



KNOCKOUT HOME INSPECTIONS LLC

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KNOCKOUT COMMERCIAL INSPECTION REPORT

1502 N McKenzie St Bldg D
Foley, AL 36535

Greene Group Inc
MAY 20, 2024



Inspector
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TABLE OF CONTENTS

| | |
|---|----|
| 1: Inspection Details | 7 |
| 2: Foundation, Crawlspace, and Structure | 8 |
| 3: Exterior | 9 |
| 4: Roof | 17 |
| 5: Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators | 22 |
| 6: Cooling | 29 |
| 7: Heating and Ventilation | 41 |
| 8: Fireplaces | 42 |
| 9: Electrical | 43 |
| 10: Plumbing | 50 |
| 11: Life Safety | 55 |
| 12: Attic, Insulation & Ventilation | 59 |
| 13: Additional Information | 63 |
| Standards of Practice | 70 |

Thank you for choosing Knockout Inspections to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of Alabama as well as the International Association of Home Inspectors. These Standards of Practice define the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Moderate Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

SAFETY HAZARD

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

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3.2.1 Exterior - Flatwork: Driveway Cracking - Minor

3.2.2 Exterior - Flatwork: Walkway Cracking - Minor

3.2.3 Exterior - Flatwork: Drive-thru Damage

3.5.1 Exterior - Service Entrance Conductors: Water Intrusion

3.7.1 Exterior - Siding, Flashing & Trim: Damage - Minor

3.7.2 Exterior - Siding, Flashing & Trim: Warping/Buckling

4.2.1 Roof - Coverings & Slope: Delamination and Granular Loss

- ⊖ 4.2.2 Roof - Coverings & Slope: Discoloration
- ⊖ 4.2.3 Roof - Coverings & Slope: Prior Repair
- ⊖
- 5.3.1 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Windows: Moisture Damage
- ⊖
- 5.4.1 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Floors: Damaged (General)
- ⊖
- 5.4.2 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Floors: Moderate Wear
- ⊖
- 5.5.1 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Walls: General Damage
- ⊖
- 5.6.1 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Ceilings: Minor Damage
- ⊖
- 5.6.2 Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators - Ceilings: Stain(s) on Ceiling
- ⊖ 6.2.1 Cooling - Cooling Equipment 1: Failed to Produce Cold Air
- 🔧 6.2.2 Cooling - Cooling Equipment 1: Insulation Missing or Damaged
- ⊖ 6.2.3 Cooling - Cooling Equipment 1: Service Life
- ⊖ 6.4.1 Cooling - Cooling Equipment 2: Service Life
- ⊖ 6.4.2 Cooling - Cooling Equipment 2: Rooftop Compressor Deck Damage
- ⊖ 6.10.1 Cooling - Cooling Equipment 5: Failed to Produce Cold Air
- 🔧 6.10.2 Cooling - Cooling Equipment 5: Insulation Missing or Damaged
- ⊖ 6.10.3 Cooling - Cooling Equipment 5: Service Life
- ⊖ 9.3.1 Electrical - Main Subpanel 110: Breakers Off
- ⊖ 9.5.1 Electrical - Main Subpanel 114: Breakers Off
- ⊖ 9.7.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 9.8.1 Electrical - GFCI & AFCI: GFCI inoperable
- ⊖ 9.9.1 Electrical - Smoke Detectors: Not installed
- ⊖ 9.10.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detector not found
- ⊖ 10.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen Sink
- ⊖ 10.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Leak
- ⊖ 10.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⊖ 10.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents 2: Near End of Life
- ⊖ 10.6.1 Plumbing - Hot Water Systems, Controls, Flues & Vents 3: Near End of Life
- ⊖ 10.7.1 Plumbing - Hot Water Systems, Controls, Flues & Vents 4: Near End of Life
- ⊖ 11.10.1 Life Safety - Sprinkler System: No Sprinkler System
- ⚠ 11.11.1 Life Safety - Emergency Lighting Systems: Emergency Lights Failed Test
- ⊖ 12.2.1 Attic, Insulation & Ventilation - Insulation of Unfinished Spaces: Improper Installation

1: INSPECTION DETAILS

Information

| | | |
|------------------------------|---|----------------------------------|
| In Attendance None | Occupancy Furnished, Occupied | Temperature 85 degrees |
| Weather Clear, Dry | | |

2: FOUNDATION, CRAWLSPACE, AND STRUCTURE

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 2.1 | General | X | | | |
| 2.2 | Foundation | X | | | |
| 2.3 | Basements & Crawlspaces | X | | | |
| 2.4 | Vapor Retarders (Crawlspace or Basement) | X | | | |

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

Information

General: Inspection Method
Visual

Foundation: Type
Slab on grade

Foundation: Material
Concrete

Basements & Crawlspaces:
Basement
Not Present

Vapor Retarders (Crawlspace or
Basement): Vapor Retarders
Not Present

3: EXTERIOR

| | | IN | NI | NP | D |
|------|--|----|----|----|---|
| 3.1 | General | X | | | |
| 3.2 | Flatwork | X | | | |
| 3.3 | Main Water Shut-off Device | X | | | |
| 3.4 | Back-flow Prevention Device | X | | | |
| 3.5 | Service Entrance Conductors | X | | | |
| 3.6 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | X | | | |
| 3.7 | Siding, Flashing & Trim | X | | | |
| 3.8 | Eaves, Soffits & Fascia | X | | | |
| 3.9 | Exterior Doors | X | | | |
| 3.10 | Lighting | X | | | |
| 3.11 | Landscaping | X | | | |
| 3.12 | Topography, Stormwater Drainage, and Retaining Walls | X | | | |

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

Information

General: Inspection Method

Visual

Flatwork: Driveway Material

Concrete, Asphalt

Main Water Shut-off Device:

Location

South



110, 112, and 114

Back-flow Prevention Device:**Location**

South

In each meter box

**Service Entrance Conductors:****Electrical Service Conductors**

Below Ground

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

120V to 480V

The only Capacity indicator on the exterior was on the meter.

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

General Electric

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**

Circuit Breaker

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

Exterior

Siding, Flashing & Trim: Siding Material

Brick, Concrete, Stucco, Metal, EIFS, Aluminum

Siding, Flashing & Trim: Siding Style

Panels

Exterior Doors : Exterior Entry Door

Glass, Steel

**Topography, Stormwater
Drainage, and Retaining Walls:**
General topography

Positive

Flatwork: Accessibility

Accessible Parking, Accessible Ramps, Accessible Doors (Open Fully)



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location East



Observations

3.2.1 Flatwork

DRIVEWAY CRACKING - MINOR

Minor cracks observed, which may indicate movement in the soil or tree root pressure. Recommend monitor and/or have an asphalt contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.





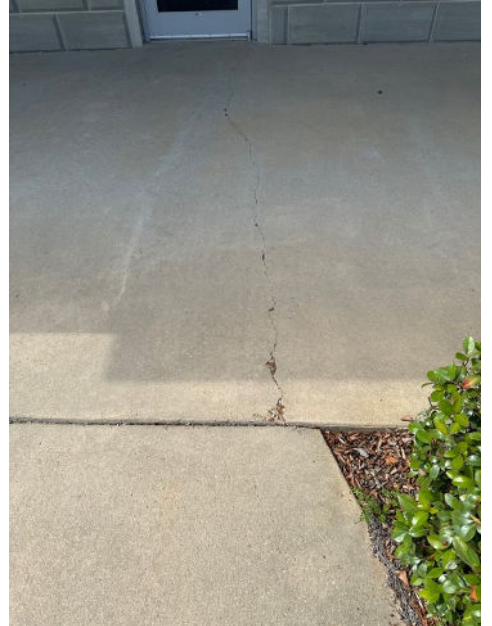
3.2.2 Flatwork

WALKWAY CRACKING - MINOR

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

Recommendation

Contact a qualified professional.





3.2.3 Flatwork

DRIVE-THRU DAMAGE



Maintenance Item

At the time of the inspection at the bank drive through driveway, minor concrete settling was found. Recommend observing periodically to determine worsening conditions.

Recommendation

Recommend monitoring.



3.5.1 Service Entrance Conductors

WATER INTRUSION

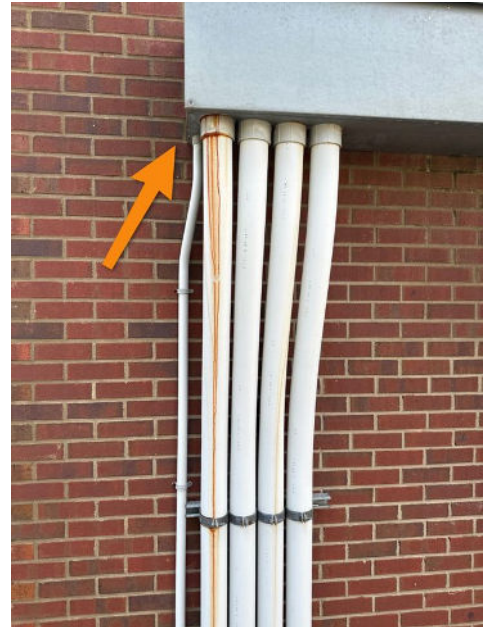


Recommendation

There is possible water intrusion and the meter / service entrance. Moisture can deteriorate the electrical equipment. Recommend that a licensed electrician repair / replace as needed.

