flooring Insulation

None (Presumed)

Ventilation: Ventilation Type

Soffit Vents, Gable Vents

Exhaust Systems: Exhaust Fans

Yes

Attic Photos



Insulation of Unfinished Spaces: Insulation Type

Fiberglass



Limitations

General

ATTIC NOT FULLY ACCESSIBLE

Attic was inspected from the opening. Lack of a walkway, HVAC and plumbing near the opening prevented entry.

Observations

11.4.1 Attic Access

DAMAGED ATTIC ACCESS HATCH

The attic access hatch (scuttle hole) is damaged, with broken drywall, missing material around the opening, and exposed insulation. This condition can reduce the effectiveness of the thermal barrier, allow air leakage between conditioned and unconditioned spaces, and create a pathway for dust, insulation fibers, or pests to enter interior rooms. A properly fitted and intact attic access is also important for fire separation and energy efficiency.

Repairs by a qualified contractor are recommended to restore the opening, secure the trim, and ensure the hatch is properly sealed and finished.



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors				X
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings				X
12.6	Steps, Stairways & Railings			X	
12.7	Garage Door			X	
12.8	Garage Door Opener			X	
12.9	Occupant Door (From garage to inside of property)			X	

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

Information

Windows: Window Type

Single-hung, Double-hung, Fixed
Arch Top Transom



Walls: Wall Material

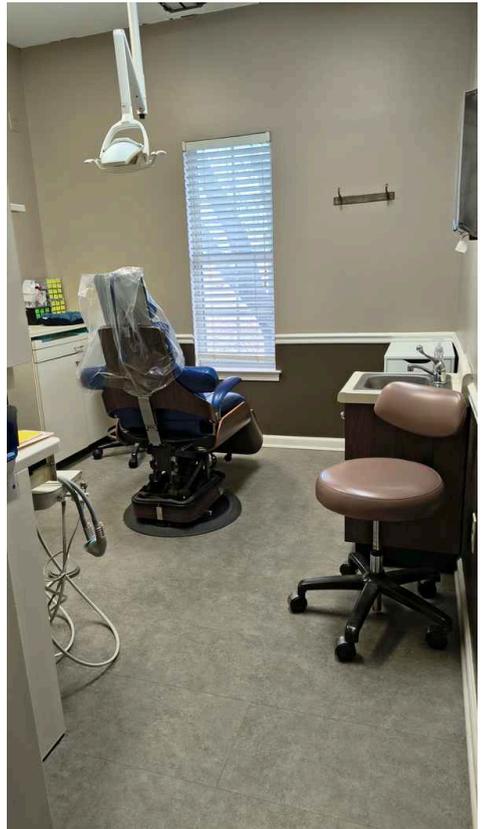
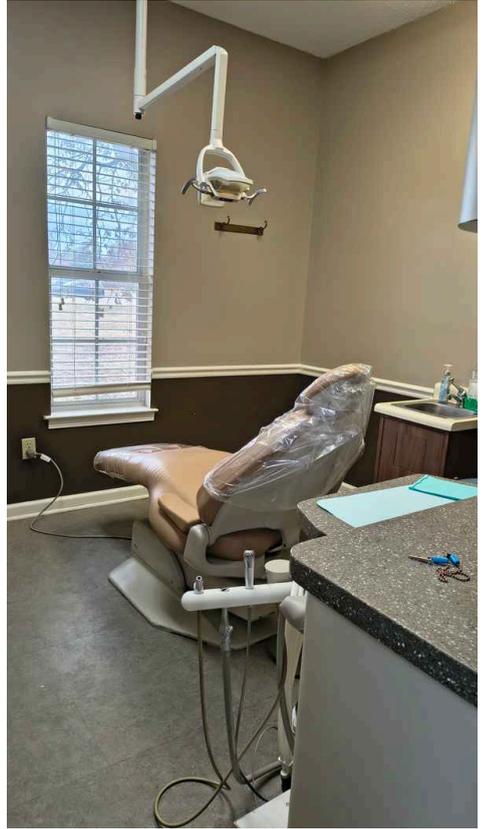
Drywall

