

International Standards of Practice for Inspecting Commercial Properties

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1. Purpose

- 1.1 The purpose of this document is to define good practice and to establish a reasonable approach for the performance of an inspection of a commercial property.

2 Definitions

2.1 Core definitions

- 2.1.1 *Commercial Property* - A commercial property is defined as the building structures and improvements located on a parcel of commercial real estate. These may include structures such as buildings with residential units operated for profit, mixed use buildings, strip malls, motels, factories, *storage facilities, restaurants, and office buildings.*
- 2.1.2 *Inspection* - *The inspection is defined as the process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings.*

2.1.2.1 *Observations* - Observations are defined as those potential items of interest noted by the inspector during the walk-through survey portion of the inspection.

2.1.2.2 *Research* - Research is defined as the process of gathering information through document review and interview to augment the observations made during the walk-through portion of the inspection. This research may include reviewing readily available documents such as previous inspection reports, building permits, code violation notices and environmental studies. This research may also include interviews with readily available personnel such as building managers, tenants and owners.

2.1.2.3 *Report* - *An inspection report is defined as a written communication describing the issues discovered from observations made and research conducted by the inspector that are, in the inspector's opinion, are likely to be of interest to his/her client. A report may contain photographs of observations made during the walk-through survey portion of the inspection and/or copies of documents reviewed during the research portion of the inspection.*

2.2 Terminology commonly found in commercial property inspection reports

- *Above Grade Wall*: A wall more that is mostly above grade and enclosing conditioned space.
- *Access*: That which enables a device, appliance or equipment to be reached.
- *Access Panel*: A closure device used to cover an opening into a duct, an enclosure, or equipment.
- *Accessible*: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- *Accessibility*: Level of access a building offers people with disabilities.
- *Accessory Structure*: An additional building to the primary building.
- *Activate*: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to fixtures and appliances or activating electrical breakers or fuses.
- *Actual Knowledge*: The knowledge possessed by an individual as opposed to that discovered through document review.
- *Addition*: An extension or increase in the conditioned space of a building.
- *Adverse Conditions*: Conditions that may be dangerous for the inspector and may limit the walk-through survey portion of the inspection.
- *Adversely Affect*: To constitute, or potentially constitute, a negative or destructive impact.
- *Air Intake*: An opening in a building's envelope whose purpose is to allow outside air to be drawn in to replace inside air.
- *Aisle*: An exit access component that provides a path of egress travel.
- *Alarm Signal*: A signal indicating an emergency, such as a fire, requiring immediate action.

- *Alarm System:* Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- *Alteration:* Any construction or renovation to an existing structure other than a repair or addition. Also, a change in a mechanical system.
- *Appliance:* Utilization equipment, generally other than industrial, that is installed or connected as a unit to perform one or more functions.
- *Approved:* Acceptable to the authority having jurisdiction. Also, accepted by an internationally recognized organization such as InterNACHI.
- *Arc-Fault Circuit Interrupter:* A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
- *Authority Having Jurisdiction (AHJ):* An organization, office, or individual responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure. The AHJ is often the building owner, health department, insurance agent, or fire Marshall.
- *Automatic:* That which provides a function without the necessity of human intervention.
- *Automatic Fire-Extinguishing System:* A system of devices and equipment which automatically detects a fire and discharges in an attempt to put it out.
- *Automatic Sprinkler System:* An automated sprinkler system for fire protection purposes.
- *Balcony:* Exterior floor projecting from and supported by a structure without additional independent supports.
- *Band Joist:* Dimensional lumber used as a perimeter joist of the building framing.
- *Basement:* That portion of a building which is partly or completely below grade.
- *Basement Wall:* A wall of a building that is mostly below grade.
- *Bathroom:* A room containing plumbing fixtures such as a water closet, urinal, bathtub, or shower.
- *Bedroom:* A room used for sleeping purposes.
- *Bonding:* The permanent joining of metallic parts to form an electrically conductive path that ensures electrical continuity and the capacity to conduct safely any fault current likely to be imposed.
- *Branch Circuit:* The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).
- *Building:* The primary building subject of the commercial inspection.
- *Building Code:* Rules and regulations adopted by the governmental authority having jurisdiction over the construction and/or remodeling of the commercial property.
- *Building Department:* Local authority having jurisdiction over the construction, alteration, and use of a property.
- *Building Envelope:* The enclosure that defines the heated/cooled area of a building, namely the exterior walls and roof.
- *Building Systems:* Components, assemblies and systems which are a part of the overall building and property such as pavement, flatwork, structural components, roofing, exterior walls, plumbing, HVAC, electrical components, fire prevention, etc.
- *Built-in:* Permanently installed.

- *Certified Commercial Inspector (CCI)*: A professional designation and a U.S. federal certification mark administered by the International Association of Certified Home Inspectors, Inc. (InterNACHI).
- *Cleanout*: An accessible opening in the drainage system used for the removal of possible obstructions and for inspections.
- *Clearance*: The minimum distance through air measured between the surface of something heat-producing and the surface of something combustible.
- *Clearly Identifiable*: Capable of being recognized by a person of normal vision.
- *Client*: The party that retains the inspector and pays for the inspection.
- *Code Official*: The officer or other government designated authority charged with enforcement of building codes.
- *Combustible*: Describes any material that will burn.
- *Commercial Cooking Appliances*: Appliances used in a commercial food service establishment for heating or cooking food.
- *Commercial Property*: The building structures and improvements located on a parcel of commercial real estate. These may include structures such as buildings with residential units operated for profit, mixed use buildings, strip malls, motels, factories, storage facilities, restaurants, and office buildings.
- *Component*: A permanently installed or attached fixture, element or part of a system.
- *Concealed*: Rendered inaccessible by the structure or finish of the building. Wires in concealed raceways are considered concealed, even though they may become accessible by withdrawing them.
- *Condition*: The plainly visible and conspicuous state of being of a material object or thing.
- *Conditioned Space*: An area or room within a building being heated or cooled.
- *Consultant*: A person with particular expertise in a subject who assists the inspector with portions of the inspection.
- *Contamination*: An impairment of the quality of the potable water.
- *Crawlspace*: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- *Cross Connection*: Any connection between two otherwise separate piping systems, one of which contains potable water and the other which contains something which could contaminate the potable water.
- *Damper*: A valve or plate for controlling draft or flow of gases, including air, in a vent or ductwork.
- *Decorative*: Ornamental; not required for the operation of essential systems and components of a building.
- *Deck*: Exterior floor system supported on at least two opposing sides by an adjoining structure and/or post, piers, or other independent supports.
- *Defensible Space*: An area around a building designed to slow the rate of an advancing wildfire.
- *Deferred Maintenance Items*: Deficient items that cannot be remedied with routine maintenance, generally caused by neglect.
- *Describe*: To report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

- *Destructive*: An act of demolishing, damaging, or probing any system, structure, or component, or to dismantle any system or component that would not be taken apart by an ordinary person in the course of normal maintenance.
- *Determine*: To arrive at an opinion or conclusion pursuant to examination.
- *Disconnected*: Shut down.
- *Dismantle*: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- *Duct*: A passageway, tube, or conduit utilized for the transmission of air and vapors.
- *Due Diligence*: A level of care in the inspection process which varies depending upon the scope of work agreed upon by the inspector and his/her client.
- *Dwelling Unit*: A single unit providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- *Easily Visible*: Describes systems, items, and components that are both conspicuous and in plain sight, absent of the need for intrusive inspection techniques, probing, disassembly or the use of special equipment.
- *Easement*: That portion of a land or property reserved for use by a person or agency other than the owner of the property.
- *Egress*: A means of exiting.
- *Emergency Shutoff Valve*: A valve designed to shut off the flow of gases or liquids.
- *Energy Analysis*: A method for estimating the annual energy use of a building.
- *Energy Recovery Ventilation System*: A system that uses air-to-air heat exchangers to recover energy from exhaust air for the purpose of preheating or precooling outdoor air prior to supplying the air to a space.
- *Engineering Service*: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and/or supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- *Enter*: To access or go into an area to observe visible components.
- *Evaluate*: To assess the systems, structures or components of a building.
- *Evidence*: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.
- *Examine*: To visually examine. To look for and identify material physical deficiencies in systems, structures, or components of a building through a non-intrusive physical inspection. See Inspect.
- *Existing*: Buildings, facilities or conditions which are already in existence. This standard is designed to be used to inspect existing commercial properties.
- *Exit Discharge*: The portion of a means of egress between the termination of an exit and a public way.
- *Exposed*: Capable of being inadvertently touched by a person because it is not suitably guarded, isolated, or insulated.
- *Exterior Property*: The open space on the property.
- *Exterior Wall*: An outside wall of a building, either above or below grade.
- *Extermination*: The control or elimination of insects, rats, vermin, or other pests.