Recommendation

Contact a qualified electrical contractor.



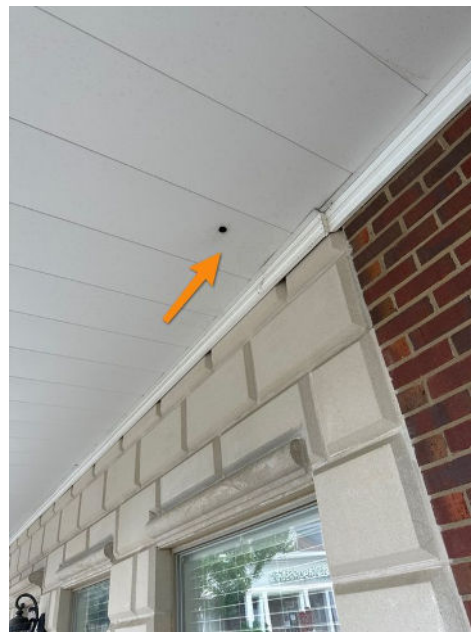
3.7.1 Siding, Flashing & Trim

DAMAGE - MINOR

Ceiling showed damage in one or more places. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



3.7.2 Siding, Flashing & Trim

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding panels incorrectly, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.



Recommendation

Contact a qualified siding specialist.



Bank

4: ROOF

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 4.1 | General | X | | | |
| 4.2 | Coverings & Slope | X | | | |
| 4.3 | Roof Drainage Systems | X | | | |
| 4.4 | Flashings | X | | | |
| 4.5 | Skylights, Chimneys & Other Roof Penetrations | | | X | |

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

Information

General: Method of Inspection

Rooftop, Drone, Ground level

General: Means of Access

Portable ladder

Coverings & Slope: Low-Slope Roof

Metal

Coverings & Slope: Steep-Slope Roof

Asphalt shingles

Coverings & Slope: Roof Coatings

None

Coverings & Slope: Condition of parapet and coping

Satisfactory

Coverings & Slope: Condition of Roof Coverings

Marginal

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

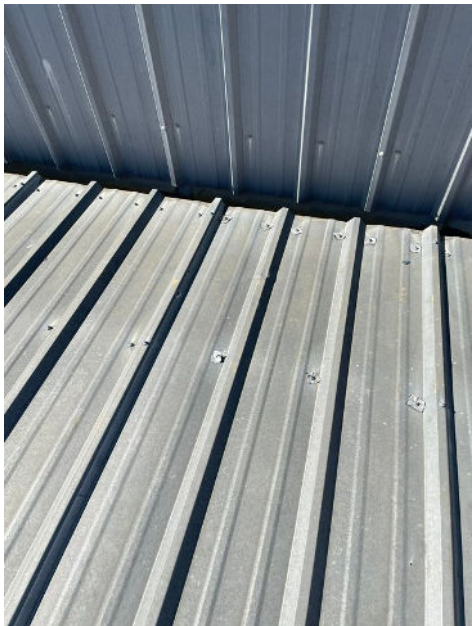
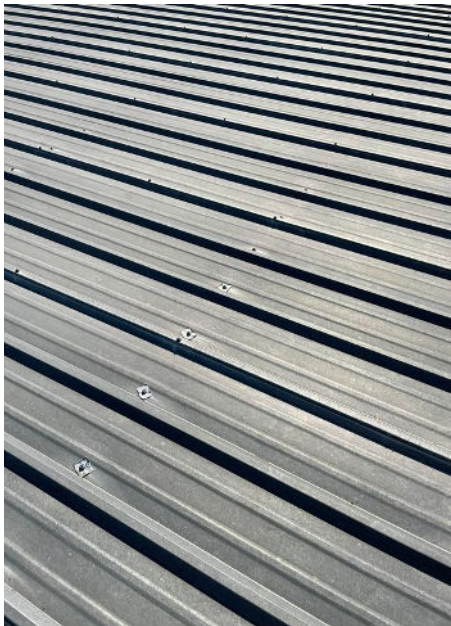
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Condition of roof penetrations and roof structure

Satisfactory

General: Roof Photos





Roof Drainage Systems: Drainage System Type

Built-in drains



Observations

4.2.1 Coverings & Slope

DELAMINATION AND GRANULAR LOSS

Recommendation

The asphalt shingle roof shows signs of delamination and granular loss. Delamination is separation of the surface layer of asphalt. Granular loss is a sign of aging and exposure. Recommend a qualified roofing contractor evaluate for next steps.

Recommendation

Contact a qualified roofing professional.



4.2.2 Coverings & Slope

DISCOLORATION

Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



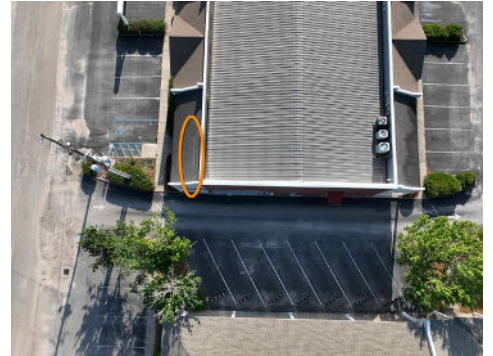
4.2.3 Coverings & Slope

PRIOR REPAIR

At the time of inspection, evidence of prior repair was observed. Recommend monitoring for future leaks, and if necessary contact a qualified roofing contractor for correction and replacement.

Recommendation

Contact a qualified roofing professional.



5: INTERIOR; DOORS AND WINDOWS, WALLS, CEILINGS, STAIRS, GARAGE DOORS, ELEVATORS AND ESCALATORS

| | | IN | NI | NP | D |
|-----|-----------------------------|----|----|----|---|
| 5.1 | General | X | | | |
| 5.2 | Doors | X | | | |
| 5.3 | Windows | X | | | |
| 5.4 | Floors | X | | | |
| 5.5 | Walls | X | | | |
| 5.6 | Ceilings | X | | | |
| 5.7 | Steps, Stairways & Railings | X | | | |
| 5.8 | Elevators and Escalators | | | X | |

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

Information

Windows: Window Type

Fixed Mountview only

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Tile, Vinyl



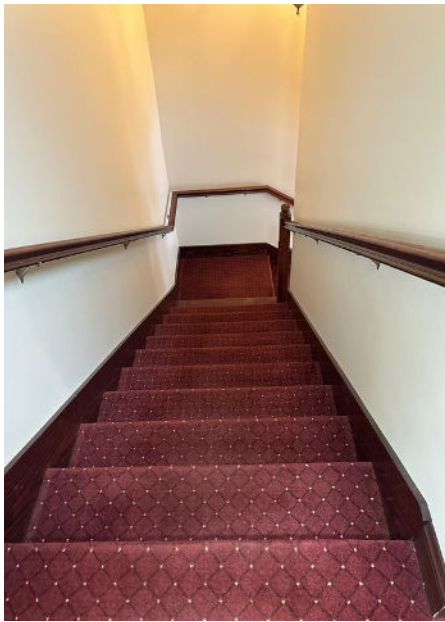
Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Ceiling Tiles, Gypsum Board

Steps, Stairways & Railings:
Pictures



Observations

5.3.1 Windows

MOISTURE DAMAGE

Recommendation

Contact a qualified professional.

 Recommendation



114



114

5.4.1 Floors

DAMAGED (GENERAL)

 Recommendation

The floor had general moderate damage visible at the time of the inspection. Cracked tiles may indicate settling or frame movement. Recommend service by a qualified contractor.