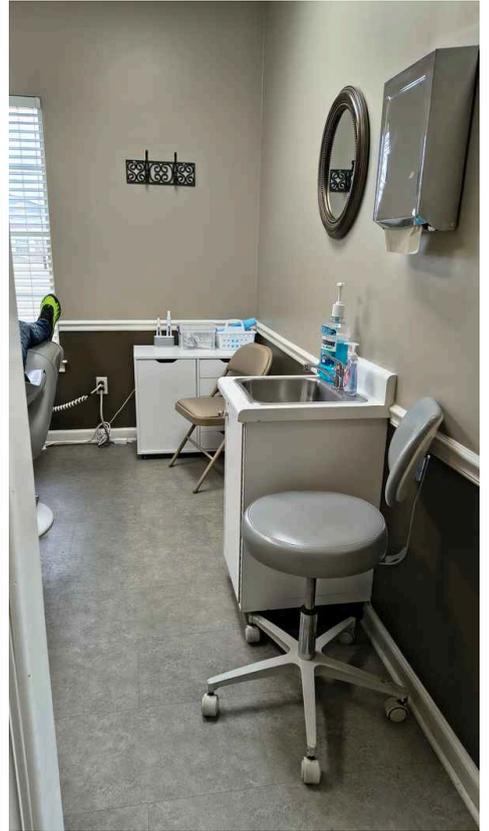
Ceilings: Ceiling Material

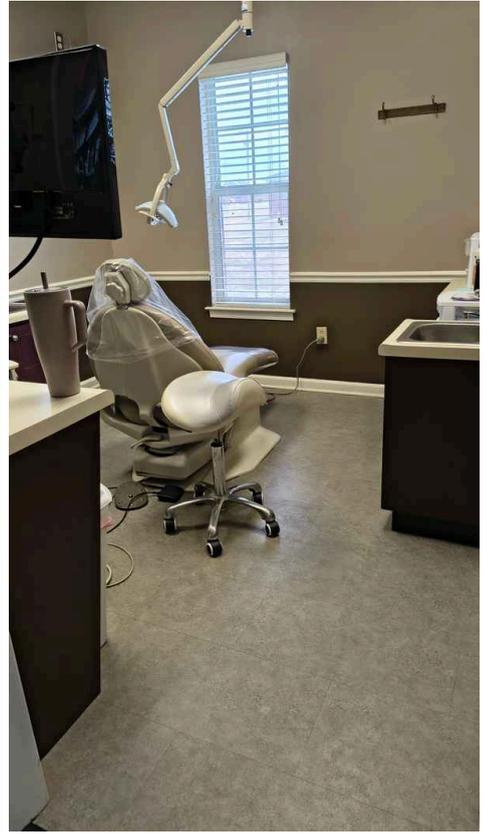
Popcorn



Patient Room Photos



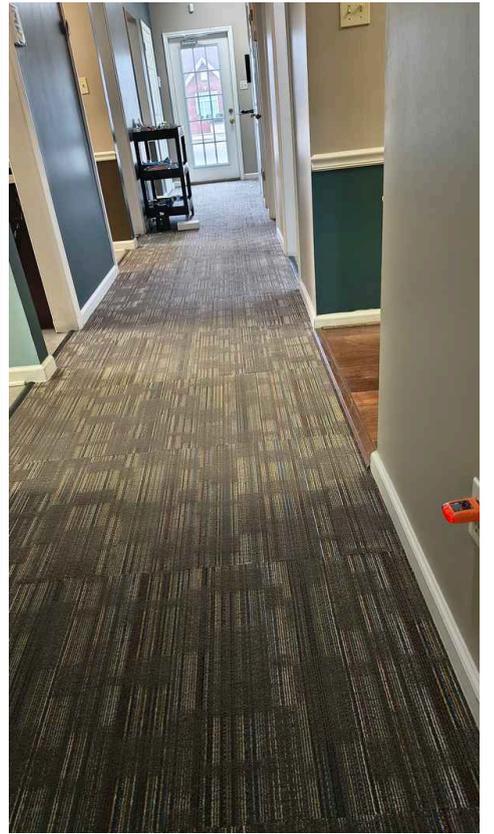




Office / Break Room Photos



Other Room Photos



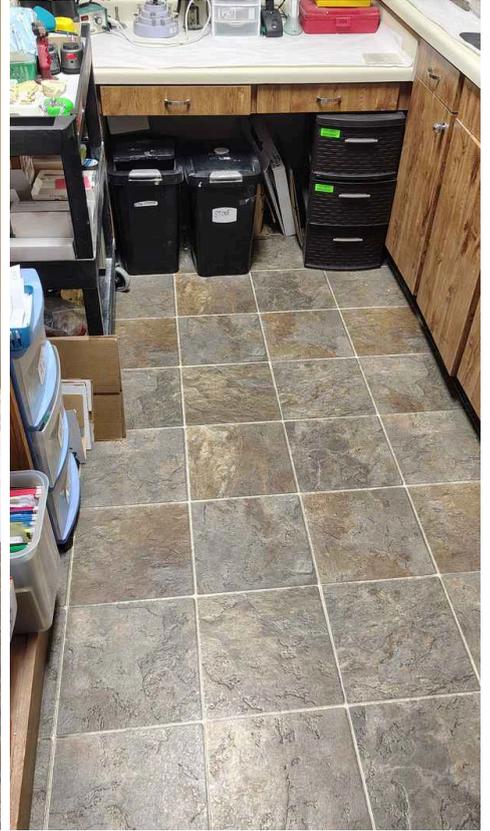
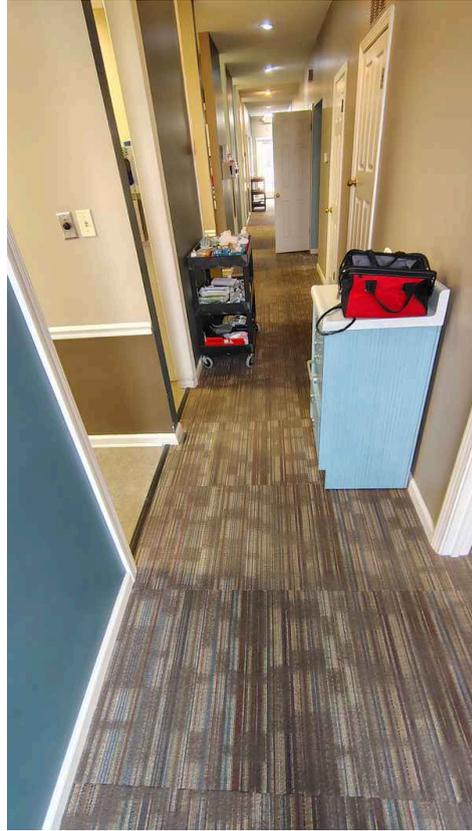