- *Fenestration*: Fenestration includes products with glass and non-glass glazing materials including skylights, roof windows, vertical windows, opaque doors, glazed doors, or glazed block.
- *Fire Apparatus Access Road*: A road, fire lane, public street, private street, or parking lot lane that provides access from a fire station to a facility.
- *Fire Code Official*: The fire chief or other authority charged with the enforcement of a code.
- *Fire Department Master Key*: A special key carried by fire department officials which will open key boxes on commercial properties.
- *Fire Resistance Rating*: The time that materials or assemblies can withstand fire exposure.
- *Fire Wall*: A wall separating buildings or subdividing a building to prevent the spread of fire.
- *Fixture*: Component.
- *Flood Level Rim*: The edge of a fixture from which water overflows.
- *Floor Area, Gross*: The floor area within the inside perimeter of the exterior walls.
- *Floor Area, Net*: The actual occupied area not including accessory areas such as corridors, stairways, restrooms, mechanical rooms and closets.
- *Foundation*: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- *Function*: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- *Functional*: Performing, or able to perform, a function.
- *Functional Drainage*: The emptying of a plumbing fixture in a reasonable amount of time without overflow when another fixture is drained simultaneously.
- *Functional Flow*: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.
- *Further Evaluation*: A degree of examination beyond that of a typical and customary non-intrusive physical examination.
- *Fusible Link*: A form of fixed temperature heat detecting device sometimes used to restrain the operation of an electrical or mechanical control until a certain temperature is reached usually signifying a fire.
- *Garbage*: The animal or vegetable waste resulting from preparation or consumption of food.
- *Grease*: Animal fat, vegetable shortening, or oil used in preparing food or resulting from cooking.
- *Grounded*: Connected to earth or to some conducting body that serves in place of the earth.
- *Grounded, Effectively*: Intentionally connected to earth through a ground connection or connections of sufficiently low impedance and having sufficient current carrying capacity to prevent the buildup of voltages that might otherwise result in undue hazards to connected equipment or to persons.
- *Ground-Fault Circuit Interrupter (GFCI)*: A device intended for the protection of personnel that functions to de-energize a circuit.
- *Grounding Electrode*: A device that establishes an electrical connection to the earth.

- *Habitable Space*: Space in a structure for living, sleeping, eating or cooking. Bathrooms, closets, halls, storage areas and utility spaces are not considered habitable spaces.
- *Heated Slab*: Slab-on-grade construction in which the heating elements are placed within or under the slab.
- *Hood*: A device that directs and captures grease-laden vapors and gases from a cooking appliance.
- *Immediate Cost*: Estimated cost of remedying an existing safety hazard or repairing a system or component that will likely fail within a year.
- *Humidistat*: A device used to automatically control relative humidity.
- *Imminent Danger*: A condition which could cause serious or life-threatening injury or death.
- *Infestation*: The presence of insects, rats, vermin, or other pests.
- *Infill*: Area of the railing system bounded by the railing posts, cap, rail, and the deck.
- *Infiltration*: The uncontrolled inward air leakage into a building.
- *Inspected Property*: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- *Inspection*: The process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, and then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings.
- *Inspector*: One who performs the commercial property inspection.
- *Installed*: Attached or connected such that the installed item requires tool for removal.
- *Interview*: To discuss with those who have knowledge about the subject property.
- *Intrusive*: Destructive.
- *Key Box*: A lockable device which permits the fire department to access the building in an emergency.
- *Labeled*: Devices, equipment, or materials to which have been affixed a label, seal, symbol or other identifying mark of product evaluation.
- *Ledger*: Dimensional lumber attached to the building framing and used for supporting the section of a deck adjacent to the building.
- *Life Expectancy*: Average function time in years assuming regular maintenance.
- *Listed*: Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states the either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.
- *Manual*: Capable of being operated by a person.
- *Material*: Having significant importance as in material defect. This term is reserved for describing things of significant importance.
- *Material Defect*: A condition of a commercial property or any portion of it that would have a significant adverse impact on the value of the real property or that involves unreasonable risk to people on the property. The fact that a structural element, system or

subsystem is near, at or beyond the end of the normal useful life of such a structural element, system of subsystem is not by itself a material defect.

- *Means Of Egress*: A continuous and unobstructed path out of a building to a public way.
- *Mold*: A form of fungus. Some molds can cause disease in humans.
- *Noncombustible*: A substance that will not burn when subjected to fire.
- *Normal Operating Controls*: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- *Observations*: Those potential items of interest noted by the inspector during the walk-through survey portion of the inspection.
- *Observe*: To see through visually directed attention.
- *Obvious*: A condition or fact not likely to be ignored or overlooked.
- *Occupancy Load*: The number of people permitted in a building based on the means of egress.
- *Occupant*: Any individual living, sleeping, or having possession of a space within a building.
- *Operate*: To cause systems to function or turn on with normal operating controls.
- *Operational*: Systems or components capable of being safely operated.
- *Oral Consultation*: A limited visual inspection of specific systems, structures, or components of a building where no written report is prepared by the inspector and the inspector's findings, opinions, conclusions, and recommendations are orally communicated by the inspector to the client.
- *Owner*: Any person, agent, operator, firm or corporation having a legal or equitable interest in a property.
- *Panelboard*: A panel including buses and automatic overcurrent devices designed to be placed in a cabinet accessible only from the front.
- *Permanently Installed*: Fixed in place (e.t. screwed, bolted, or nailed), as distinct from components, systems, or appliances considered portable or freestanding.
- *Physical Deficiency*: A major defect, a significant deferred maintenance item, a component or system that has exhausted most or all of its remaining useful life (regardless of its actual life expectancy), a safety concern, or anything that could potentially cause the need for an expensive repair.
- *Pitch*: Angle or inclination, usually of a roof.
- *Plenum*: An air compartment or chamber which connects one or more ducts and forms part of an air distribution system.
- *Premises*: A lot, plot, parcel of land, property, or building.
- *Pressure Drop*: The loss in pressure due to friction or obstruction in pipes, valves, fittings, regulators and burners and the length of pipes and the number of elbows.
- *Pressure Regulator*: A device placed in a gas line for reducing, controlling and maintaining the pressure downstream of the device.
- *Primary Building*: A building that an inspector has agreed to inspect, excluding all accessory buildings with the exception of the primary parking structure.
- *Primary parking Structure and Surfaces*: A building and appurtenant surfaces for the purpose of vehicle storage associated with the primary building.
- *Public Way*: A street, alley or yard open to the outside and leading to a public area.
- *Publicly Available Information*: Information that is accessible or available to anyone upon request.

- *Raceway*: An enclosed channel or conduit designed expressly for holding wires or cables.
- *Ramp*: A sloped walking surface.
- *Readily Accessible*: Describes the area of the subject property that has been made available to the inspector at the time of the walk-through survey portion of the inspection, and/or an item or component if, in the judgment of the inspector, it is capable of being safely observed without the need of portable ladders, the removal of obstacles, the detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access and/or a document that has been made available to the inspector for use in the research portion of the inspection.
- *Readily Ascertainable*: Describes information that is available to the inspector within reasonable time at a nominal cost so that it can be practically reviewable during the research portion of the inspection.
- *Readily Available*: Describes the information, personnel, and documents that are made available quickly to the inspector.
- *Receptacle*: A contact device installed at the outlet for the connection of an attachment plug.
- *Recreational Facilities*: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- *Remaining Useful Life*: A subjective estimate or guess made by the inspector based upon his observations and experience as to the number of remaining years that a component will be functional before needing replacement.
- *Removable*: Capable of being transferred to another location easily.
- *Replacement Air*: Air deliberately brought into a structure to compensate for the air being consumed or expelled.
- *Repair*: The reconstruction or renewal of any part of an existing building.
- *Report*: The written communication describing the issues discovered from observations made and research conducted by the inspector and which, in the inspector's opinion, are likely to be of interest to his/her client. A report may contain photographs or digital images of observations made during the walk-through survey portion of the inspection and/or copies of documents reviewed during the research portion of the inspection.
- *Representative Number*: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- *Representative Sampling*: A small quantity of components of any system or structure, enough like others in its class or kind, to serve as an example of its class or kind.
- *Research*: The process of gathering information through the review of documents and interviews to augment the observations made during the walk-through portion of the inspection. This research may include reviewing readily available documents such as previous inspection reports, building permits, code violation notices and environmental studies. This research may also include interviews with readily available personnel such as building managers, tenants and owners.
- *Roof Assembly*: A system designed to provide weather protection and including the roof covering, underlayment, roof deck, insulation, vapor retarder and interior finish.
- *Rubbish*: Waste materials other than garbage.