Recommendation

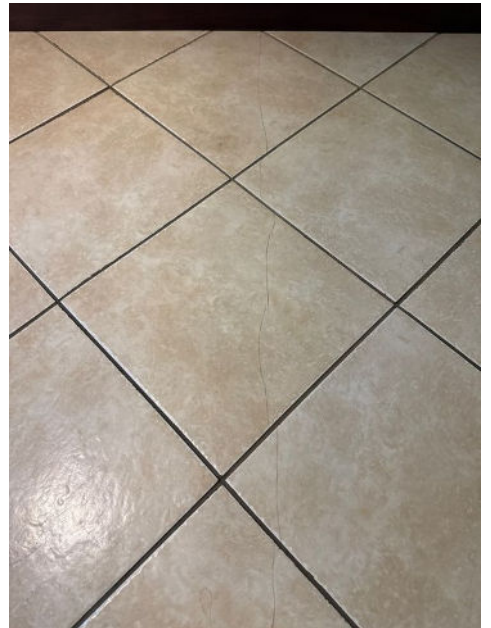
Contact a qualified flooring contractor



100 restroom downstairs



100 men's restroom downstairs



100 2nd Floor restroom



114 Lab



100 men's room downstairs

5.4.2 Floors

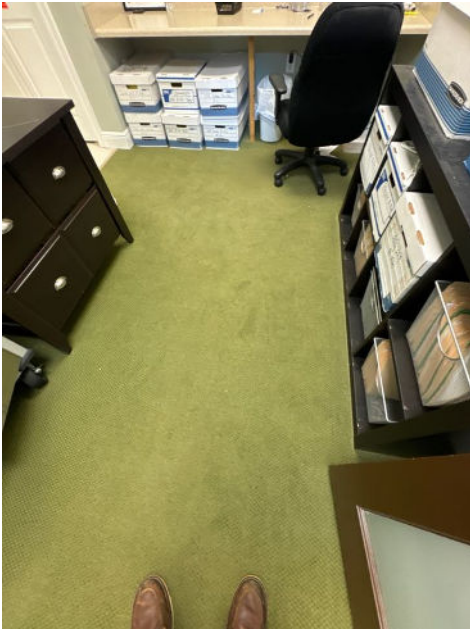
MODERATE WEAR

Floors exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

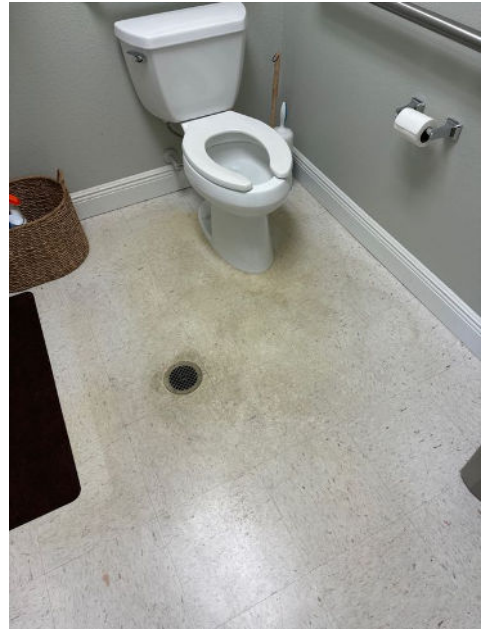




112 3rd room from R



100



112 restroom



112 waiting room



110

5.5.1 Walls

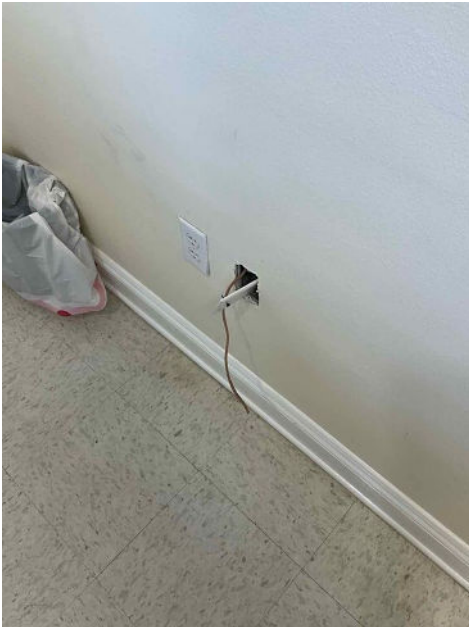
GENERAL DAMAGE

General damage found on wall. Recommend drywall, professional correct.

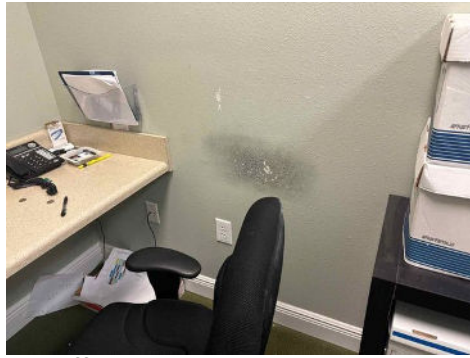
Recommendation

Contact a qualified professional.





114 office



112 office

5.6.1 Ceilings

MINOR DAMAGE

Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

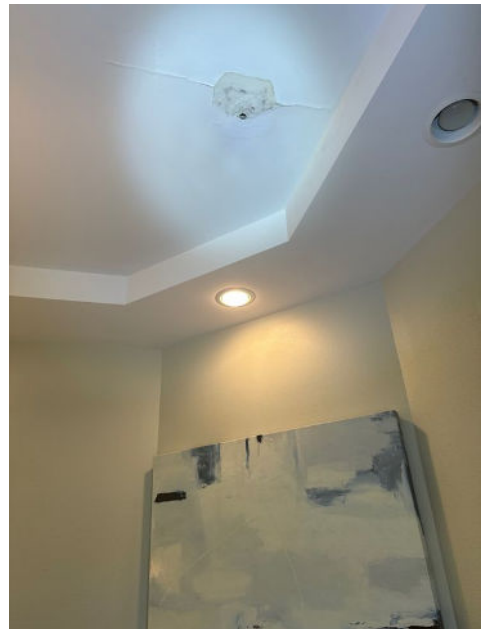
Contact a qualified professional.



100 restroom downstairs



114



112 waiting room

5.6.2 Ceilings

STAIN(S) ON CEILING

Recommendation

There is a stain on ceiling that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



110 waiting room



112 break room



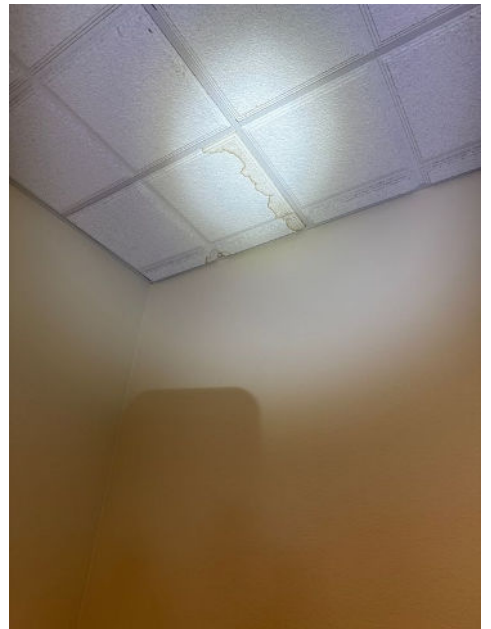
110 - first room on left from entrance



100 Lenders office



112 room 1 starting on the R



100 teller line



110-1



100 credit analysts



110-2



114 Waiting Room

6: COOLING

| | | IN | NI | NP | D |
|------|-----------------------------|----|----|----|---|
| 6.1 | Normal Operating Controls 1 | X | | | |
| 6.2 | Cooling Equipment 1 | X | | | |
| 6.3 | Normal Operating Controls 2 | X | | | |
| 6.4 | Cooling Equipment 2 | X | | | |
| 6.5 | Normal Operating Controls 3 | X | | | |
| 6.6 | Cooling Equipment 3 | X | | | |
| 6.7 | Normal Operating Controls 4 | X | | | |
| 6.8 | Cooling Equipment 4 | X | | | |
| 6.9 | Normal Operating Controls 5 | X | | | |
| 6.10 | Cooling Equipment 5 | X | | | |
| 6.11 | Normal Operating Controls 6 | X | | | |
| 6.12 | Cooling Equipment 6 | X | | | |