Doors: Photos



Floors: Floor Coverings

Linoleum, Carpet, Tile

**Observations**

12.1.1 Doors

DOOR FRAMING CRACKED OR DAMAGED

Door frame cracked or damaged, have a qualified professional repair.



12.2.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



12.4.1 Walls

NAIL POPS

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.



12.4.2 Walls

SURFACE STAINING

Surface staining was observed on the interior wall of patient room in the area shown. This appears to be cosmetic and does not indicate a structural or moisture-related issue at the time of inspection. Cleaning or repainting may be needed for aesthetic purposes. No further concerns noted in this area.



12.5.1 Ceilings

CEILING STAIN OBSERVED – POSSIBLE MOISTURE INTRUSION

A brownish discoloration was observed on the ceiling surface, indicative of a past or ongoing moisture condition. The stain's pattern suggests water may be entering from above, potentially from roof leakage, plumbing lines, or HVAC condensation. The area was dry at the time of inspection, but the source of the moisture could not be confirmed during a visual, non-invasive inspection.

Further investigation by a qualified contractor is recommended to identify and correct the source of the moisture and to repair the affected ceiling material as needed.



12.5.2 Ceilings

CEILING/WALL JOINT SEPARATION

Ceiling/wall joint separation was noted in multiple areas. There is visible cracking and separation along the drywall joint where the ceiling meets the wall. This indicates movement at the joint or deterioration of the joint compound/tape. Cosmetic in appearance but still a building defect that may worsen over time.

Repairs by a qualified drywall or general contractor are recommended to restore the joint, prevent further cracking, and improve interior finish quality.



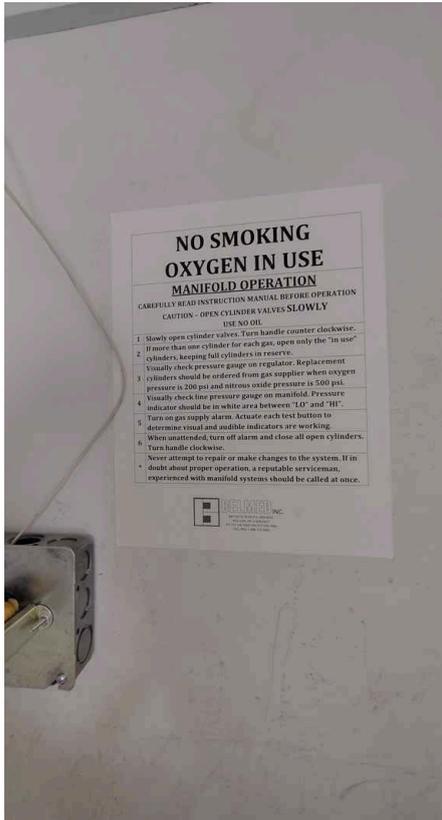
13: LIFE SAFETY

		IN	NI	NP	D
13.1	Fire Access Roads	X			
13.2	Fire Hydrant Clearance	X			
13.3	Storage of Flammable and Combustable Materials				X
13.4	No Smoking Signs	X			
13.5	Fire Alarm Systems	X			
13.6	Portable Fire Extinguishers	X			
13.7	Commercial Cooking Appliances			X	
13.8	Sprinkler System			X	
13.9	Emergency Lighting Systems	X			
13.10	Exit Signs, Doors, Stairwells and Handrails	X			
13.11	Medical Gas Signs	X			

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

Information

No Smoking Signs: Photo



Fire Hydrant Clearance: Photos



Portable Fire Extinguishers: Portable Fire Extinguisher - Overview

A portable fire extinguisher was observed on the premises. The unit was tagged as serviced in October 2025, and the pressure gauge indicated the extinguisher was in the charged/operable range at the time of inspection. The extinguisher was mounted in an accessible location and showed no visible damage or corrosion. This inspection is limited to a visual check of the gauge, condition, and service tag; it does not include internal testing or verification of compliance with NFPA 10 requirements for commercial fire-protection equipment.

Routine monthly visual inspections and annual professional servicing should continue as required for commercial facilities.



Emergency Lighting Systems: Emergency Lighting – Front Entrance and Hallway Exit

Emergency lighting was present and operational at the front entrance and at the hallway emergency exit. These fixtures help provide illumination during a power outage and support safe occupant egress. No deficiencies were observed at these locations.



Exit Signs, Doors, Stairwells and Handrails: Exit Signs, Doors, Stairwells & Handrails – Overview

The building's exit components were reviewed for general condition and functionality. Illuminated exit signs and exit lighting were present at the main front entrance and the side emergency exit located in the hallway. However, the break room exit door did not have an exit sign or illuminated exit lighting, limiting the visibility of this egress path during an emergency.