- *Scope of Work*: Work that deviates from this standard depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk tolerance of the client which the inspector and client have agreed to.
- *Screw Lamp Holder*: A lamp base that requires a screw-in-type lamp such as a compact florescent, incandescent, or tungsten-halogen bulb.
- *Short Term Cost*: Estimated cost of repairs which may not require immediate attention, but which should not be delayed for more than 2 years.
- *Shut Down*: Turned off, unplugged, inactive, not in service, or not operational.
- *Sleeping Unit*: A room or space in which people sleep.
- *Smoke Alarm*: A single or multiple alarm responsive to smoke and not connected to a sprinkler system.
- *Smoke Detector*: A device that senses particles of combustion.
- *Special Consultant*: A person with particular expertise in a subject who assists the inspector with portions of the inspection.
- *Special Equipment*: Any tools or devices other than those normally used by an inspector to perform a typical and customary, non-invasive, physical examination of the systems, structures, and components of a building, including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.
- *Standard*: Often used to mean InterNACHI' Standards of Practice for Inspecting Commercial Properties.
- *Storefront*: A nonresidential system of doors and windows typically at floor level of a commercial building.
- *Structural Component*: A component which supports the building's dead and live loads.
- *Structure*: An assemblage of various systems and components to function as a whole.
- *Subject Property*: The commercial property that is the subject of the inspection.
- *Suggested Remedy*: An opinion offered as to a course of action to repair a deficiency. Suggested remedies are outside the scope of a commercial inspection.
- *Sump*: A tank or pit that receives sewage or waste water typically located below the drain system and so must be emptied by mechanical means.
- *Sump Pump*: An automatic water pump powered by a motor and typically controlled by a float for the removal of waste water from a sump pit.
- *System*: An assembly of various components which function as a whole.
- *Technically Exhaustive*: A comprehensive and detailed examination beyond the scope of a commercial property inspection which might involve, but would not be limited to: specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, meters, scaffolding, dismantling, probing, or troubleshooting. Also, where the cost of obtaining information or the time required to conduct a portion of the inspection and prepare that portion of the inspection report could outweigh the likely usefulness of the information obtained or could be detrimental to the orderly and timely completion of the client's transaction.
- *Thermostat*: An automatic control device used to maintain temperature at a set point.
- *Timely Access*: Access to the subject property and documentation required by the inspector to perform the inspection.
- *Toilet Room*: A room containing a water closet or urinal but not a bathtub or shower.
- *Trap*: A fitting that provides a liquid seal to prevent the emission of sewer gases and odors.

- *Tree Crown*: The branches growing out from a tree including twigs and foliage.
- *Unsafe*: A condition of an area, system, component, or procedure which, in the inspector's opinion, poses a significant risk to the personal safety of either the occupants and/or him/herself. The danger to the occupants may be due to damage, deterioration, improper installation, a change in accepted standards, etc. The danger to the inspector may be due to electrical, fuel, height, sewage, water, debris, weather or other environmental conditions, and may restrict his/her access and limit or prevent the inspection.
- *Valve*: A device used in piping to control the gas or liquid supply downstream of the device.
- *Vapor Retarder*: A vapor resistant material, membrane, or covering such as foil, plastic sheeting, or insulation facing which limits the amount of moisture vapor that passes through a material or wall assembly.
- *Ventilation*: The natural or mechanical process of supplying and removing air from any space.
- *Verify*: To confirm or substantiate.
- *Visible*: That which may be easily observed during the walk-through survey portion of the inspection.
- *Walk-Through Survey*: That portion of the inspection where the inspector makes non-intrusive, visual observations of readily accessible areas of the subject property.
- *Workmanlike*: Executed in a skilled manner.
- *Yard*: An open space on the same lot with a building.
- *Zone*: The space or group of spaces within a building with conditioning controlled by a single device.

2.3 Common abbreviations and acronyms used in commercial property inspection reports

- ADA: Americans with Disabilities Act (US).
- AHJ: Authority having jurisdiction.
- BUR: Built-up roofing.
- CCI: Certified Commercial Inspector.
- CMI: Certified Master Inspector.
- CPI: Certified Professional Inspector.
- CO: Certificate of occupancy.
- COMSOP: Commercial Standards of Practice.
- CSA: Canadian Standards Association.
- EIFS: Exterior insulation and finish system.
- EPA: Environmental Protection Agency (US).
- HVAC: Heating, ventilation and air conditioning.
- IAC2: International Association of Certified Indoor Air Consultants.
- IAQ: Indoor air quality.
- InterNACHI: International Association of Certified Home Inspectors.
- ICC: International Code Council.
- IR: Infrared.
- MICB: Master Inspector Certification Board.
- NEC: National Electric Code (UK).

- NFPA: National Fire Protection Association.
- PE: Professional Engineer.
- RICS: Royal Institute of Chartered Surveyors (UK).
- RUL: Remaining useful life.

2.4 Other inspection related terms

Other inspection related terms can be found by visiting InterNACHI's searchable online Glossary at www.nachi.org/glossary.htm

3. Use

3.1 Royalty-free use

Although this standard is protected by copyright and other laws, the International Association of Certified Home Inspectors, Inc. (InterNACHI) hereby grants non-exclusive, royalty-free license to all members of InterNACHI and their clients and all public authorities, government agencies and government employees throughout the world to use this code as desired including making copies, posting, transmitting, and incorporating into reporting software, free of charge, without the need for pre-approval, provided that each use is clearly attributed to InterNACHI.

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Nothing in this license shall preclude InterNACHI from modifying this standard and users should regularly check for the latest revision at www.nachi.org/comsop.htm which supersedes earlier versions.

3.2 Conflicts with other standards, codes, local laws, and manufacturer's instructions. There likely exist other standards, codes, local laws, and manufacturer's instructions that differ or are in conflict with this standard and with each other. Although this standard does not require an inspector to know or discover all the provisions that may pertain to every situation, this standard does require an inspector, if aware of such conflicts, to author the inspection report based on the requirements that provide the greatest protection of life and property, in the inspector's judgment. This standard is not intended to usurp or abridge adopted codes or ordinances.

3.3 Substantial compliance

The inspector shall substantially abide by this standard unless otherwise agreed to in writing by the inspector and client.

3.4 Disclaimer of liability

InterNACHI administers the process in the development of its standards. InterNACHI does not independently test, evaluate, or verify the accuracy of any information or the soundness of any judgments contained in its standards. InterNACHI disclaims liability for any personal injury, property or other damages of any nature whatsoever, whether special, indirect, consequential or compensatory, directly or indirectly resulting from the

publication, use of, or reliance on this document. InterNACHI also makes no guaranty or warranty as to the accuracy or completeness of any information published herein.

Anyone using this document should rely on his or her own independent judgment or, as appropriate, seek the advice of a competent professional in determining the exercise of reasonable care in any given circumstances.

4. Inspection

4.1 Objective

The objective of an inspection is to provide written communication describing the issues discovered from observations made and research conducted by the inspector and that, in the inspector's opinion, are likely to be of interest to his/her client and to enhance the client's information and knowledge about the commercial property to improve decision making for buying, selling, maintaining, or improving the property.

4.2 Who may perform the inspection

Any portion of the inspection including the walk-through survey, research, and report generation may be performed by the inspector, his/her staff, or any consultant hired by the inspector. This standard recognizes that for the majority of commercial inspections, the inspector is likely an individual with a general, well rounded knowledge of commercial properties and that the inspector or client may want to augment the inspector's skills with specialty consultants who have particular expertise in certain areas. The decision to hire specialty consultants will of course rely on budget and time constraints as well as the risk tolerance of the client.

4.3 Varying levels of due diligence

This standard is designed as a baseline from which the inspector and client can develop and agree to a scope of work that may deviate from this standard depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk tolerance of the client. The level of due diligence should be set where the cost, in time and money, of acquiring information about the subject property will not likely exceed the value of that information. Therefore an inspection performed in accordance with this standard will not be technically exhaustive.

4.3.1 Sample language for use when defining the scope of work

"The inspection will be performed in accordance with InterNACHIcomsop-2008 except that... "

4.3.2 Representative observations

In recognizing that the client likely has the goal of acquiring information about the subject property at a cost, in time and money, that does not exceed the value of that information, representative observations are not just permitted by this standard, but recommended as well.

4.4 Uncertainty

The client should understand that no inspection report is completely accurate. A report is only the written communication of the observations made and research conducted by the inspector. The report contains those items which in the inspector's opinion are likely to be of interest to his/her client.

4.5 Subjectivity

The client should understand that the inspection report is, to a large degree, the subjective opinions of the inspector based on his/her observations and research within the limits of access, time, and budget and without the aid of special equipment or meters and without dismantling, probing, testing, or troubleshooting and without detailed knowledge of the commercial property, its components or its systems. The inspection report is not much more than a subjective professional opinion.

4.6 Not an architectural or engineering service

An inspector performing a commercial inspection in accordance with this standard is not practicing architecture or engineering.

4.7 Not a warranty, guarantee or insurance policy

The inspection is not a warranty and the inspection report is merely the written communication of the inspector's subjective opinion on the condition of the subject property.

5 Research

5.1 Objective

The objective of research, including the review of documents and the performing of interviews, is to augment the information obtained during the walk-through survey and to provide supporting documentation to the inspection report.

5.2 Document procurement

It is the client's responsibility to obtain copies of all documents and provide them for the inspector. These documents are most often obtained from the seller or from local government offices. The inspector is not responsible for gathering or paying for copies of appropriate documents to be reviewed unless these tasks are specifically assigned to the inspector in the scope of work agreement.

5.3 Documents to be reviewed and included in the inspection report

The inspector should review all documents provided by the client and owner. The inspector should also make an inquiry and review of any other documents that can be reasonably procured on-site or from the building owner or manager such as certificates of occupancy, building code violation notices, repair invoices, and warranties. The inspector is not required to uncover and review information that is not provided or cannot be reasonably ascertained or acquired on-site. Copies of documents that the inspector believes may be of interest to the client and copies of documents that support the inspector's opinions should be included in the inspection report.