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

Information

Cooling Equipment 1: Location

Attic, Exterior East

Cooling Equipment 1: Energy Source/Type

Electric, Central Air Conditioner, Conventional Split

Cooling Equipment 1: Manufacturer

American Standard
3 Ton

Cooling Equipment 1: Age of Equipment

2008- 2008

Cooling Equipment 2: Location

Closet

Cooling Equipment 2: Energy Source/Type

Electric, Central Air Conditioner, Conventional Split

Cooling Equipment 2: Manufacturer

Trane, American Standard
6 Ton

Cooling Equipment 2: Age of Equipment

2008- 2008

Cooling Equipment 3: Location

Attic, Roof

Cooling Equipment 3: Energy Source/Type

Electric, Central Air Conditioner, Conventional Split

Cooling Equipment 3: Manufacturer

Carrier

Cooling Equipment 3: Age of Equipment

2023

Cooling Equipment 4: Location

Attic South

Cooling Equipment 4: Energy Source/Type

Electric, Central Air Conditioner, Conventional Split, Oil

Cooling Equipment 4: Manufacturer

Carrier
5 Ton

Cooling Equipment 4: Age of Equipment

2022- 2023

Cooling Equipment 5: Location

North Attic

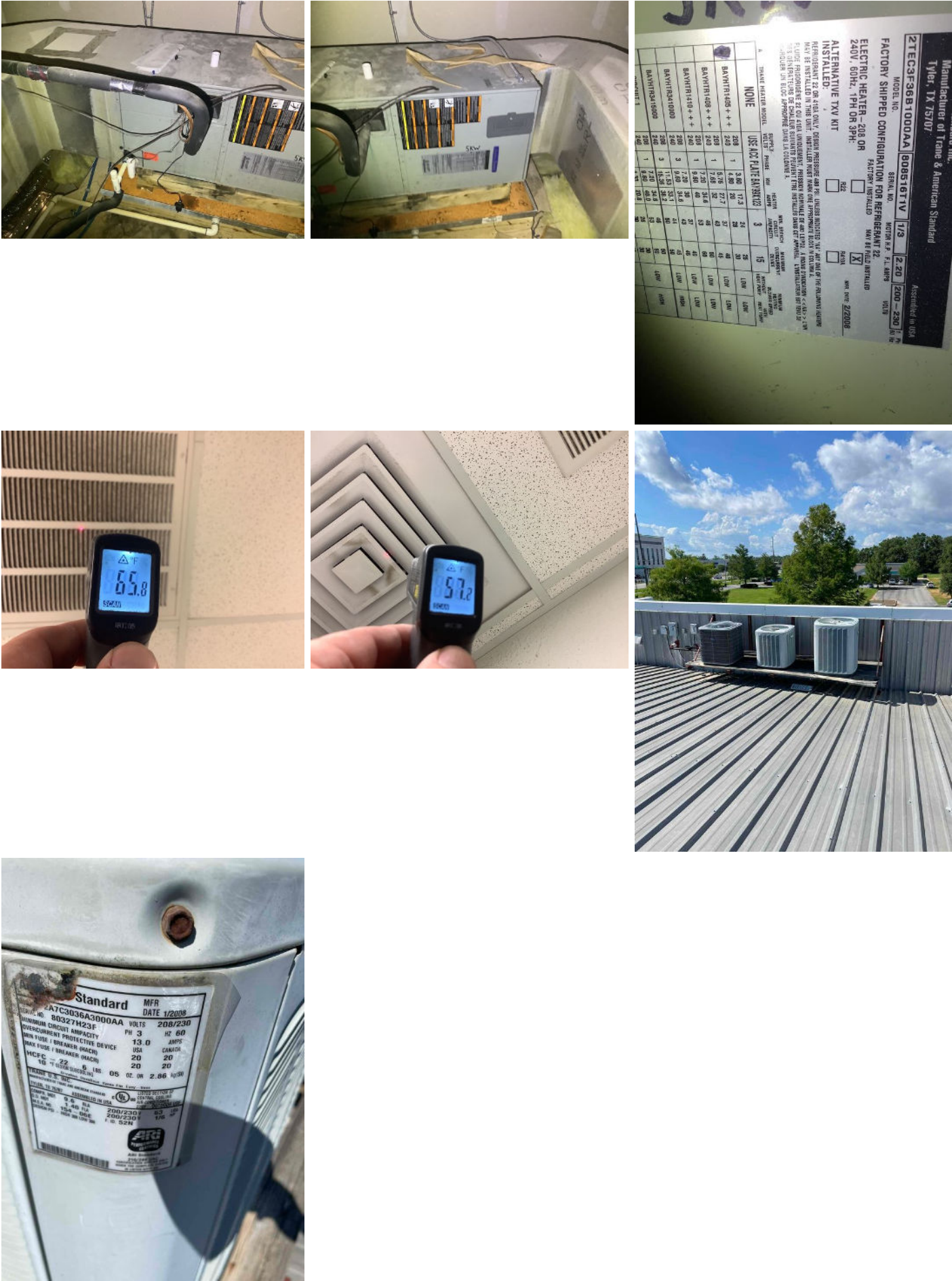
Cooling Equipment 5: Energy Source/Type
Electric, Central Air Conditioner,
Conventional Split

| | | |
|--|--|---|
| Cooling Equipment 5: Manufacturer American Standard 5 Ton | Cooling Equipment 5: Age of Equipment 2006- 2007 | Cooling Equipment 6: Location Hall Closet |
|--|--|---|

| | | |
|--|---|--|
| Cooling Equipment 6: Energy Source/Type Electric, Central Air Conditioner, Conventional Split | Cooling Equipment 6: Manufacturer Goodman, Daiken Comp 5 Ton | Cooling Equipment 6: Age of Equipment 2022- 2023 |
|--|---|--|

Cooling Equipment 1: Suite

112



Cooling Equipment 1: SEER Rating

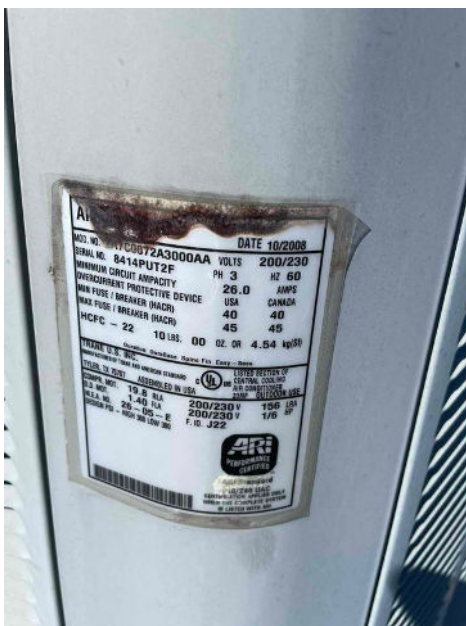
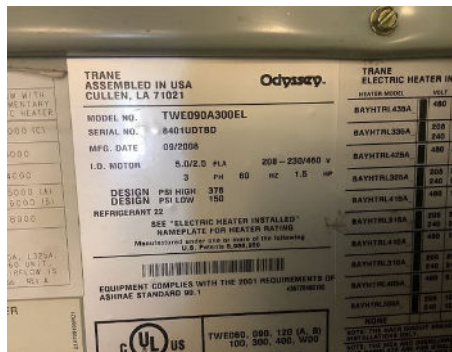
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Cooling Equipment 2: Suite

110



Cooling Equipment 2: SEER Rating

13 SEER

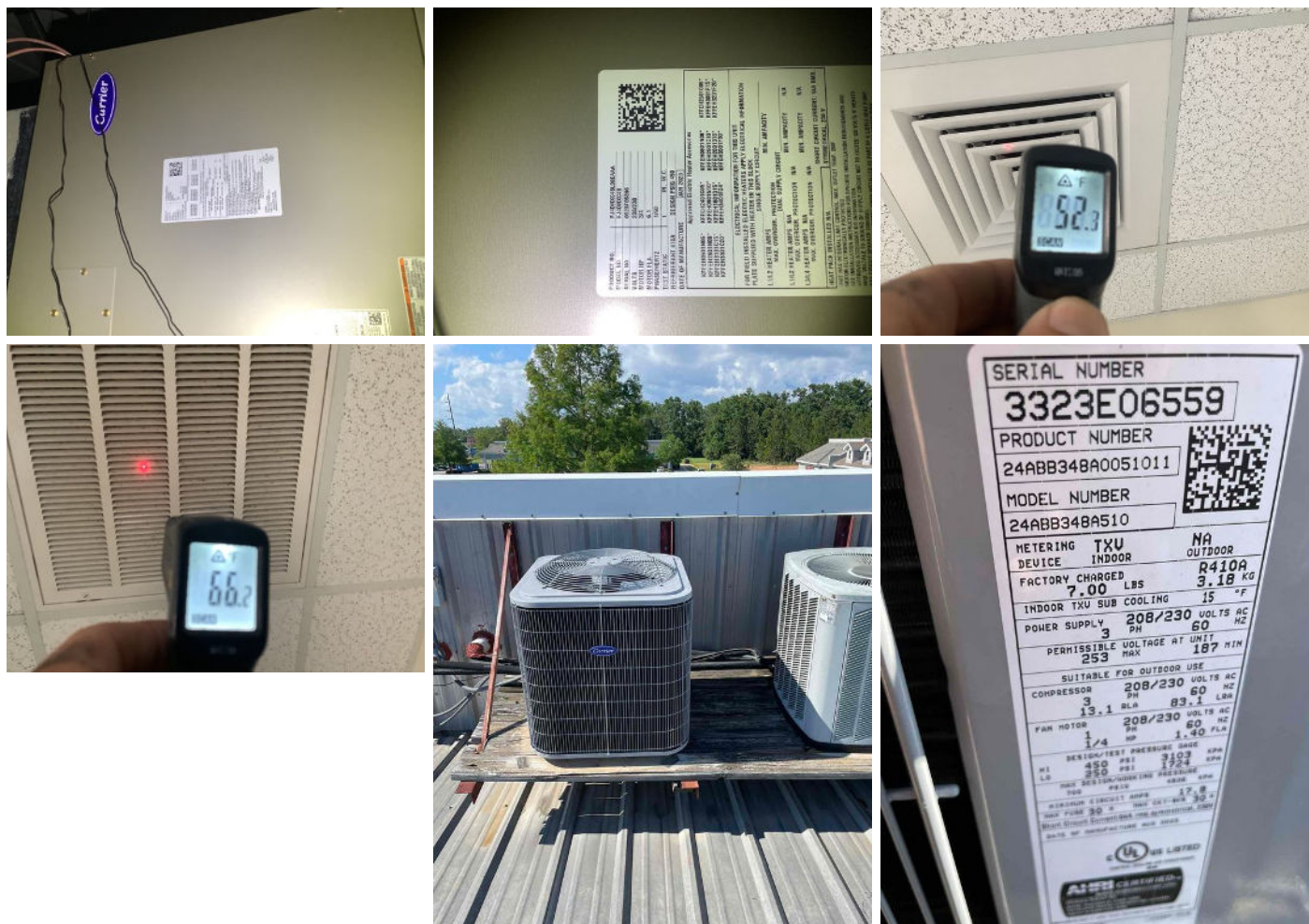
Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Cooling Equipment 3: Suite