The front entrance door was equipped with a standard lever-style handle that can be operated from the interior without the use of a key. The side emergency exit door in the hallway, as well as the break room exit door, were fitted with ordinary door knobs and did not include panic hardware. While panic hardware may not be strictly required for this occupancy type, it is generally recommended in medical and dental facilities to improve life-safety and facilitate rapid egress.

The break room exit door was obstructed at the time of inspection, preventing its use as an effective egress route. All exit paths should remain clear and accessible at all times.

All observed exit doors were self-closing. The building is a single-story structure and does not contain stairwells or handrails.

Facility management should review the noted deficiencies and consult with a qualified life-safety specialist or contractor to ensure that exit signage, egress hardware, and exit pathways conform to applicable safety expectations and local code requirements.

Limitations

Storage of Flammable and Combustible Materials

MEDICAL GAS SYSTEMS EXCLUDED

This facility contains medical gas systems commonly used in dental operations, including nitrous oxide, oxygen cylinders, regulators, manifolds, piping, and associated shutoff or control valves. These systems are specialized medical equipment and are not included in the scope of this commercial property inspection. No testing, verification, performance evaluation, or compliance assessment was performed.

This inspection did not include evaluation of:

- Cylinder pressure, regulator operation, or flow control
- Piped nitrous oxide or oxygen lines
- Manifold assemblies, alarms, or pressure-relief devices
- Sedation gas delivery equipment
- Gas scavenging systems or vacuum-assisted evacuation
- Medical gas code compliance (NFPA 99 or state sedation regulations)
- Valve locations, zone shutoffs, or cross-connection protection
- Storage protocol compliance, cylinder rotation, or labeling accuracy

Only visible, general conditions were observed, such as improper storage, unsecured cylinders, corrosion, or obvious damage to piping or components. Performance, safety, leak integrity, and regulatory compliance must be evaluated by a licensed medical gas technician, dental equipment specialist, or other qualified professional.

Observations

13.3.1 Storage of Flammable and Combustible Materials



IMPROPER STORAGE OF DENTAL GAS CYLINDERS – FIRE AND SAFETY HAZARD

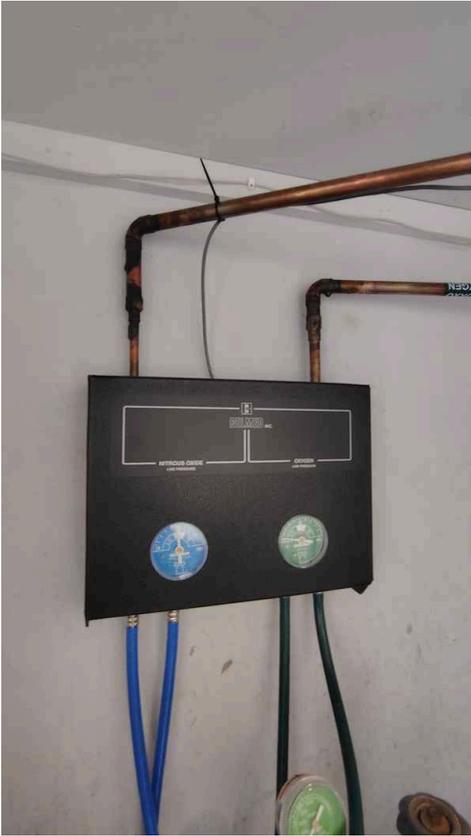
Dental gas cylinders (such as oxygen or nitrous oxide) were observed stored in a room (closet) that is not equipped with automatic fire sprinklers and does not appear to have 1-hour fire-rated walls or a fire-rated door assembly. Compressed gas storage in medical and dental facilities is typically required to meet specific fire-protection standards, including separation from ignition sources, securing of cylinders, ventilation, and enclosure within a rated room or protected area.

Storing compressed gases in a non-rated, non-sprinklered room increases the risk of fire spread, explosion hazard, and regulatory non-compliance. This condition represents a significant life-safety concern for staff, patients, and the facility.

A qualified fire-protection contractor or life-safety specialist should evaluate the storage location and conditions, verify applicable requirements (NFPA 99, NFPA 55, local fire code), and implement corrective measures such as:

- relocating cylinders to a compliant storage enclosure
- installing required fire-rated construction
- adding sprinklers if required
- ensuring proper cylinder securing and ventilation

Corrective action should be taken promptly.



13.3.2 Storage of Flammable and Combustible Materials
IMPROPERLY LABELED MEDICAL GAS CYLINDER

 Safety Hazard

A medical gas cylinder was observed with an “empty” tag attached, although the cylinder still appeared to contain pressure based on the valve indicator. Incorrect or outdated labeling of compressed gas cylinders is a safety concern and may indicate improper handling practices. Accurate identification is essential for safe storage, rotation, and use of medical gases in a clinical setting.

A qualified medical gas supplier or facility manager should review the cylinder inventory process, update labeling, and ensure all gas cylinders are correctly marked to reflect their actual status.



