

☐ Looses Connections

☐ Improper Splices

## **Global Property Inspections**

#### Joe Client, 3136 Any St., City, Prov. PC □ Monitor Condition ☑ Recommend Repairs **ELECTRICAL SERVICE SIZE (Main Panel)** 100 Amp □ 110 Volt (Nominal) □ 110 / 220 Volt (Nominal) ☑ 120 / 240 Volt (Nominal) □ 60 Amp □ Undetermined □ 125 Amp □ 150 Amp 200 Amp ☑ 110 AMP SERVICE SIZE (Sub Panel) Undetermined □ 40 Amp □ 60 Amp □ 100 Amp ☐ Overhead ACC MAR NI NP DEF **SERVICE** ✓ Underground $\checkmark$ ENTRANCE CABLE Aluminum Copper $\checkmark$ **PANEL** ☐ Breaker(s) Fuse(s) ☐ Combination SUB-PANEL ◁ V GFCI(IN PANEL)\* Ш $\overline{\mathbf{V}}$ ARC FAULT $\checkmark$ $\overline{\mathbf{V}}$ SMOKE DETECTORS\* ☐ Overfused Double Tapping Rust / Corrosion Insufficient Access

Comments: \*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

No Main Disconnect

Open Knockouts

Undersized wires noted at breakers in service panel. Open knock-outs present in panel. Neutral and ground wires are connected on the same bus bar in sub-panel. Under-sized wire feeding sub-panel from service disconnect in main panel. Scorching observed in sub-panel. Missing globe protector on light in basement closet. Open grounded outlet in master bedroom. Recommend further evaluation and repair by a licensed electrician.

Fuse / Breakers Incorrectly Sized

Water Meter Not Jumpered





Overheating / Scorching

Improper Ground

ROOFING					☑ Monitor Condition			MAR	NI	NP	DEF	
						☐ Recommend Repai	rs		V			
Ag	ge: 10	Year(s)	Des	sign Life: 20-25	Year(s)	Layers: 2		1	00 % V	isible		
	Visual From	Ground	$\overline{\checkmark}$	Walked On		Ladder at Eaves		Snow	Covere	ed		
	Asphalt / Co	mposition		Wood Shake		Wood Shingle		Tile				
	Tar and Grav	vel		Metal		Rolled Composition		Slate				
	Membrane											
	Suspected Le	eak(s)		Missing Shingle(s)		Cupping/Curling/Lifting/Brittle		Previo	ous Rep	airs l	Voted	

Comments: Leaks not always detectable.

Roof is showing signs of age by granular loss and worn edges of the shingles. Small abrasions noted. Per homeowner a tree fell on the roof during a winter storm. Recommend further evaluation and repair by a qualified roofing contractor.





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☐ Monitor Condition	ACC	MAR	NI	NP	DE
□ Recommend Repairs	V				

Brand:	Carrier	Model:	B281988	Size:	2.5 ton

Age: 18 Year(s) Design Life: 20-25 Year(s)

	OPERATION								
$\overline{\checkmark}$	Electric		Gas						
$\checkmark$	Central		Wall		Swamp Cooler				
	Noisy Fan / Compressor		Outside Unit Not Level		Outside Temp Too Cold to Test		Dirty/Damaged Condenser		
	No Pad Under Unit		No Outside Disconnect		Remove Obstructions / Vegetation		Rust / Corrosion		
	At or Near Design Life		Beyond Design Life		Missing/Improper Condensate Line				
	Window Units Not Inspected		Damaged Suction Line		Supected Leak(s) / Clogged Conder	ısate	Line		

□ Needs Normal Maintenance / Cleaning

# $\frac{\square \quad \text{Temperature Differential Not Within Industry Standards}}{\text{Comments}:}$



" Independently Owned and Operated "

Inspection Date: Inspector: John Anyman Email or Web Site: john.anyman@gpiweb.ca

10/4/2006 Inspector Phone:555-555-555

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### **Summary**

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

**DRIVEWAY** Defective

Front side walk where it meets the approach of the driveway is heaved and crack. Recommend repair/replacement by a qualified concrete contractor.

PORCHES / STOOPS Marginal

Front porch slopes towards house, which causes water to settle towards the house. Since the siding of the home is vinyl and no evidence of water intrusion present, I recco mend monitoring the conditions for future water intrusion issues.

DECKS / BALCONY

Defective

Three steps or more present at deck staircase including deck platform. Recommend installing an appropriate sized handrail for safety. Earth to wood contact at the deck posts. Recommend repairs by a qualified deck contractor

### 1/2 BATHROOM (BASEMENT)

Defective

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

Defective

Missing GFCI protection in 1/2 bath in basement. Recommend installing GFCI protected outlet by a qualified electrician.

#### INTERIOR ROOM MASTER BEDROOM

Defective

Electrical (Random sampling of outlets, switches, fixtures.)

Defective

Un-grounded outlet noted in master bedroom North wall. Recommend repair by a qualified electrician.

MAR (MARGINAL)

The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)

**DEF** (**DEFECTIVE**)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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Inspection Date: Inspector: John Anyman Email or Web Site: john.anyman@gpiweb.ca

10/4/2006 Inspector Phone:555-555-5555

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