5.3.1 Examples of documents the inspector may want to request for review

- Accessibility surveys
- Appraisals
- Building plans
- Certificates of occupancy
- Citations
- Deck age records, plans and construction permits.
- Deck and balcony maintenance, power washing, painting, treating, repair and modification history
- Emergency evacuation plans

- Environmental studies
- Evacuation drill records
- Fire detection test and maintenance records
- Fire door inspection reports
- Fire prevention plans
- Fire extinguisher service records
- Fire records
- Flame resistant certificates
- Flood plane maps
- Floor plans
- Kitchen grease cleaning records
- Kitchen post fire inspections
- Maintenance records
- Manufacturer's installation instructions
- Notices
- Permits
- Power washing records
- Previous inspection reports
- Proposals
- Rent records
- Repair estimates/invoices
- Safety inspection records
- Seller disclosures
- Sprinkler head replacement records
- Utility bills
- Warranties

5.4 Interviews

The inspector should identify and interview the person(s) with the most knowledge about the condition of the building. Typically this will be the building owner or manager. Unless otherwise agreed to in the scope of work agreement, it is the responsibility of the client to arrange to have this person(s) on hand for interview by the inspector on the day of the walk-through survey.

5.5 Pre-inspection questionnaires

The inspector may request that the owner, building manager and/or client fill out pre-inspection questionnaires to gather information. The inspector may rely that these responses are truthful. In cases where parties refuse to fill out questionnaires in writing, the inspector may interview the parties and fill out the questionnaires for them. The inspector should note in the report if he/she filled out the questionnaire based on an interview and whether such interview was performed in person, by telephone, or by email. Copies of all responses to such questionnaires should be included in the inspection report.

5.6 Reliance

The level of accuracy of information varies depending on its source. The inspector may rely on information obtained to the extent that the information appears to be accurate and complete. This standard does not require the inspector to independently verify the accuracy

of the documents reviewed by the inspector or included in the report nor the statements made by those interviewed by the inspector.

5.7 Fraud

The inspector is not a fraud investigator and this standard does not require the inspector to look for intentionally hidden deficiencies in the subject property. The inspection report is supplementary to the seller's disclosures.

5.8 Previously generated reports

A previously generated inspection report should be treated no differently than any other document reviewed during the research portion of the inspection and like information collected from any other source, information obtained from a previously generated report should reference its source in the new inspection report. No portion of a previously generated report should be used as a substitute for the new inspection report.

6 Walk-Through Survey

6.1 Objective

The objective of the walk-through survey is to allow the inspector to visually observe the subject property, gather information and note items of interest.

6.2 Access responsibility

It is the client's responsibility to arrange for the inspector to receive timely access to the subject property for the walk-through survey portion of the inspection and access to all documents and interviewees needed for the research portion of the inspection. This includes access to all documents, information, and previously generated reports in the client's possession. The inspector is not responsible for obtaining, reviewing, or providing information should the source withhold, impede or delay access. Anything that hinders the inspector's access should be noted in the report.

6.3 Revisits

It is expected that the inspector will perform only one walk-through survey per inspection report. However, it may be necessary for the inspector to revisit certain areas of the subject building after performing the research portion of the inspection.

6.4 Inspector safety

It is the responsibility of the inspector to perform the walk-through survey safely.

6.5 Observations

6.5.1 Roof

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

- A. The roof covering
- B. For 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
- 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

6.5.2 Exterior

I. The inspector should inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, 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, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for proof of safety type glass.
- H. Determine the integrity of the thermal window seals or damaged glass.
- I. Inspect underground utilities.
- J. Inspect underground items.
- K. Inspect wells or springs.
- L. Inspect solar systems.
- M. Inspect swimming pools or spas.
- N. Inspect septic systems or cesspools.
- O. Inspect playground equipment.
- P. Inspect sprinkler systems.
- Q. Inspect drain fields or drywells.
- R. Inspect manhole covers.
- S. Operate or evaluate remote control devices or test door or gate operators.

6.5.3 Wood decks and balconies

I. The inspector should inspect:

- A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb
- B. For visible decay
- C. For paint failure and buckling
- D. For nail pullout (nail pop)
- E. For fastener rust, iron stain, and corrosion
- F. And verify that flashing was installed on the deck side of the ledger board
- G. For vertical members (posts) that have exposed end grains
- H. For obvious trip hazards
- I. For non-graspable handrail
- 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 and 3/8 inch maximum*
- M. 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

R. For the possibility of wetting from gutters, downspouts, or sprinklers

*See 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 exists
- M. Dig below grade or remove soil around posts
- N. Crawl under any deck with less than 3 feet headroom or remove deck skirting to acquire access
- O. Determine proper footing depth or frost line
- P. Verify proper footing size
- Q. Perform pick tests
- R. Perform or provide any architectural or engineering service
- S. Use a level or plum 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 deck blocks, covers, or hinders septic tank or plumbing access
- Y. Determine easement encroachment compliance

6.5.4 Basement, foundation and crawlspace

I. The inspector should inspect:

- A. The basement
- B. The foundation
- C. The crawlspace
- D. The visible structural components
- E. And report on the location of under-floor access openings
- F. And report any present conditions or clear indications of active water penetration observed by the inspector
- G. For wood in contact 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 and boring of framing members which 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 inspection
- B. Move stored items or debris
- C. Operate sump pumps
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems
- E. Perform or provide any engineering or architectural service
- F. Report on the adequacy of any structural system or component

6.5.5 Heating and ventilation

I. The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied
- B. The heating systems using normal operating controls and describe the energy source and heating method
- C. And report as in need of repair heating systems which do not operate
- D. And report if the heating systems are deemed inaccessible
- E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet
- F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater
- G. And verify that a luminaire and receptacle outlet are provided at or near the appliance
- H. And verify that the system piping appears to be sloped to permit the system to be drained
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage
- J. Wood framing for cutting, notching and boring that might cause a structural or safety issue
- K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved
- L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less
- M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities
- N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms
- O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke
- P. And verify that outdoor air intake openings are located at least 10 feet from any

hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks

- Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors
- R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums
- S. Condensate drains

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 when other circumstances are not conducive to safe operation or may damage the equipment
- E. Override electronic thermostats
- F. Evaluate fuel quality
- G. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks
- H. Inspect tenant owned or maintained heating equipment
- I. Determine ventilation rates
- J. Perform capture and containment tests
- K. Test for mold

6.5.6 Cooling

I. The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied
- B. The central cooling equipment using normal operating controls
- C. And verify that a luminaire and receptacle outlet are provided at or near the appliance
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved
- H. Piping support

- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage
- J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums
- 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
- B. Inspect window units, through-wall units, or electronic air filters
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks
- E. Examine electrical current, coolant fluids or gases, or coolant leakage
- F. Inspect tenant owned or maintained cooling equipment
- G. Test for mold

6.5.7 Plumbing

I. The inspector should inspect:

- A. And verify the presence of and identify the location of the main water shutoff valve to each building
- B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source
- C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves
- D. And flush a representative number of toilets
- E. And run water in a representative number of sinks, tubs, and showers
- 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. The drainage sump pumps and test pumps with accessible floats
- K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves
- L. And determine if the water supply is public or private
- M. The water supply by 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 which do not operate
- 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-of 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 or potability or the reliability of the water supply or source
- H. Open sealed plumbing access panels
- I. Inspect clothes washing machines or their connections
- J. Operate any main, branch or fixture valve
- K. Test shower pans, tub and shower surrounds or enclosures for leakage
- L. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping
- M. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- N. Determine whether there are sufficient clean-outs 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 and/or temperature or pressure relief valves

- V. Examine ancillary systems or components, such as, but not limited to those relating to solar water heating or hot water circulation
- W. Determine the presence or condition of polybutylene plumbing

6.5.8 Electrical

I. The inspector should inspect:

- A. The service drop/lateral
- B. The meter socket enclosures
- C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration
- D. The means for disconnecting the service main
- E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion
- F. And determine the rating of the service amperage
- G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 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, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted
- L. And report on any noted missing or damaged faceplates or box covers
- M. And report on any noted open junction boxes or open wiring splices
- N. And report on any noted switches and receptacles that are painted
- O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester
- 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 is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is 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 front covers if they are not readily accessible
- D. Operate overcurrent 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 which 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 battery or electrical storage facility
- N. Inspect spark or lightning arrestors
- O. Inspect or test de-icing equipment
- P. Conduct voltage drop calculations
- Q. Determine the accuracy of labeling
- R. Inspect tenant owned equipment
- S. Inspect the condition of or determine the ampacity of extension cords

6.5.9 Fireplaces

I. The inspector should inspect:

- A. Fireplaces, and open and close the damper doors if readily accessible and operable
- B. Hearth extensions and other permanently installed components
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. Determine the need for a chimney sweep
- D. Operate gas fireplace inserts
- E. Light pilot flames.
- F. Inspect automatic fuel feed devices
- G. Inspect combustion 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 adequacy of draft, perform a smoke test or dismantle or remove any fireplace component
- M. Perform an NFPA inspection
- N. Determine the appropriateness of any installation

6.5.10 Attic ventilation and insulation

I. The inspector should inspect:

- A. The insulation in unfinished spaces
- B. The ventilation of attic spaces
- 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 and 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, and wiring
- H. Determine the adequacy of ventilation