114

4 Ton

**Cooling Equipment 3: SEER Rating**

15 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

100



13 SEER

Read more on energy efficient air conditioning [at Energy.gov](#).

Cooling Equipment 5: Suite 100



Cooling Equipment 5: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install.

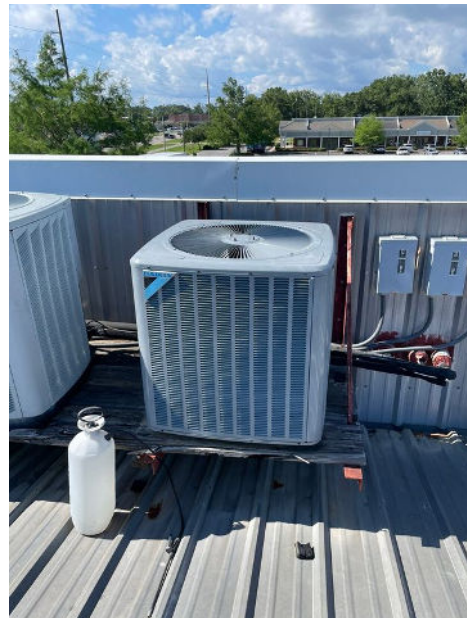
Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Cooling Equipment 6: Suite

100



| | | | | | | | | | | |
|--|--------------------------|--|-----------|----------------------|--------|---------------|-----------|-----------|------------------|--------|
| MODEL NO. AMST00U400AA | | | | SERIAL NO. 221095979 | | | | | | |
| MOTOR | | TEST EXTERNAL STATIC PRESSURE (INCHES): 0.5 | | | | LABEL PART NO | | | | |
| AMP 4 HP | | MAXIMUM OUTLET TEMPERATURE 200° F | | | | SP3A00350 | | | | |
| 6.5 1 | | 0 INCH CLEARANCE FROM CABINET, P. ENHIN AND DUCT, FOR INSTALLATION. | | | | | | | | |
| 208/240 VOLTS | | | | 60 HERTZ | | 1 PHASE | | | | |
| * WHEN INSTALLING AN ACCESSORY HEAT KIT, PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE. | | | | | | | | | | |
| MARK HERE | HEATER KIT MODEL USED | V LBS | CIRCUIT 1 | | | CIRCUIT 2 | | | SINGLE POINT KIT | |
| | | | H.A. | M.C.A. | M.O.P. | H.A. | M.C.A. | M.O.P. | H.A. | M.C.A. |
| | NO HEAT KIT | | 0.0 | 0.0 | 15.0 | | | | | |
| | HK'S 03XC" | 2 | 10.8/12.5 | 22.0/4.5 | 25.0 | | | | | |
| | HK'S 05XC" | 2 | 17.3/20 | 36.3/38 | 35.0 | | | | | |
| | HK'S 06XC" | 2 | 21.7/25 | 34.5/39 | 40.0 | | | | | |
| | HK'S 08XC" | 2 | 28.9/33 | 45.0/50 | 45.0 | | | | | |
| | HK'S 10XC" | 2 | 34.7/40 | 52.0/55 | 50.0 | | | | | |
| | HK'S 15XF" | 4 | 0.0 | 0.0 | 15.0 | 30.0/4.0 | 37.5/43 | 40.0 | | |
| | HK-SC15KA 208 | 4 | 34.7 | 52 | 50 | 17.3 | 21.3 | 25 | 73.6 | 80 |
| | HK-SC15XB 240 | 4 | 40 | 55 | 50 | 20 | 25 | 25 | 83.6 | 90 |
| | HK-SC15XB 240 | 4 | 40 | 55 | 50 | 46.0 | 57.0/63.0 | 46.0/50.0 | 50.0 | |



Cooling Equipment 6: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Observations

6.2.1 Cooling Equipment 1

 Recommendation

FAILED TO PRODUCE COLD AIR

The air conditioner was functional but did not produce cold air. The temperature drop was only 8 degrees lower from intake to output. Recommend licensed HVAC contractor evaluate or replace due to age.

Recommendation

Contact a qualified HVAC professional.

6.2.2 Cooling Equipment 1

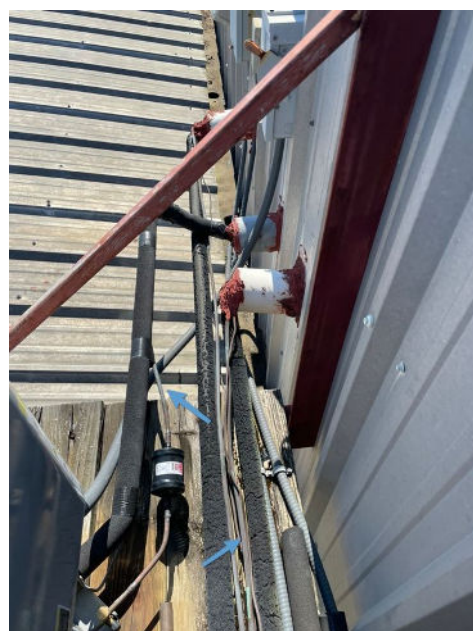
 Maintenance Item

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



6.2.3 Cooling Equipment 1

 Recommendation

SERVICE LIFE

The observed unit is at the end of its service life expected life of an HVAC is 12 to 15 years plan to replace the unit in the near future.

Recommendation

Contact a qualified HVAC professional.



6.4.1 Cooling Equipment 2

SERVICE LIFE

The observed unit is at the end of its service life. The expected life of an HVAC unit is 12 to 15 years. Plan to replace the unit in the near future.

Recommendation

Contact a qualified HVAC professional.



Recommendation



6.4.2 Cooling Equipment 2

ROOFTOP COMPRESSOR DECK DAMAGE

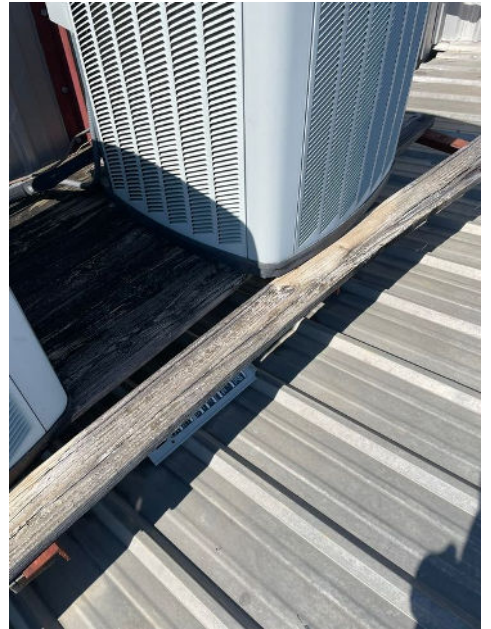
At the time of inspection, the deck built to suspend the compressors off of the roof. Top was damaged and rotting recommend a qualified professional replace both compressor decks.

Recommendation

Contact a qualified professional.



Recommendation



6.10.1 Cooling Equipment 5

FAILED TO PRODUCE COLD AIR

The air conditioner was functional but did not produce cold air. The temperature drop was only 9 degrees from intake to output. Recommend licensed HVAC contractor evaluate or replace due to age.

Recommendation

Contact a qualified HVAC professional.