13.9.1 Emergency Lighting Systems

 Safety Hazard

MISSING EXIT LIGHTING AT EXTERIOR EXIT DOOR

The exterior exit door located in the break room does not have an exit light or illuminated exit signage installed above or adjacent to the door. Commercial facilities, including medical and dental offices, are typically required to maintain clearly marked and illuminated exit paths to facilitate safe egress during normal and emergency conditions. The lack of exit lighting may reduce visibility during a power outage or emergency evacuation and may not meet common life-safety or local code expectations.

A qualified electrical or life-safety contractor should evaluate the exit path and install appropriate illuminated exit signage in accordance with applicable commercial building and fire-safety standards.



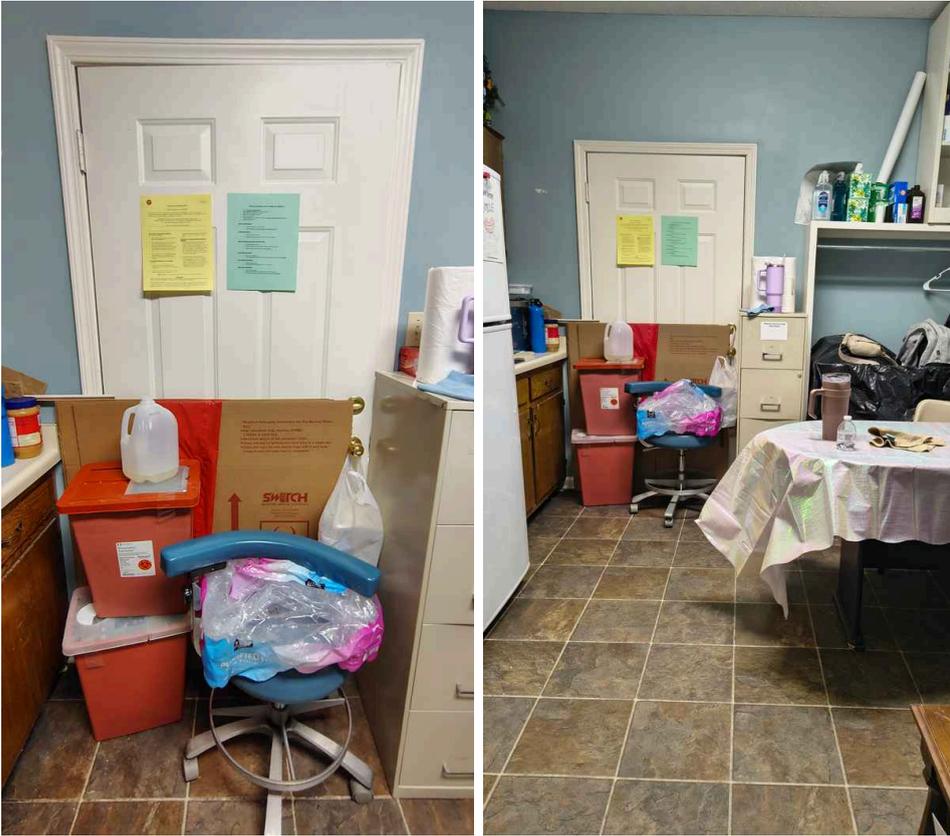
13.10.1 Exit Signs, Doors, Stairwells and Handrails

 Safety Hazard

OBSTRUCTED EXIT DOOR – LIFE SAFETY CONCERN

The designated exit door in the break room was found to be fully obstructed by storage items, containers, and equipment. Obstructed exits prevent safe and timely egress during an emergency and may violate common commercial life-safety and fire-code requirements. In a medical or dental office, maintaining clear and accessible exit paths is critical for staff and patient safety.

All materials should be removed from the exit path, and the area should be maintained free of obstructions at all times. A qualified facility manager or safety professional should ensure continued compliance with applicable egress and fire-safety standards.



13.11.1 Medical Gas Signs

PHOTO



14: COOKING AREA

		IN	NI	NP	D
14.1	Cooking Equipment			X	

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

Limitations

Cooking Equipment

COOKING EQUIPMENT – LIMITATION OVERVIEW

No permanently installed cooking equipment was present in the building at the time of inspection. The break room contained only countertop appliances, including a microwave and a coffee maker, both of which are portable and not considered part of the building's fixed commercial kitchen systems. These appliances fall outside the scope of a standard commercial property inspection and were not evaluated. No exhaust hoods, grease-producing appliances, or commercial cooking ventilation systems were observed.

15: ACCESSIBILITY INSPECTION REPORT

		IN	NI	NP	D
15.1	Parking				X
15.2	Route of Travel				X
15.3	Entrance	X			
15.4	Ramps	X			
15.5	Interior	X			
15.6	Restrooms	X			
15.7	Elevators			X	

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

Observations

15.1.1 Parking

NO DESIGNATED ACCESSIBLE (HANDICAP) PARKING SPACES OBSERVED

No marked accessible (handicap) parking spaces were observed in the parking lot. Commercial properties open to the public are typically required to provide clearly marked accessible parking spaces that meet ADA standards, including proper striping, signage, and access aisles.

Implications:

- Potential non-compliance with ADA accessibility requirements.
- Increased liability exposure for the property owner.
- Lack of accessible accommodations for customers or occupants with mobility impairments.