6.5.11 Doors, windows and interior

I. The inspector should:

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

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments
- B. Inspect central vacuum systems
- C. Inspect safety glazing

- D. Inspect security systems or components
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises
- F. Move furniture, stored items, or any coverings like 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 structure or components
- V. Determine the adequacy of spa jet water force or bubble effect
- W. Determine the structural integrity or leakage of a pool or spa
- X. Determine combustibility or flammability
- Y. Inspect tenant owned equipment or personal property

6.5.12 Life-safety

I. The inspector should:

- A. Inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet 6 inches
- B. Inspect the address or street number to determine that it is visible from the street with numbers in contrast to their background
- C. Inspect and determine that 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 that the storage of flammable and combustible materials are 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 that 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 that they are located in conspicuous and readily available locations immediately available for use and not obstructed or obscured from view
- J. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat.
- K. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 feet away, and clearly identifying the hazards protected
- L. Inspect to determine that 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 exit location is not obvious
- Q. Inspect for the presence of signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours"
- R. Inspect for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building
- S. Inspect for fire separation doors that appear to have been blocked or wedged open or that do not automatically close and latch
- T. Inspect exit stairwell handrails
- U. Inspect for exit trip hazards.
- V. Inspect for the presence of at least two exits to outside or one exit that has a maximum travel distance of 75 feet
- W. Inspect exit doorways to determine that they are not less than 32 inches in clear width
- X. Inspect to determine that the exit doors were not locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection
- Y. Inspect to determine that the exit doors swing open in the direction of egress travel
- Z. Inspect the storage at the time of the inspections to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels, or electric panel boards, 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 panel boards at the time of the inspection

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 combustibility or flammability of materials or storage
- D. Determine the adequate number of fire extinguishers needed or their ratings
- E. Test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags and/or tamper seals
- F. Inspect or test fire pumps or Fire Department connections
- G. Inspect or test cooking equipment suppression systems
- H. Determine the operational time of emergency lighting or exist 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 flame resistance of curtains or draperies
- N. Inspect parking and/or outdoor lighting
- O. Inspect for unauthorized entry and/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 generator
- T. Test kitchen equipment, appliances, or hoods
- U. Verify that elevator keys exist or that they work properly

6.5.13 Cooking area

I. The inspector should:

- A. Verify that all smoke or grease-laden vapor producing cooking equipment such as deep-fat fryers, ranges, griddles, broilers, and woks, is equipped with an exhaust system
- B. Inspect exhaust systems interior surface cleaning and inspection accessibility
- C. Inspect for grease buildup
- D. Verify that hoods are made of steel or stainless steel
- E. Verify that visible grease filters are arranged so that all exhaust air passes through the filters
- F. Verify that visible sections of exhaust ducts are not interconnected with any other ventilation system
- G. Verify that visual sections of exhaust ducts are installed without dips or traps that might collect residues
- H. Verify that exhaust ducts do not appear to pass through fire walls
- 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 walkways or create a nuisance in the opinion of the inspector
- K. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat.

L. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 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, test dampers, or measure airflow
- 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

7 Report

7.1 Format

The report must be in writing. This standard does not require any one particular format. It is InterNACHI's opinion that the commercial inspection industry and consumer clients are best served when inspectors are free to compete through report generation innovation.

7.2 Date

The report should be dated on the first page of the report.

7.3 Inspection firm information

The report should include the name and contact information of the inspection firm on the first or second page.

7.4 Property address

The report should include the address of the property inspected or a description of the real estate sufficient for identification on the first or second page.

7.5 Total number of pages

The report should indicate the total number of pages and attachments on the first page of the report.

7.6 Brevity

Reports should be concise, to the point, and avoid the inclusion of large amounts of pre-printed material.

7.7 Legibility

Reports should be typed or handwritten clearly.

7.8 Opinions of shutdown systems

The inspector should still try to render an opinion of the condition of systems even if they were shutdown or were not operational at the time of the walk-through survey.

7.9 Obsolescence

The client should only rely on the inspection report at the point in time that the inspector's observations were being made and research was being conducted. The client should deem the report as obsolete to some extent, even while it is being prepared.

7.10 Site-specific

The client should understand that an inspection performed in accordance with this standard only relates to the observations made and research conducted. Consequently this standard does not address issues such as business operations at the subject property, deed encumbrances, neighborhood conditions, etc.

7.11 Multiple buildings

An inspection report produced in accordance with this standard may encompass more than one building within a single report.

7.12 Cost to remedy

The inspector is not required to provide repair estimates or opinions of costs to remedy. The inspector may offer opinions about such costs as a courtesy but the offering of these opinions is outside the scope of a commercial inspection.

8. Limitations, Exceptions and Exclusions

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 inspectors are 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 or fungus.
- K. The presence of air-borne 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 electro-magnetic 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 manufacturer's recalls or conformance with manufacturer's installation 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.
- Z. Resistance to wind, hurricanes, tornados, earthquakes or seismic activities.
- AA. Geological conditions or soil stability.
- BB. Americans with Disabilities Act compliance.

II. The inspectors are 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:

- 1. Phone lines.
- 2. Cable lines.
- 3. Antennae.
- 4. Lights.
- 5. 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 inspectors are 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.
14. Pets

- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which 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 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, report on its potential for alteration, modification, extendibility, or its 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 which is not included in these standards.

9. Ethics

Inspectors performing inspections in accordance to this standard must maintain a high level of business ethics.

9.1 Duty to client

- 9.1.1 The inspector shall substantially follow this standard unless the scope of work indicates otherwise.
- 9.1.2 The inspector shall not engage in any practices that could be damaging to the client or bring discredit to the inspection industry.

- 9.1.3 The inspector shall be fair, honest, impartial, and act in good faith in dealing with the client.
- 9.1.4 The inspector shall not discriminate on the basis of race, color, religion, sex, national origin, familial status, or handicap and shall comply with all federal, state and local laws concerning discrimination.
- 9.1.5 The inspector member shall be truthful regarding his/her services and qualifications.
- 9.1.6 The inspector shall have no undisclosed conflict of interest with the client, nor shall the inspector accept or offer any undisclosed commissions, rebates, profits or other benefit, nor shall the inspector accept or offer any disclosed or undisclosed commissions, rebates, profits or other benefit from real estate agents, brokers or any third parties having financial interest in the sale of the property nor shall the inspector offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
- 9.1.7 The inspector shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except in cases when the information may affect the safety of others or violates a law or statute.
- 9.1.8 The inspector shall always act in the interest of the client, unless doing so violates a law or statute.
- 9.1.9 The inspector shall use a written scope of work agreement that specifies the services to be performed, the limitations of services and fees.
- 9.1.10 The inspector shall comply with all government rules and licensing requirements in the jurisdiction where he/she conducts business.
- 9.1.11 The inspector shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the inspector or inspector's company has prepared a commercial inspection report, for a period of 12 months. This provision shall not include services to components and/or systems which are not included in this standard.

10. Commercial Inspection Agreement (between inspector and client)

The address of the property is:

_____.

Fee for the commercial inspection is \$_____. INSPECTOR acknowledges receiving a deposit of \$_____ from CLIENT.

THIS AGREEMENT made this _____ day of _____, 200__, by and between

_____ (Hereinafter “INSPECTOR”) and the undersigned (hereinafter “CLIENT”), collectively referred to herein as “the parties.” The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the commercial building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. Where accessible, INSPECTOR will view a representative sample of the building components covered under this inspection to be used in the preparation of the written inspection report. INSPECTOR will not test or otherwise analyze elements of the commercial building where destruction or dismantling of the particular element is required. The primary purpose of the inspection is to enhance the CLIENT'S information and knowledge about the commercial building to improve decision making for buying, selling, maintaining, or improving the property. As it may relate to this commercial building inspection, INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosures.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with InterNACHI's International Standards of Practice for Inspecting Commercial Properties. Although INSPECTOR agrees to follow these standards, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. As noted above, this commercial building inspection is visual only. In certain instances, INSPECTOR may engage or deploy certain mechanical or other systems in the commercial building for purposes of preparing the written inspection report. However, it is not possible to engage or deploy many systems in a commercial building, including fire suppression systems, and thus determination of whether such systems are properly functioning or otherwise in need of repair, replacement or maintenance is beyond the scope of this basic commercial building inspection. The SCOPE OF WORK outlining the specific elements of the commercial building to be inspected by INSPECTOR under this Agreement is attached hereto and incorporated by reference as EXHIBIT A. Where noted in the written inspection report, INSPECTOR may recommend, and CLIENT acknowledges that such may be necessary, that CLIENT hire a professional engineer, or other qualified and licensed professional, to provide an independent inspection and analysis of certain elements that may be beyond the scope of this basic commercial building inspection. Unless otherwise indicated below, CLIENT understands that this basic commercial building inspection EXCLUDES compliance with applicable building codes or testing for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, radon gas, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the commercial building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection.

Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the commercial building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic commercial building inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic commercial building inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind. Additionally, if there is a dispute between INSPECTOR and any consultant or third party arising out of INSPECTOR'S inspection, CLIENT agrees to provide INSPECTOR with reasonable access to the premises upon request by the INSPECTOR.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site, walk-through survey portion of the inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE

EXHIBIT A SCOPE OF WORK

Under this Agreement and as part of this basic commercial building inspection, INSPECTOR and CLIENT agree that the following elements shall be inspected pursuant to the noted limitations:

11. Request for Documents and Person(s) with Knowledge (sample language for inspector to send to client)

Dear CLIENT

Thank you for having INSPECTOR FIRM inspect the property at COMMERCIAL PROPERTY ADDRESS.

On the day of the walk-through survey scheduled for DATE OF WALK-THROUGH SURVEY, I will be doing some research including the review of documents and the performing of interviews to augment the information obtained during the walk-through survey and to provide supporting documentation to the inspection report.

In preparation of the walk-through survey portion of the inspection, please have the seller provide me copies of as many of the following documents as can be reasonably procured:

Accessibility surveys, Appraisals, Building plans, Certificates of occupancy, Citations, Deck age records, plans and construction permits, Deck and balcony maintenance, power washing, painting, treating, repair and modification history. Emergency evacuation plans, Environmental studies, Evacuation drill records, Fire detection test and maintenance records, Fire door inspection reports, Fire prevention plans, Fire extinguisher service records, Fire records, Flame resistant certificates, Flood plane maps, Floor plans, Former inspection reports, Kitchen grease cleaning records, Kitchen post fire inspections, Maintenance records, Manufacturer's installation instructions, Notices, Permits, Power washing records, Previous inspection reports, Proposals, Rent records, Repair estimates/invoices, Safety inspection records, Seller disclosures, Sprinkler head replacement records, Utility bills, and Warranties.

I would also like to interview the person(s) with the most knowledge about the condition of the building. Please arrange to have this person(s) on hand on the day of the walk-through survey.

Thank you.

INSPECTOR SIGNATURE

INSPECTOR NAME

12. Professional Services Contract (between inspector and special consultant)

This PROFESSIONAL SERVICES CONTRACT, ("Contract") made this _____ day of _____, 200____, is entered by and between _____, a professional home or building inspector (referred to herein as the "Inspector"), and _____, a professional consultant licensed or certified in the field of _____, ("Consultant"), for the solicitation and delivery of professional consulting services as more specifically set forth in the following terms and conditions of this Contract.

RECITALS

WHEREAS, This Contract relates to the inspection of a structure (referred to herein as the "Property") located at the following address:

_____, and

WHEREAS, This Contract is made in conjunction with the Inspector's separate contract with a third-party client ("Client") for a general inspection of a residential or commercial building, and

WHEREAS, the Inspector requires the professional services (referred to herein as "Services") of the Consultant as described in the "Statement of Work," attached hereto and incorporated into this Contract as "Exhibit A," in the performance of the general inspection for the Client, and

WHEREAS, the Inspector intends to utilize the work product produced in the course of the Services as described herein to assist in the general inspection of the Property and the preparation of a written inspection report for the Client, and

WHEREAS, the Inspector is a member of the National Association of Certified Home Inspectors (“InterNACHI”) but InterNACHI is not a party to this Contract and the Consultant acknowledges that InterNACHI is not a party to this Contract and that InterNACHI has no control over the Inspector or representations made by the Inspector and does not supervise the Inspector, and

WHEREAS, the Inspector seeks to hire an outside Consultant to perform these Services, and the Consultant is available and prepared to provide the required Services, and

WHEREAS, both parties agree to the rendering of such Services on the terms and conditions hereinafter set forth.

NOW, THEREFORE, the parties hereto agree as follows:

1. **PURPOSE AND SCOPE.** The Inspector engages the Consultant to perform the Services herein described in this Contract to assist the Inspector in the inspection of the Property and to supplement the Inspector’s written inspection report to his third-party Client. The Consultant agrees to faithfully and diligently perform the Services consistent with the standards of practice in the Consultant’s professional community, and in return the Inspector covenants to use best efforts to cooperate with the Consultant in the completion of such Services and to honor the compensation provisions outlined herein. The Consultant shall proceed with the Services upon execution of this Contract by both parties.

2. **PERFORMANCE OF SERVICES.**

A. Independent Contractor. The Consultant is an independent contractor and shall not be considered an employee of the Inspector. Accordingly, the Consultant is not subject to the direct control of the Inspector. In the performance of the Services, the Consultant retains the right to control the methods and means of performance. Consultant understands that Inspector does not carry and insurance that would cover any injury suffered by Consultant while performing his duties as required by this Contract.

B. Consultant’s Personnel. The Inspector acknowledges and authorizes the Consultant to engage the assistance of persons either under the Consultant’s employ or acting as independent contractors to complete certain components of the Services contemplated by this Contract.

C. Hiring of Sub-contractors. The Inspector authorizes the Consultant to hire other professionals or experts, as may be required from time to time, to complete the Services contemplated under this Contract. Should additional expenses or fees apply beyond the fees contemplated herein, the Consultant agrees to seek prior approval from the Inspector and the parties shall execute a written agreement to reflect such new payment or fee requirements.

3. **PAYMENTS AND EXPENSES.**

A. “Flat Fee” Contract. For professional services rendered by the Consultant, the Inspector agrees to pay the Consultant a flat fee of \$_____.

B. Expenses. In addition to payments described in this paragraph, the Inspector agrees to reimburse the Consultant for actual expenses agreed to by the parties in writing and in advance of incurring such expenses.

C. Method of Payment. The Consultant shall submit a written request for payment upon completion of the Services. Upon receipt of such payment request, the Inspector will then cause payment to be made to the Consultant not later than ten (10) days after receipt of such request.

4. RESPONSIBILITIES OF THE PARTIES.

A. Inspector. The Inspector agrees to cooperate with the Consultant and grant access to the property, information and documentation controlled by the Inspector with the Client's authorization. The Inspector hereby agrees that it will make available to the Consultant in the performance of Services herein, whether public or private, all reports, references, documentation, or other information held by the Inspector on behalf of the Client that is necessary for the Consultant to complete the Services contemplated herein.

B. Consultant. The Consultant agrees to diligently and professional perform the Services herein. The Consultant agrees not to communicate directly with the Client, and all such information, documentation, or communication resulting from the performance of the Services herein shall be directed only to the Inspector. The Consultant acknowledges that the relationship between the Inspector and the Client is private and confidential, and agrees not to interfere in any way with such relationship. Further, the Consultant grants the Inspector all rights to the work product resulting from the performance of Services under this Contract and acknowledges that the Inspector may elect to deliver all, part or none of said work product to the Client, and the Consultant expressly grants the Inspector permission to discuss the work product of the Consultant's Services hereunder with the Inspector's Client and other real estate agents, owners, repairpersons, and other interested parties. The Inspector accepts no responsibility for use or misinterpretation by third parties of the Consultant's work product hereunder.

5. **TERM.** Upon execution by the undersigned parties this Contract shall become effective and enforceable by both parties upon the latest date signed by either party and shall continue in full force and effect through the completion of all Services, unless terminated earlier by operation of and in accordance with this Contract. This Contract may only be extended thereafter by mutual written agreement of the parties.

6. **TERMINATION.** This Contract may not be canceled or terminated except for cause upon the default or material breach by the other party. Written notice of termination or cancellation shall be delivered immediately upon determination of default and shall be made to the other party according to the notice provisions established herein. Upon termination, this Contract shall become of no further force or effect whatsoever and each of the parties hereto shall be relieved and discharged here from, subject to payment for Services rendered prior to such termination. Notwithstanding the foregoing, the provisions of this Contract concerning confidentiality, indemnification, jurisdiction, and severability shall survive termination of this Contract.

7. DEFAULT AND REMEDIES.

A. Default. The failure to perform any obligation required under this Contract shall constitute default.

B. Remedies. Upon said breach or default and notice of termination, the party in default must immediately commence to cure such breach to avoid termination or cancellation of this Contract.

Failure to cure said default within seven (7) days of notice of termination will result in cancellation of this Contract.

8. **WORK PRODUCT.** All documents, reports, records, notes, data, samples, information, processes, and materials of any kind resulting from the performance of Services under this Contract shall jointly become the property of both the Consultant and the Inspector. Such parties may use such information, etc., as necessary under this Contract so long as none of its provisions are violated by such use.

9. **FORCE MAJURE.** Neither party shall be liable to the other for failure to perform under this Contract if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather.

10. **INDEMNIFICATION.** The Consultant shall indemnify, defend and hold harmless the Inspector and its officers, agents, employees, successors and assignees from any and all claims, lawsuits, losses and liability arising out of failure to perform any of the Consultant's duties and obligations hereunder or in connection with the negligent performance of the Consultant's duties or obligations, including but not limited to any claims, lawsuits, losses or liability arising out of the Consultant's malfeasance. Concurrently, the Inspector shall indemnify, defend and hold harmless the Consultant and its officers, agents, employees, successors and assignees from any and all claims, lawsuits, losses and liability arising out of failure to perform any of the Inspector's duties and obligations hereunder or in connection with the negligent performance of the Inspector's duties or obligations, including but not limited to any claims, lawsuits, losses or liability arising out of the Inspector's malfeasance.