Recommendation



6.10.2 Cooling Equipment 5

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



Maintenance Item



6.10.3 Cooling Equipment 5

SERVICE LIFE

The observed unit is at the end of its service life. The expected life of an HVAC unit is 12 to 15 years. Plan to replace the unit in the near future.

Recommendation

Contact a qualified HVAC professional.



Recommendation



7: HEATING AND VENTILATION

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 7.1 | General | X | | | |
| 7.2 | Ventilation | X | | | |
| 7.3 | Exhaust Systems | X | | | |
| 7.4 | Distribution Systems | X | | | |
| 7.5 | Vents, Flues & Chimneys | | | X | |
| 7.6 | Presence of Installed Heat Source in Each Room | X | | | |

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

Information

Ventilation: Ventilation Type

None Found

Exhaust Systems: Exhaust Fans

Fan Only

Distribution Systems: Ductwork

Insulated

Presence of Installed Heat Source in Each Room: Heat Availability

Yes

General: AFUE Rating

No Gas Heat

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

General: Heating Inspection Method

The HVAC units in the building were split systems with an outside compressor and inside air handlers. The information for the mechanical units was listed under the "cooling" section of this inspection. Heat strips inside each air handler are the source of heat for each system. For this reason, the unit information was not duplicated in the "heating and ventilation" section. Heat was verified from each unit.

8: FIREPLACES

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 8.1 | Gas/LP Firelogs & Fireplaces | | | X | |
| 8.2 | Solid Fuel Heating Device (Fireplace, Woodstove) | | | X | |

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

Information

Solid Fuel Heating Device
(Fireplace, Woodstove): Type
NA

9: ELECTRICAL

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 9.1 | General | X | | | |
| 9.2 | Main Subpanel 100 | X | | | |
| 9.3 | Main Subpanel 110 | X | | | |
| 9.4 | Main Subpanel 112 | X | | | |
| 9.5 | Main Subpanel 114 | X | | | |
| 9.6 | Branch Wiring Circuits, Breakers & Fuses | X | | | |
| 9.7 | Lighting Fixtures, Switches & Receptacles | X | | | |
| 9.8 | GFCI & AFCI | X | | | |
| 9.9 | Smoke Detectors | X | | | |
| 9.10 | Carbon Monoxide Detectors | X | | | |

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

Information

Main Subpanel 100: Panel Capacity

400 Amp, 120V

Main Subpanel 110: Panel Capacity

400 Amp, 120V

Main Subpanel 112: Panel Capacity

400 AMP, 120V

Main Subpanel 100: Panel Manufacturer

General Electric

Main Subpanel 110: Panel Manufacturer

General Electric

Main Subpanel 112: Panel Manufacturer

General Electric

Main Subpanel 100: Panel Type

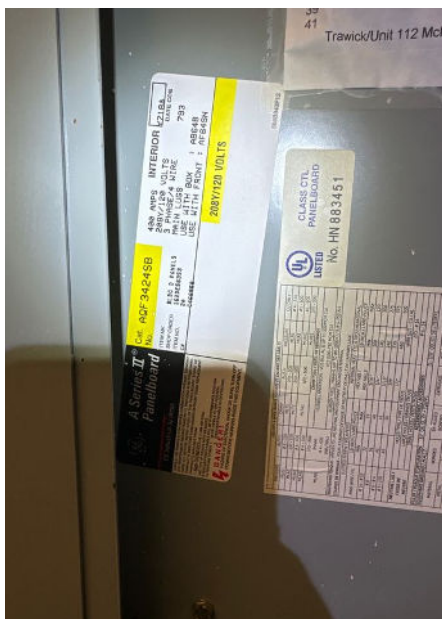
Circuit Breaker

Main Subpanel 110: Panel Type

Circuit Breaker

Main Subpanel 112: Panel Type

Circuit Breaker



112



110

Main Subpanel 114: Panel Capacity

400 Amp, 120V

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

Copper

Main Subpanel 114: Panel Manufacturer

General Electric

Smoke Detectors: Smoke Detector Present

No

Main Subpanel 114: Panel Type

Circuit Breaker

Carbon Monoxide Detectors: Carbon Monoxide Detectors Present

No

114

Main Subpanel 100: Sub Panel Location

Hallway

Knockout Home Inspections LLC

Page 44 of 76

Main Subpanel 110: Sub Panel Location
Hallway



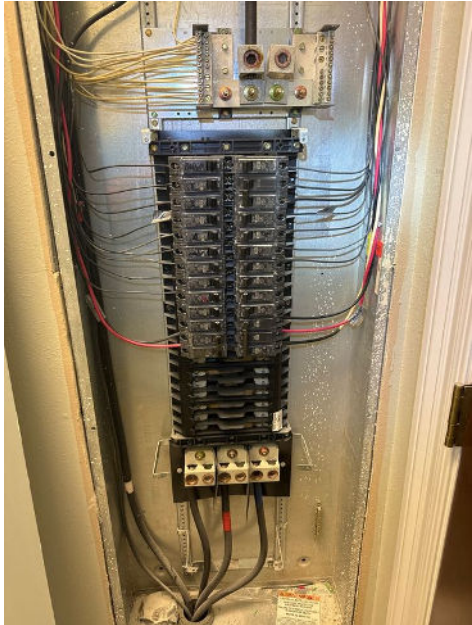
Main Subpanel 112: Sub Panel Location
Hallway



112



112



112

Main Subpanel 114: Sub Panel Location
Hallway



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Conduit



Observations

9.3.1 Main Subpanel 110

BREAKERS OFF

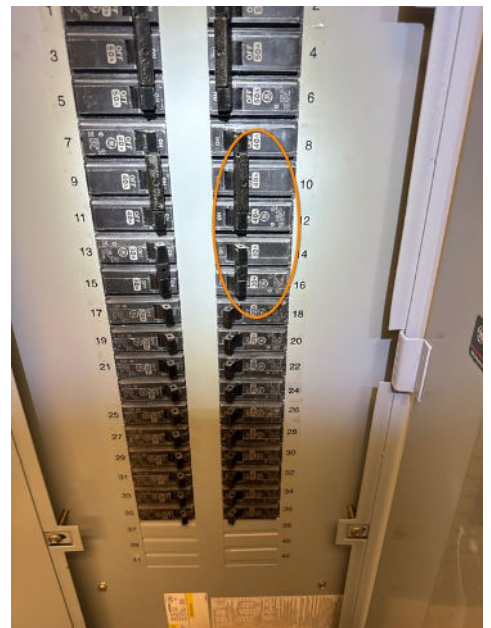
At the time of the inspection, two large breakers were turned off. There are many possibilities for this, but for safety reasons have a qualified electrician determine the reasoning and correct as necessary.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.5.1 Main Subpanel 114

BREAKERS OFF

At the time of the inspection, some breakers were found off. There are many reasons why this might happen, but if accessing the box is a common practice, the panel labeling should communicate breakers that are always on or sometimes on. For safety reasons, I recommend an electrician, examine the panel and wiring and update the panel labeling if necessary.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.7.1 Lighting Fixtures, Switches & Receptacles



Recommendation

LIGHT INOPERABLE

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

Recommendation

Contact a qualified electrical contractor.



1502-114

9.8.1 GFCI & AFCI



Recommendation

GFCI INOPERABLE

GFCI exterior receptacle not functional at the time of inspection. Recommend qualified electrician check all GFCI exterior receptacles and correct.

Recommendation

Contact a qualified professional.



9.9.1 Smoke Detectors



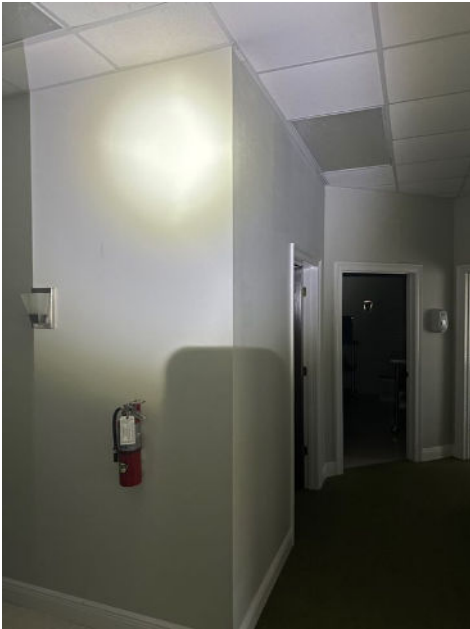
Recommendation

NOT INSTALLED

Smoke detectors were not found at the time of the inspection

Recommendation

Contact a qualified professional.



112



110

9.10.1 Carbon Monoxide Detectors

CARBON MOOXIDE DETECTOR NOT FOUND

112.

Recommendation

Contact a qualified professional.