Have a qualified paving/stripping contractor and/or accessibility specialist evaluate the site and install the required number of accessible parking spaces, including proper striping, signage, and access aisles, per current ADA and local code requirements.



15.1.2 Parking

PARKING LOT LINES AND MARKINGS (FADED)

The parking lot striping is significantly faded. Pavement markings, including parking stall lines and directional indicators, are no longer clearly visible. Faded striping can lead to disorganized parking, reduced traffic control, and potential safety concerns for both drivers and pedestrians.

Have a qualified paving or striping contractor re-stripe the parking lot to restore proper visibility and compliance with site safety and traffic-flow standards.



15.1.3 Parking

CRACKS IN CONCRETE OF PARKING AREA

Minor cracking in concrete parking area. Recommend sealing and routine maintenance.



16: MECHANICAL ROOM

		IN	NI	NP	D
16.1	Speciality Dental Equipment				X

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

Information

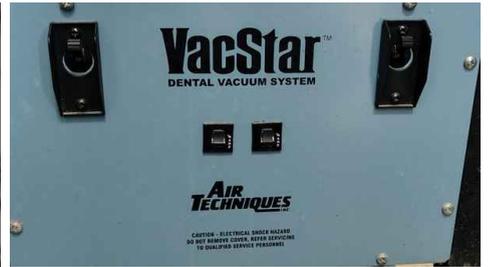
Speciality Dental Equipment: Specialty Mechanical Equipment – Visual Observation Only

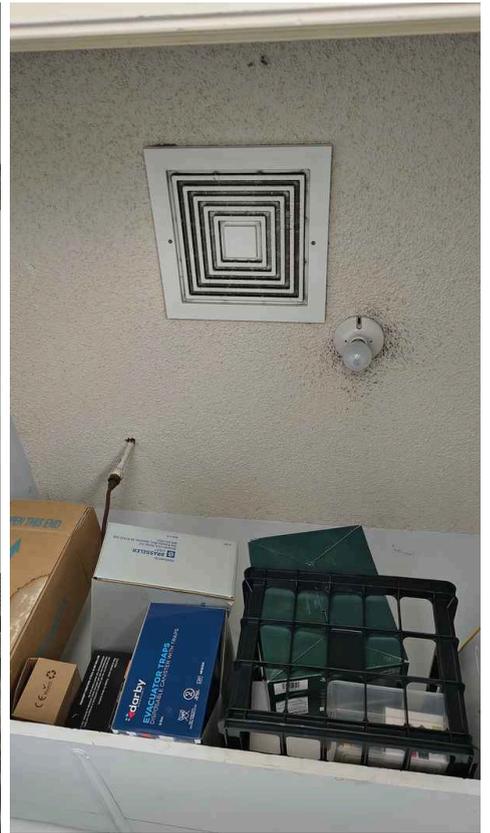
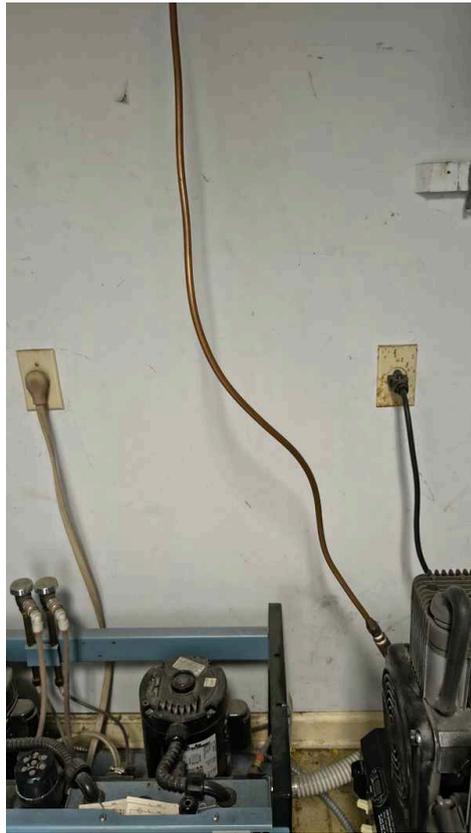
This dental office contains specialized mechanical equipment used to support patient-care operations, including the dental air compressor, dental vacuum system, filtration components, amalgam collection devices, and associated ancillary equipment. These systems are considered specialty medical/dental equipment and fall outside the scope of a commercial property inspection performed under the CCPIA Standards of Practice.

Only a limited visual observation of this equipment was performed to document any readily apparent conditions visible at the time of inspection. No testing, performance evaluation, calibration, pressure verification, or operational assessment was conducted. The inspector does not determine compliance with manufacturer specifications, dental equipment standards, medical-gas codes, or regulatory requirements.

Any comments related to this equipment are provided solely as general observations of visible conditions and should not be interpreted as an evaluation of functionality, safety, or serviceability. A qualified dental equipment technician or service provider should evaluate, maintain, and certify the proper operation of all dental support equipment.









Observations

16.1.1 Speciality Dental Equipment

DENTAL AIR COMPRESSOR SHOWING PRESSURE ABOVE LABELED OPERATING RANGE

The AirStar dental air compressor displayed a pressure reading of approximately 120 PSI, while the manufacturer's equipment label indicated a recommended operating pressure range of 85–115 PSI. A gauge reading above the labeled range may indicate a regulator or pressure-control issue and may affect the safe operation of connected dental equipment.