11. **CONFIDENTIALITY.** Both parties agree to keep confidential all documents, data compilations, reports, computer programs, and any other information provided under this Contract from one party to the other party. Neither party shall reveal such confidential information to any person or entity, either during the term of this Contract or at any time thereafter. Upon expiration of this Contract, or termination as provided herein, each party will return materials which contain any confidential information to the other party. Each party may keep one copy for its confidential file. For purposes of this paragraph, confidential information is defined as all information disclosed to the Consultant which relates to the Inspector's past, present, and future activities, as well as activities under this Contract, which information is not otherwise of public record. Concurrently, the Inspector acknowledges that the work product of the Consultant is a valuable asset and agrees to keep confidential all such information relating to the Consultant.

12. **WARRANTIES.** Performance of the mutual promises and covenants herein creates no express or implied warranties, and each party shall in no way be responsible or otherwise liable for any consequential damages that may arise under this Contract.

13. **DISPUTES.** The parties shall make a good faith effort to settle any dispute or claim arising under this Contract prior to engaging in litigation. If the parties fail to resolve such disputes or claims, each party hereby consents to enter non-binding mediation to be held in the jurisdiction in which the Inspector keeps its primary place of business, the cost of which is to be shared equally by

the parties. If a satisfactory result is not obtained in mediation, litigation may then be pursued. In the event of a claim against either party, the claimant agrees to supply the other party with written notification of nature of the claim within 14 days of discovery of the alleged basis for the claim.

Failure to comply with the above conditions will release the non-claiming party and its agents from any and all obligations or liability of any kind. Neither party shall have a cause of action against the other if more than one year passes from the date of the completion of Services hereunder, or termination of this Contract by its terms, before such claim is made. If litigation ensues under this Contract, the party that fails to prevail in such action shall be liable to pay the prevailing party's legal fees and costs, including attorney's fees, if any.

14. NOTICE. All notices, consents, approvals, requests and other communications ("Notices") required or permitted under this Contract must be given in writing and mailed by first-class mail to the last address given by one party to the other.

15. APPLICABLE LAW AND VENUE. The parties agree that any litigation arising out of this Contract shall be filed only in the Court having jurisdiction in the County in which the Inspector has its principal place of business. In the event that the Consultant fails to prove any adverse claims against the Inspector in a court of law, the Consultant agrees to pay all legal costs, expenses and fees of the Inspector in defending said claims. The Consultant further understands that any legal action against InterNACHI itself allegedly arising out of this Contract or the Inspector's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

16. ASSIGNMENT. Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set forth in this Contract without the prior written consent of the other party, which shall not be unreasonably withheld.

17. INSURANCE. The Consultant shall carry those insurance policies for errors and omissions as customarily held in the Consultant's profession or field of expertise. The Inspector carries those certain insurance policies as described as follows:

18. SUCCESSORS AND ASSIGNS. This Contract shall inure to the benefit of and be binding upon the legal representatives and successors of both parties, to the extent allowed by law.

19. PAYMENT OF TAXES. The Consultant shall pay all taxes and other such amounts required by federal, state and local law, including but not limited to federal and social security taxes, workers' compensation, unemployment insurance and sales taxes.

20. NON-EXCLUSIVITY. Nothing in this Contract shall be construed to prevent either party from performing the same or similar services contemplated herein for and on behalf of additional clients, whether or not said third parties are in direct competition with the either party's business operations.

21. AMENDMENT. All Services shall be completed during the term of the Contract. This Contract may only be amended or extended by written agreement of both parties. Any changes,

change orders, modifications, revisions or other amendment to this Contract shall be mutually agreed upon by the parties and shall be incorporated by written instrument, executed and signed by all parties to this Contract.

22. ENTIRETY OF CONTRACT. This Contract represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.

23. SEVERABILITY. If any part of this Contract is found to conflict with applicable laws, such part shall be inoperative, null and void insofar as it conflicts with said laws, but the remainder of this Contract shall be in full force and effect.

24. TIME IS OF THE ESSENCE. Time is of the essence in all provisions of this Contract.

25. TITLES AND HEADINGS. Titles of paragraphs are for reference only, and shall not be used to construe the language in this Contract.

26. WAIVER. The waiver of any breach of any term or condition in this Contract shall not be deemed a waiver of any prior or subsequent breach.

27. EXECUTION. Execution of this Contract by signature of the party or its authorized representative certifies that each has read and understood the contents of this document, that each agrees to be bound by the terms of this Contract, that each has had opportunity to review it with a legal representative of their choosing, and that each has the authority to execute this Contract. If the party executing this Contract is a corporation, LLC, or similar entity, the person signing this Contract on behalf of such entity does personally guaranty payment of the fee by the entity.

IN WITNESS WHEREOF, the parties hereto have executed this Contract.

The INSPECTOR,

The CONSULTANT,

By: _____

By: _____

DATE _____

DATE _____

EXHIBIT A
STATEMENT OF WORK

Under this Contract and as part of this Professional Services Contract, the Inspector and the Consultant agree that the following elements shall be included under this Statement of Work and shall constitute the Services to be performed hereunder:

13. Thermal Imaging Addendum to Commercial Inspection Agreement

This is an addendum to the Commercial Inspection Agreement regarding the inspection at:

_____.

Thermal imaging is a technology that allows the InterNACHI INSPECTOR to show you things about a building that no one can show you using other inspection methods. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building and allows us to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, identify and document: Electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement, missing, damaged, and/or wet insulation, heat loss and air infiltration in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks, before they cause serious damage, air conditioner compressor leaks, under fastening and/or missing framing members, structural defects, broken seals in double pane windows, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, overheated equipment. These color images can then be included in the inspection report providing supporting documentation to the report. A picture is worth a thousand words.

1. CLIENT requests and authorizes INSPECTOR to perform a thermal imaging scan on the structure at _____ for the following purposes: _____ . The fee for this additional service will be \$_____, all of which is due prior to delivery of the thermal images.

2. INSPECTOR's liability arising for any damages allegedly arising out of any aspect of the thermal imaging service shall be limited to the additional amount paid for the thermal imaging scan. CLIENT voluntarily waives any claim for consequential, exemplary or incidental damages to the fullest extent allowed by law.

3. The thermal imaging scan will be limited in scope to the equipment used by INSPECTOR. The inspection will be a non-invasive and non-destructive examination of the visible, safely and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. **NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES REGARDING FUTURE USE, HABITABILITY, OPERABILITY, SUITABILITY, OR MERCHANTABILITY WITH RESPECT TO THE SUBJECT PROPERTY ARE PROVIDED.**

4. Thermal imaging services do NOT include any inspections, examinations, testing or evaluations for harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to: mold, bio-aerosols, radon, lead, asbestos, non-biological airborne particulates, contaminants, petroleum products, petrochemicals, radioactive materials, electromagnetic radiation, plant, animal, or insect secretions or excretions. Infrared cameras are not moisture meters but can aid in identifying areas that warrant further investigation. If INSPECTOR offers any information or opinions about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the CLIENT and shall not be deemed to be an amendment to this addendum or the commercial inspection agreement.

5. CLIENT agrees to indemnify and hold harmless INSPECTOR, its agents, employees, and inspectors for the presence of any harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to those listed in part 4 of this addendum as well as for any and all damages and liability for any mitigation, construction, or any other costs associated with the presence of any such hazards or substances or materials.

6. If CLIENT desires to obtain information regarding the presence of any harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to those listed in part 4 of this addendum, it is solely the responsibility of the CLIENT to contact and engage the services of qualified individuals or companies that specialize in the areas of specific interest or concern.

7. All of the other terms of the Commercial Inspection Agreement are incorporated herein by reference.

I have carefully read the foregoing and I understand, accept, and agree with all of the terms and conditions of this addendum.

CLIENT

(Date)

14. InterNACHI's Standard Accessibility Inspection Report for Existing Commercial Building

14.1 About this accessibility inspection report

Various laws around the world require public accommodations to provide goods and services to people with disabilities on an equal basis with the rest of the general public. Businesses benefit from the patronage of all people. Those who own, lease, lease out, or operate places of public accommodation should have as a goal the identification and reduction of physical barriers to this patronage. This inspection report will help identify possible accessibility deficiencies in existing facilities.

14.2 Who must comply

Most laws regarding accessibility only regulate new construction and remodeling and do not oblige existing building owners to reduce barriers if such reduction is not readily achievable. This report does not cover all of the possible local, state, provincial and federal requirements regarding accessibility or barrier reduction. The information presented within this report was derived from a visual-only inspection of the property and is intended solely as informal guidance, and is not a determination of legal rights or responsibilities.

14.3 Stand alone inspection service option

This report may be offered in conjunction with a complete commercial building inspection or offered as a separate, stand-alone inspection service.

14.4 The Accessibility Inspection Report

Accessibility Inspection Report

Key:

Y = Yes. The statement is true and accessibility appears to be fine.

N = No. The statement is false and accessibility appears to be deficient.

U = Unknown. Inspector did not determine accessibility.

N/A = Not applicable.

1. Parking

1.1 ___ There are enough accessible parking spaces (8 feet wide plus 5 foot access isle).

Total number of parking spaces	Number of accessible parking spaces needed
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number of parking spaces
over 1,000	20 plus 1 for each 100 over 1,000

1.2 ___ The accessible parking spaces are marked with the International Symbol of Accessibility.