10: PLUMBING

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 10.1 | General | X | | | |
| 10.2 | Drain, Waste, & Vent Systems | X | | | |
| 10.3 | Water Supply, Distribution Systems & Fixtures | X | | | |
| 10.4 | Hot Water Systems, Controls, Flues & Vents | X | | | |
| 10.5 | Hot Water Systems, Controls, Flues & Vents 2 | X | | | |
| 10.6 | Hot Water Systems, Controls, Flues & Vents 3 | X | | | |
| 10.7 | Hot Water Systems, Controls, Flues & Vents 4 | X | | | |

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

Information

General: Filters

None

General: Water Source

Public

Drain, Waste, & Vent Systems:

Waste System Type

None

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

Hot Water Systems, Controls, Flues & Vents: Location

Attic

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

30 gallons

Hot Water Systems, Controls, Flues & Vents 2: Age of Water Heater

2008

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

Attic

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

Source/Type

Electric

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

30

Hot Water Systems, Controls, Flues & Vents 2: Age of Water Heater

2008

Hot Water Systems, Controls, Flues & Vents 3: Location

Attic

Hot Water Systems, Controls, Flues & Vents 3: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents 3: Capacity

30

Hot Water Systems, Controls, Flues & Vents 3: Age of Water Heater

2007

Hot Water Systems, Controls, Flues & Vents 4: Location

Attic

Hot Water Systems, Controls, Flues & Vents 4: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents 4: Capacity

40

Hot Water Systems, Controls, Flues & Vents 4: Age of Water Heater

2007

Hot Water Systems, Controls, Flues & Vents: Suite 112



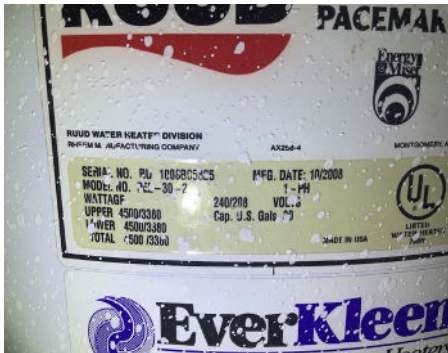
Hot Water Systems, Controls, Flues & Vents: Manufacturer Ruud

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 2: Suite

110



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

Ruud

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 3: Suite

100



Hot Water Systems, Controls, Flues & Vents 3: Manufacturer

Ruud

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 4: Suite

114



Hot Water Systems, Controls, Flues & Vents 4: Manufacturer

Bradford & White

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.](#)

Observations

10.3.1 Water Supply, Distribution Systems & Fixtures



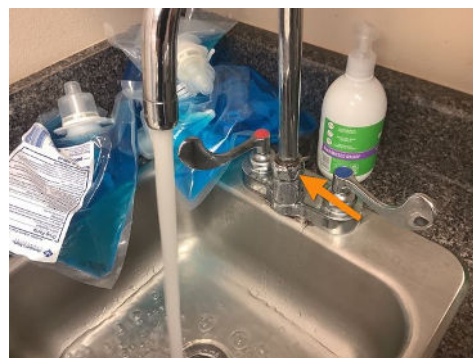
Recommendation

KITCHEN SINK

Observed leaking faucet at kitchen sink recommend plumber evaluate for repair

Recommendation

Contact a qualified professional.



Unit 110

10.3.2 Water Supply, Distribution Systems & Fixtures



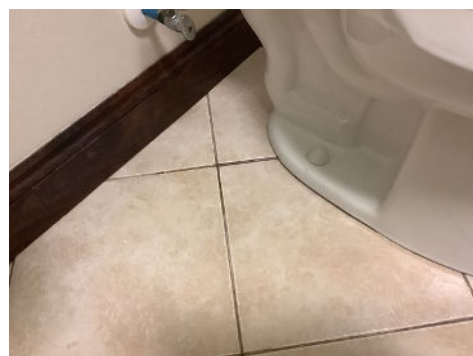
Recommendation

TOILET LEAK

Leak at toilet at time of inspection recommend plumber evaluate for repair

Recommendation

Contact a qualified professional.



Women's Bathroom unit 100

10.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Hot Water Systems, Controls, Flues & Vents 2



Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

10.6.1 Hot Water Systems, Controls, Flues & Vents 3



Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

10.7.1 Hot Water Systems, Controls, Flues & Vents 4



Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

11: LIFE SAFETY

| | | IN | NI | NP | D |
|-------|--|----|----|----|---|
| 11.1 | General | X | | | |
| 11.2 | Fire Access Roads | X | | | |
| 11.3 | Fire Hydrant Clearance | X | | | |
| 11.4 | Hinged Shower Doors | | | X | |
| 11.5 | Storage of Flammable and Combustible Materials | | | X | |
| 11.6 | No Smoking Signs | | | X | |
| 11.7 | Fire Alarm Systems | | | X | |
| 11.8 | Portable Fire Extinguishers | X | | | |
| 11.9 | Commercial Cooking Appliances | | | X | |
| 11.10 | Sprinkler System | | | X | |
| 11.11 | Emergency Lighting Systems | X | | | |
| 11.12 | Exit Signs, Doors, Stairwells and Handrails | X | | | |

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

Information

General: Photos



Fire Access Roads: Pictures



Fire Hydrant Clearance: Pictures



Emergency Lighting Systems:
Emergency Lights Operable
 Yes

Portable Fire Extinguishers: Pictures



112



110



100 teller line



100 2nd Floor



110

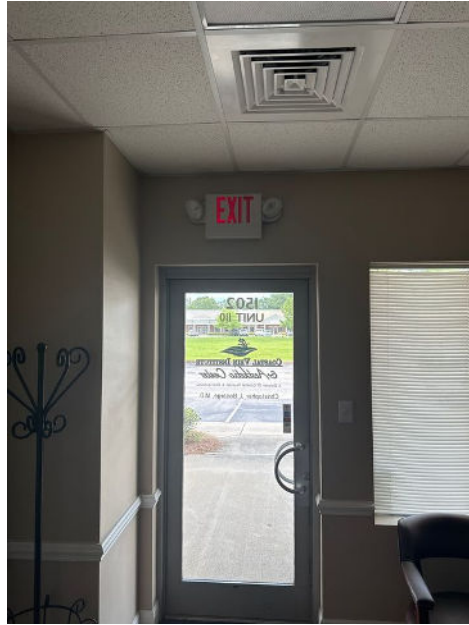


114

Exit Signs, Doors, Stairwells and Handrails: Pictures



112



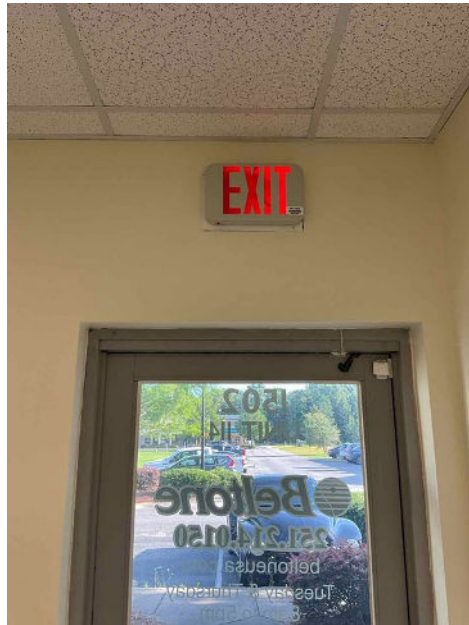
110



100



100



114

Observations

11.10.1 Sprinkler System

NO SPRINKLER SYSTEM

No sprinkler system found during the inspection.

112, 110, 100, 114

Recommendation

Contact a qualified professional.

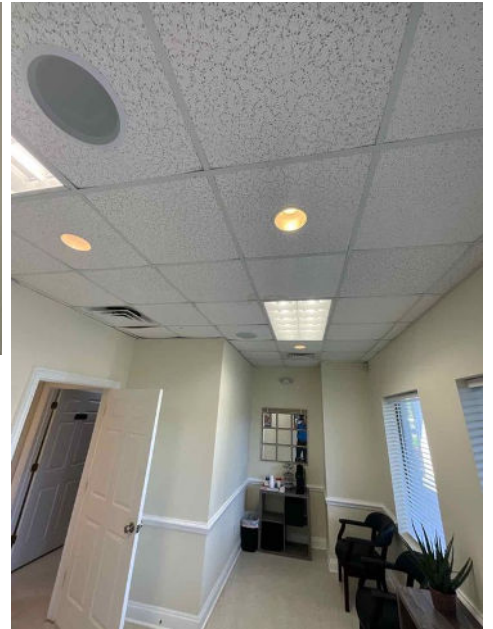




100



112



114

11.11.1 Emergency Lighting Systems

EMERGENCY LIGHTS FAILED TEST

Emergency lights not operable. Recommend electrical contractor correct.

Recommendation

Contact a qualified professional.