Because dental air systems are specialized medical equipment outside the scope of a commercial property inspection, this observation is provided for informational purposes only. A qualified dental equipment technician or the system's maintenance provider should evaluate the compressor and confirm proper calibration, pressure regulation, and safe operating conditions.

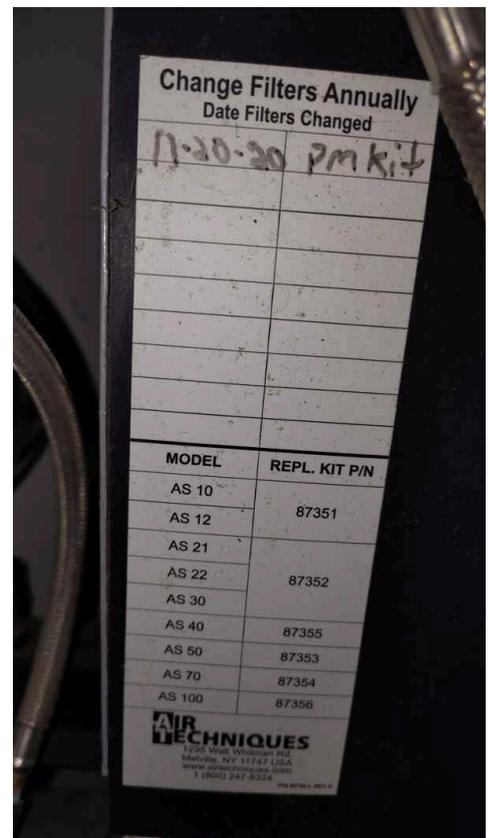


16.1.2 Speciality Dental Equipment

OVERDUE FILTER MAINTENANCE ON DENTAL AIR COMPRESSOR

The dental air compressor uses filters that the manufacturer recommends replacing on an annual basis. The maintenance log attached to the unit indicated that the most recent filter replacement occurred in 2020, suggesting that routine maintenance may be overdue. Deferred filter servicing may affect equipment reliability and air quality delivered to operatory units.

Because dental compressors are considered specialty medical equipment, this comment is provided for informational purposes only. A qualified dental equipment technician should review the compressor and update maintenance service as needed.



16.1.3 Speciality Dental Equipment

DETACHED EQUIPMENT DRAIN LINE WITH MOISTURE AT FLOOR PENETRATION (DENTAL EQUIPMENT ROOM)

A drain/evacuation line serving dental equipment was found detached at the floor penetration. Moisture staining, damp flooring, and elevated moisture readings were present around the pipe entry point. This condition appears related to leakage from the disconnected equipment line rather than the building's plumbing system. Moisture at this location can contribute to material deterioration or microbial growth if not corrected. A qualified dental equipment service technician should reconnect and secure the line and verify proper operation of the associated equipment. Repairs to any affected flooring or materials may also be needed.



16.1.4 Speciality Dental Equipment

VACUUM SYSTEM FILTER CONDITION

The vacuum system's inline filter canister contained a substantial amount of dark brown liquid and the filter media appeared heavily soiled. The label on the unit indicates the filter should be replaced monthly, but the condition observed suggests the filter has not been replaced or serviced in an extended period. This may indicate inadequate system maintenance, accumulated biofilm/debris within the dental evacuation lines, or improper drainage. Cleaning and servicing of the vacuum system, including replacement of the filter, is recommended by a qualified dental equipment technician.



17: EXCLUDED EQUIPMENT / SYSTEMS

		IN	NI	NP	D
17.1	Dental Radiology / X-Ray Systems		X		
17.2	Sterilization & Instrument Processing Equipment		X		

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

Information

Dental Radiology / X-Ray Systems: Dental Radiology / X-Ray Systems - Excluded

Dental radiographic equipment—including wall-mounted X-ray units, handheld units, panoramic or cephalometric systems, cone-beam CT (CBCT) machines, control panels, exposure timers, radiation shielding, and any related imaging hardware or software—was explicitly excluded from this inspection.

These systems are regulated medical devices that require evaluation by a licensed radiology technician, manufacturer-authorized service provider, or other qualified specialist. This inspection did not include testing, measuring, activation, calibration, radiation output assessment, alignment verification, shielding adequacy, dosimetry, or compliance with state or federal radiographic regulations.

Only the general room conditions and readily visible building components surrounding these systems were inspected. No determination is made regarding the safety, functionality, regulatory compliance, maintenance status, or performance of any dental X-ray or radiology equipment.



Sterilization & Instrument Processing Equipment : Sterilization & Instrument Processing Equipment – Excluded From Scope

All sterilization and instrument processing equipment—including but not limited to autoclaves, steam sterilizers, ultrasonic cleaners, heated drying units, instrument washers, sterilization monitoring devices, and associated plumbing or electrical connections—was excluded from the scope of this inspection.

These systems are specialized medical devices that require evaluation, calibration, and maintenance by manufacturer-authorized technicians or other qualified dental equipment professionals. This inspection did not include testing for sterilization effectiveness, temperature/pressure performance, cycle validation, microbial testing, operational status, maintenance history, or regulatory compliance with OSHA, CDC, or state dental board standards.