1.3 ___ The accessible parking spaces are the closest spaces to the accessible entrance of the building.

1.4 ___ The accessible parking spaces have access isles that are part of the accessible route to the accessible entrance of the building.

2. Route of Travel

2.1 ___ There is a route of travel from the accessible parking spaces to the accessible entrance that does not require the use of stairs.

2.2 ___ The route of travel is at least 36 inches wide.

2.3___ The slopes on the route of travel are not greater than 5% (1" rise/20" run).

2.4___ The route of travel is stable, firm and slip resistant.

2.5___ The curbs on the route of travel include ramped curb cuts with a width of at least 36 inches.

3. Ramps

3.1___ Ramps longer than 6 feet have railings on both sides.

3.2___ Railings are sturdy and between 34 and 38 inches high.

3.3___ Ramps are stable, firm and slip resistant.

3.4___ There is a 5 foot long level landing at the top and bottom of every 30 foot horizontal length of ramp and at every ramp switchback.

4. Entrance

4.1___ The main entrance is accessible or there is a ramp or a lift or an alternative accessible entrance.

4.2___ All inaccessible entrances have signs giving directions to the nearest accessible entrance.

4.3___ The accessible entrance door has at least 32 inches of clear opening.

4.4___ The accessible entrance door has at least 24 inches of clear wall space on the pull side of the door, next to the handle.

4.5___ The accessible entrance door handle is no higher than 48 inches.

4.6___ The accessible entrance door handle is operable with a closed fist (accessible to a person with limited use of his/her hands).

4.7___ The accessible entrance door can be opened without too much force (less than 8.5 lbs force).

4.8___ The accessible entrance threshold is not a trip hazard or wheel chair barrier (less than 1/4 inches high or less than 3/4 inches high with bevels on both sides).

4.9___ The automatic door closer (if one exists) on the accessible entrance takes at least 3 seconds to close the door.

5. Interior

5.1___ The interior carpeting is low-pile and tightly woven.

5.2___ There are no noted hindrances to a person who uses a cane.

5.3___The corridors are at least 36 inches wide.

5.4___The corridors have wheelchair passing spaces at reasonable intervals (less than 200 feet) or intersecting corridors that can be used as passing spaces.

6. Restrooms

6.1___Public rest rooms include at least one fully accessible rest room on an accessible route of travel.

6.2___The inaccessible rest rooms have signs that give directions to accessible one.

6.3___Pictograms or symbols are used to identify rest rooms.

6.4___Accessible rest room door handles are no higher than 48 inches.

6.5___Accessible rest room door handles are operable with a closed fist (accessible to a person with limited use of his/her hands).

6.6___Accessible rest room doors can be opened without too much force (less than 5 lbs force).

6.7___The accessible rest room entry configuration provides adequate maneuvering and turn around space (60 inches in diameter) for wheelchairs.

6.8___The path to all fixtures in the accessible rest room is at least 36 inches wide.

6.9___The accessible rest room stall door is operable with a closed fist (accessible to a person with limited use of his/her hands) inside and out.

6.10___The accessible rest room has at least one wheelchair accessible stall that provides adequate maneuvering space for a wheelchair.

6.11___The wheelchair accessible stall has grab bars behind and on the side wall nearest the toilet.

6.12___The wheelchair accessible stall has a toilet seat that is 17 to 19 inches high.

6.13___The wheelchair accessible stall has a toilet seat that does not spring back to a lifted position.

6.14___The accessible rest room has at least one urinal with a rim no higher than 17 inches above the floor.

6.15___The accessible rest room has at least one lavatory with a 30 inch wide by 48 inch deep clear space in front of it.

6.16___The accessible rest room lavatory has a rim no higher than 34 inches.

- 6.17___The accessible rest room lavatory has at least 29 inches of knee space between the floor and the bottom of the lavatory apron.
- 6.18___The accessible rest room lavatory has no hot pipes or sharp surfaces underneath that could harm a person in a wheelchair.
- 6.19___The accessible rest room lavatory faucet can be operated with one closed fist (accessible to a person with limited use of his/her hands).
- 6.20___The accessible rest room lavatory faucet (if self closing) permits the water to flow for at least 10 seconds.
- 6.21___The accessible rest room soap dispensers and hand dryers are within reach of a person in a wheelchair and are operable with one closed fist.
- 6.22___The accessible rest room mirror (if provided) is mounted with the bottom edge of the reflecting surface no higher than 40 inches.

7. Elevators

- 7.1___The passenger elevators are located on an accessible path of travel.
- 7.2___The passenger elevator doors have a clear opening of not less than 36 inches.
- 7.3___The passenger elevators have wheelchair turning spaces that are at least 68 inches wide by 51 inches deep.
- 7.4___The passenger elevators have controls that are not higher than 54 inches for side approach and not higher than 48 inches for front approach.
- 7.5___The passenger elevators have controls that are labeled in raised Braille.
- 7.6___The passenger elevators serve all public levels of the building.

8. Other

- 8.1___Notes regarding additional observed barriers are attached.
 - 8.2___Exhibits are attached.
-

15. InterNACHI's Observed Green Features Report for Existing Commercial Buildings

15.1 Definition of Green

“Green” describes features, technologies and products that increase efficiency in a building’s energy and water usage, help protect the health of its occupants, and reduce the commercial property’s impact on the environment. Green buildings are healthier, more environmentally friendly, and economically smarter than average buildings. Green features:

- improve energy efficiency
- reduce pollution
- provide healthier air
- increase comfort
- reduce water usage preserve natural resources
- increase durability
- make a building quieter
- reduce maintenance
- lower monthly costs
- improve resale value

15.2 Codes and standards

Nearly all green building codes and standards have been developed by private organizations and pertain to new construction, not existing commercial properties. Nevertheless, existing properties, by design, by luck, or through modification, have green features that clients should know about.

15.3 Purpose

This standard does not require the inspector to determine the “green-ness” of a building. The purpose of the green features report is to permit the inspector to easily point out common green features of the property thus increasing client awareness of the property's green features. The inspector is not required to perform an energy audit, determine code compliance, perform environmental assessments, test for radon, lead, asbestos or mold, or report on all green features or the lack of them (see 8.0).

15.4 Optional add-on inspection service

This standard does not require the inspector to perform this green features inspection. The observed green features report may be offered as an additional inspection service in conjunction with a complete commercial building inspection.

15.5 Green checklist

The following checklist is designed to help identify commonly found green features noticed by the inspector.

Key:

- Y = Yes. This feature was observed and may exist.*
N = No. This feature was not observed and so might not exist.
U = Unknown. Inspector did not note.
N/A = Not applicable.
** = May be implemented in existing properties.*

Observed Green Features Report

- ___ The property appears to be in close proximity to public or alternative transportation.
- ___ The building's structure appears to permit expansion by building up versus out.
- ___ The building, if in a cold climate, is oriented so that the side with the most glass faces south (within 30 degrees).
- ___ Deciduous trees are providing sun in the winter and shade in the summer.*
- ___ Drives and walkways are mostly of permeable material such as gravel.*
- ___ The downspouts and gutters are clean and in working order.*
- ___ The property appears to have systems that control erosion and manage storm water.*
- ___ The property appears to have a landscape design which limits water usage.*
- ___ The property appears to reduce heat island effects through light colored, shaded, and/or reduced paved areas.*
- ___ The building appears to utilize materials which are easily returned to the Earth, can be recycled, or are renewable.
- ___ The building appears to have some low VOC (volatile organic compound) emitting materials.*
- ___ Most of the carpeting is light-colored.*
- ___ The building appears to be well insulated.*
- ___ The building envelope appears to be well sealed from potential air infiltration.*
- ___ The exterior doors appear to have intact weather-stripping and close tightly.*
- ___ The building's windows appear to be mostly high performance or double glazed.*
- ___ The flashing above windows and exterior doors seems to be fine.*

- ___ The building has waterless urinals.*
- ___ The building has low-consumption toilets, faucets and shower heads.*
- ___ A geothermal heating or cooling system exists.*
- ___ A solar system exists.*
- ___ Wind or hydro-electric generators exist.*
- ___ High-efficiency furnaces, boilers and/or water heaters exist.*
- ___ Energy recovery ventilators or air-to-air heat exchangers exist.*
- ___ Ductwork is sealed.*
- ___ Filters are clean.*
- ___ High performance HVAC air filters exist.*
- ___ High-efficiency cooling equipment exists.*
- ___ Ceiling fans exist.*
- ___ Individual thermal comfort controls exist.*
- ___ Thermostats have “fan only” option.*
- ___ Daylight views for building occupants exist.
- ___ Energy-efficient lighting fixtures exist.*
- ___ Some light fixtures have dimmers.*
- ___ Some interior lighting motion sensors exist.*
- ___ Some exterior lighting is controlled by motion sensors.*
- ___ Some of the outdoor/walkway lighting is solar powered.*
- ___ A radon system exists.*
- ___ No visible indications of lead paint noted.
- ___ No visible indications of asbestos noted.

___No visible indications of mold noted.
Notes regarding additional observed green features are attached.

* May be implemented in existing properties.

InterNACHIcomsop-2008

This edition of InterNACHIcomsop was revised and approved as an International Standard on 05/10/2008, and supersedes all previous editions.