Safety Hazard



110



112 hall



112 2nd room from R

12: ATTIC, INSULATION & VENTILATION

| | | IN | NI | NP | D |
|------|---------------------------------|----|----|----|---|
| 12.1 | General | X | | | |
| 12.2 | Insulation of Unfinished Spaces | X | | | |

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

Information

| | | |
|---|---|---|
| General: Dryer Power Source None Found | General: Dryer Vent None Found | General: Flooring Insulation Batt, Fiberglass |
| Insulation of Unfinished Spaces: R-value 19 | Insulation of Unfinished Spaces: Insulation Type Batt, Fiberglass | |

General: Attic Photos



Unit 112



Unit 112



Unit 112



Unit 110



Unit 110



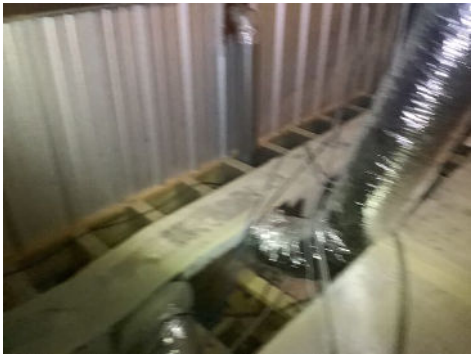
Unit 110



Unit 100



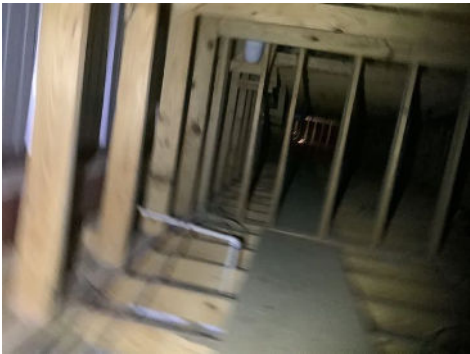
Unit 100



Unit 100



Unit 100

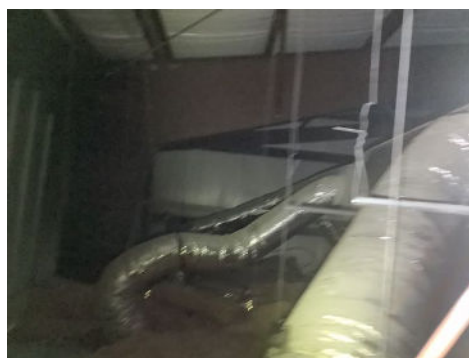




Unit 114



Unit 114



Unit 114

Observations

12.2.1 Insulation of Unfinished Spaces

IMPROPER INSTALLATION

Attic insulation was improperly installed. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



Recommendation



Unit 112



Unit 114



Unit 114

13: ADDITIONAL INFORMATION

| | | IN | NI | NP | D |
|------|-------------|----|----|----|---|
| 13.1 | Information | X | | | |

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Information: Summary

At Knockout Inspections we take pride in our services and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Because our inspection is essentially visual, latent defects can exist. We are unable to see behind walls or fully inspect other components that may be limited during our inspection. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at the time of inspection.

As a property owner, you should expect problems to occur. All buildings will require maintenance and repairs from time to time. Roofs will leak, plumbing can become compromised, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current and budget for necessary repair expenses.

We thank you for taking the time to read this report and please contact us if you have any further questions pertaining to your inspection. We are always attempting to improve the quality of our service and our reports. This report was written exclusively for our Client. It is not transferable to any additional parties. The report is only supplemental to a seller's disclosure.

Kind Regards,
Knockout Home Inspections LLC

Information: Pre-Closing Walk Through

The walk-through prior to closing is the time for the client to inspect the property. Conditions can change between the time of a commercial inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that may have been concealed during the commercial inspection may be discovered during the walk-through. The Client should be observant and thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Knockout Inspections LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new property. Consider having one of our Certified Inspectors assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. Additionally, you should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets. Look for plumbing leaks.

4. Operate all exterior doors, windows, and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read the seller's disclosure.

Information: Estimated Life Expectancy of Equipment and Appliances

The following chart details the predicted life expectancy of appliances, products, materials, systems and components.

Consumers, inspectors, and professionals advising their clients should note that these life expediciencies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather or other conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

| APPLIANCES | YEARS |
|-----------------------|----------|
| Dishwasher | 9 |
| Disposal (food waste) | 12 |
| Freezer | 10 to 20 |
| Gas Oven | 10 to 18 |
| Range/Oven Hood | 14 |
| Electric Range | 13 to 15 |
| Refrigerator | 9 to 13 |
| Washing Machine | 5 to 15 |

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

| DECKS | YEARS |
|-------------|-------|
| Deck Planks | 15 |

| | |
|-----------|---------|
| Composite | 8 to 25 |
|-----------|---------|

| | |
|-----------------|----------|
| Structural Wood | 10 to 30 |
|-----------------|----------|

Home technology systems have diverse life expectancy and may have to be upgraded due to evolution in technology.
 * Batteries should be changed at least annually.

| | |
|-----------------|-------|
| HOME TECHNOLOGY | YEARS |
|-----------------|-------|

| | |
|----------------------------|---|
| Carbon Monoxide Detectors* | 5 |
|----------------------------|---|

| | |
|-----------------------|--------------|
| Smoke/Heat Detectors* | less than 10 |
|-----------------------|--------------|

| | |
|------|-------|
| HVAC | YEARS |
|------|-------|

| | |
|---------------------------|---------|
| Air Conditioner (central) | 7 to 15 |
|---------------------------|---------|

| | |
|---------------|----|
| Air Exchanger | 15 |
|---------------|----|

| | |
|-----------|----------|
| Attic Fan | 15 to 25 |
|-----------|----------|

| | |
|---------------------|----------|
| Chimney Cap (metal) | 10 to 20 |
|---------------------|----------|

| | |
|----------------------|----|
| Chimney Cap (mortar) | 15 |
|----------------------|----|

| | |
|-----------|---------|
| Condenser | 8 to 20 |
|-----------|---------|

| | |
|---------|----------|
| Furnace | 15 to 25 |
|---------|----------|

| | |
|----------------|----------|
| Heat Exchanger | 10 to 15 |
|----------------|----------|

| | |
|-----------|----------|
| Heat Pump | 10 to 15 |
|-----------|----------|

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog shower-heads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service life.

| | |
|------------------------------|-------|
| PLUMBING, FIXTURES & FAUCETS | YEARS |
|------------------------------|-------|

| | |
|--------------------|----|
| Copper Water Lines | 70 |
|--------------------|----|

| | |
|-----------|----------|
| Hose Bibs | 20 to 30 |
|-----------|----------|

| | |
|----------------------------------|----|
| Instant (on-demand) Water Heater | 10 |
|----------------------------------|----|

| | |
|-----|----|
| PEX | 40 |
|-----|----|

| | |
|--------------------|----|
| Sewer Grinder Pump | 10 |
|--------------------|----|

| | |
|-----------|---|
| Sump Pump | 7 |
|-----------|---|

| | |
|--------------------|---------|
| Vent Fan (ceiling) | 5 to 10 |
|--------------------|---------|

| | |
|-----------------------------|---------|
| Water Heater (conventional) | 6 to 12 |
|-----------------------------|---------|

| | |
|---------------------|----|
| Water Line (copper) | 50 |
|---------------------|----|

| | |
|----------------------|----|
| Water Line (plastic) | 50 |
|----------------------|----|

Well Pump15

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall, or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFINGYEARS

Aluminum Coating

3 to 7

Asphalt (architectural)

25

Asphalt Shingles (3-tab)

18-22

BUR (built-up roofing)

30

Clay/Concrete

100+

Copper

70+

Fiber Cement

25

Metal

40 to 80

Modified Bitumen

20

Simulated Slate

10 to 35

Slate

60 to 150

TPO

7 to 20

| | |
|------|----|
| Wood | 25 |
|------|----|

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

| | |
|---------|-------|
| WINDOWS | YEARS |
|---------|-------|

| | |
|------------------------|----------|
| Aluminum/Aluminum-Clad | 15 to 20 |
|------------------------|----------|

| | |
|-------------|---------|
| Double-Pane | 8 to 20 |
|-------------|---------|

| | |
|-----------|----------|
| Skylights | 10 to 20 |
|-----------|----------|

| | |
|--------------------------|----------|
| Vinyl/Fiberglass Windows | 20 to 40 |
|--------------------------|----------|

| | |
|----------------|-----|
| Window Glazing | 10+ |
|----------------|-----|

| | |
|------|-----|
| Wood | 30+ |
|------|-----|

***Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

STANDARDS OF PRACTICE

Foundation, Crawlspcace, and Structure

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.

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.

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.

Interior; Doors and Windows, Walls, Ceilings, Stairs, Garage Doors, Elevators and Escalators

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.

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.

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.

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.

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.

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.

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.

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.