Only the surrounding room structure and readily visible building components were inspected. No determination is made regarding the safety, functionality, or compliance of any sterilization or instrument-processing equipment located on the premises.



AUTO CLAVE MONTHLY MAINTENANCE (28 DAYS RECOMMENDED)

Monthly Maintenance

1. Drain sterilizers reservoir and refill with clean distilled water then add one ounce of speed clean sterilizer cleaner to bottom of chamber.
2. Run it on pouches cycle.
3. Press stop when the dry cycle begins, drain the water again and then refill it with distilled water.
4. Rinse by running on unwrapped cycle, then press stop when the drying begins.
5. Drain the water and refill with distilled water again, then let it cool down.
6. When it is cool, remove the trays and tray rack, then proceed to wipe them with a damp cloth.
7. Remove and clean filters, to do so you grasp the filter while gently pulling away from the chamber wall while also twisting slowly.
8. Clean filters with speed-clean and distilled water, use a small stiff bristled brush or ultra sonic cleaner, then rinse off with distilled water, if the debris does not come off, then it is time to replace the filters.
9. Wipeout inside of chamber, install filters, tray plate, racks, and trays.

Remove/Clean Door & Dam Gaskets

1. Remove door and dam gaskets from the chamber door and remove gasket ring.
2. Clean the gasket with speed clean, distilled water and a soft brush, clean the ring the same as well.

Monthly

Clean Autoclave	Change Cold Sterile	Change Alginat Solution	Main Trap (28 Days)
1-2 BD	1-13 KL	1-13 BD	1-16 KL
1-13 BD	2-24 BD	2-12 BD	2-16 BD
1-24 BD	4-21 BD	2-10 BD	3-16 BD
2-4 BD	5-21 BD	3-17 BD	4-16 BD
2-13 BD	6-21 BD	4-27 BD	7-2 BD
4-8 BD	7-21 BD	4-28 BD	7-9 BD
5-21 BD	8-21 BD	5-20 BD	7-9 BD
6-5 BD	9-24 BD	6-23 BD	10-24-25-26
8-11 BD	10-4 BD	7-10 BD	
8-25 BD	11-6-7-8 BD	7-21 BD	
7-10 BD		7-20 BD	
7-11 BD		8-14 BD	
7-24 BD		8-28 BD	
7-21 BD		9-11 BD	
8-21 BD		9-25 BD	
8-27 BD		10-10 BD	
9-4 BD		10-24 BD	
9-13 BD		11-5 BD	
10-20 BD		11-13 BD	
10-7 BD			
10-13 BD			



STANDARDS OF PRACTICE

General

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.

Patios, Wood Decks and Balconies

I. The inspector should inspect:

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

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

II. The inspector is not required to:

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

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

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 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.

Cooling

I. The inspector should inspect:

- A. multiple air-conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied;
- B. the central cooling equipment using normal operating controls;
- C. and verify that luminaire and receptacle outlets are provided at or near the appliance;
- D. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- E. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- F. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- G. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- H. piping support;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. for the potential of flooding or evidence of past flooding that could cause mold in ductwork and plenums; and
- K. condensate drains.

II. The inspector is not required to:

- A. inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- C. inspect window units, through-wall units, or electronic air filters.
- D. operate equipment or systems if exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- E. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- F. examine electrical current, coolant fluids or gases, or coolant leakage.
- G. inspect tenant-owned or tenant-maintained cooling equipment.
- H. test for mold.

Plumbing

I. The inspector should inspect:

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

floor, leak, or have tank components that do not operate; and
Q. piping support.

II. The inspector is not required to:

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

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.

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 or 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 and/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 the adequacy of drafts, 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.

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.

Life Safety

I. The inspector should:

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

rendered unusable at the time of the inspection;

Y. inspect to determine whether the exit doors swing open in the direction of egress travel; and

Z. inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels or electric panelboards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or if it is within 3 feet of heat-generating appliances or electrical panelboards.

II. The inspector is not required to:

A. test alarm systems, or determine if alarms systems have been tested.

B. inspect or test heat detectors, fire-suppression systems, or sprinkler systems.

C. determine the combustibility or flammability of materials in storage.

D. determine the adequate number of fire extinguishers needed, or their ratings.

E. test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags or tamper seals.

F. inspect or test fire pumps or fire department connections.

G. inspect or test cooking equipment suppression systems.

H. determine the operational time of emergency lighting or exit signs.

I. inspect for proper occupant load signs.

J. determine fire ratings of walls, ceilings, doors, etc.

K. inspect, test or determine the adequacy of fire escapes or ladders.

L. inspect fire department lock boxes or keys.

M. determine the flame resistance of curtains or draperies.

N. inspect parking or outdoor lighting.

O. inspect for unauthorized entry or crime issues.

P. inspect or test security systems.

Q. inspect for pet or livestock safety issues.

R. inspect for unsafe candle use or decoration hazards.

S. inspect or test emergency generators.

T. test kitchen equipment, appliances or hoods.

U. verify that elevator keys exist, or that they work properly.

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.