



Inspection Report

RL Property Inspections

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REPORT PREPARED FOR:

John Doe

INSPECTED PROPERTY ADDRESS:

123 Townline Rd
Some Place 12345

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Date: 2/13/2016	Time: 09:00 AM	Report ID: Sample Report
Property: 123 Townline Rd Some Place 12345	Customer: John Doe	

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any Marginal or Defective items noted suggests a second opinion, further evaluation, or repair by a qualified contractor, and all costs associated with addressing such items should be considered prior to purchase.

Inspected (IN) = The item / system was performing its intended function at the time of the inspection.

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

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

Not Inspected (NI) = The item / system was not inspected due to safety concerns, inaccessibility and / or concealment or seasonal conditions.

Not Present (NP) = The item / system does not exist or was visually concealed at the time of the inspection.

The inspection and report are performed in conformity with the provisions of Article 12-B of the Real Property Law and all regulations promulgated thereunder including, but not limited to, New York State subpart 197-4 Code of Ethics and Regulations, and subpart 197-5 Standards of Practice. A copy of the Standards of Practice can be found [Here](#)

The scope of this inspection does not include mold like substance, asbestos, or lead in materials sampling inspections.

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Type of Dwelling:

Single-family

Primary Construction:

Wood

Approximate Age of Dwelling:

67 Years

Approx. year built : 1948

In Attendance:

Buyer, Buyer's agent, Friends

Property Faces:

East

Temperature:

87 Degrees

Weather:

Sunny

Rain in the last 24 Hrs.:

No

Ground / Soil Surface Condition:

Dry

1. Electrical

Styles & Materials

Service Entrance Conductors:

Overhead service
Copper
120 / 240 volts

Main Service Capacity:

100 Amp

Panel Type:

Circuit breakers

Branch wire 15 and 20 Amp:

Copper
Tinned copper

Wiring Methods:

Romex (NM)

Location of Main Service:

Dining room

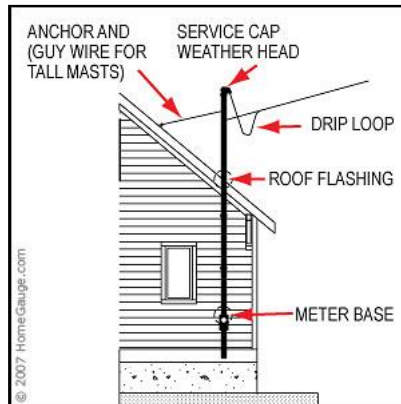
Location of Main Service Disconnect:

Dining room

		IN	MAR	NI	NP	DEF
1.0	Service Drop, Service Entrance Conductors, Cables and Raceways					•
1.1	Main and Branch Circuit Conductors	•				
1.2	Bonding and Grounding	•				
1.3	Main Service and Sub-Panels	•				
1.4	Interior Components of Service Panels and Sub-Panels	•				
1.5	Smoke and C/O Detectors					•
		IN	MAR	NI	NP	DEF

IN= Inspected, MAR= Marginal, NI= Not Inspected, NP= Not Present, DEF= Defective

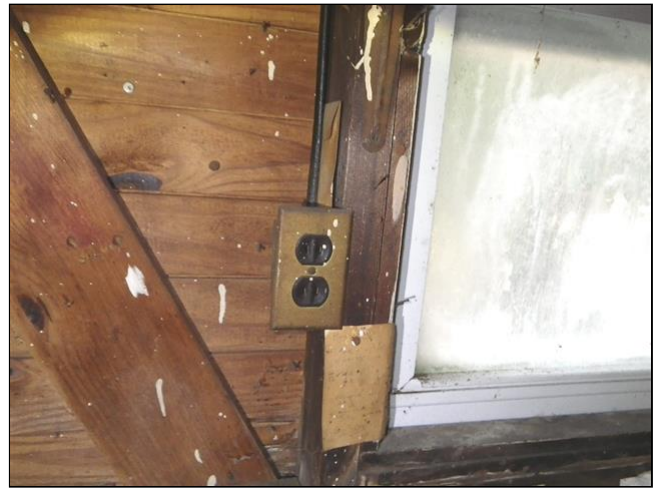
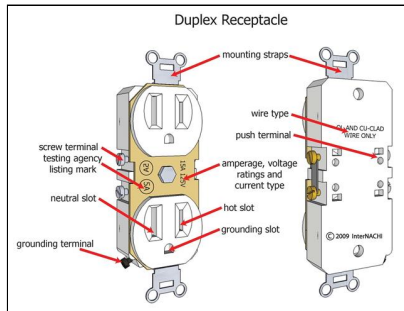
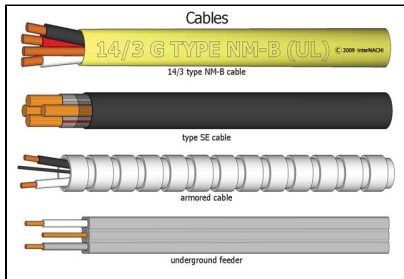
1.0 Graphics.



1.0 The exterior service drop conductor insulation, raceway, and meter panel are deteriorated, the electrical service is not fastened and is close to a window, and repairs by a qualified electrician are needed.



1.1 The home contains three prong receptacles that are not grounded, two prong no ground receptacles, and the installation of grounded receptacles by a qualified electrician are recommended for safety. Open bulb incandescent fixtures are not allowed in clothes closets and the installation of appropriate fixtures are recommended for safety.



1.3 Labeling all of the breakers in order to provide quick identification of service disconnects in the event of an emergency should be considered. Detailed load calculations are beyond the scope of this inspection. The installation of AFCI outlets or breakers and a main electrical panel surge protector by a qualified electrician should be considered for safety. The installation of appropriate dead front cover fasteners by a qualified electrician should be considered for safety.

EAT-ON 125 AMPS MAX. - SEE MAIN BREAKER RATING
 125 AMPS MAX. BUS RATING
 120/240 VAC/VCA 1PH-3W; 1 FASE - 3 HILOS.
 208Y/120 VAC/VCA - 3W; 3 HILOS.

SEE CASE SIDEWALL FOR FURTHER INFORMATION.
 PARA INFORMACION ADICIONAL VEA LA PARED LATERAL DEL GABINETE Y EL REVERSO DE LA CUBRIETO DE LOS INTERRUPTORES.

THE PANEL RATING IS THAT OF THE MAIN BREAKER
 MAXIMUM SUM OF BREAKER RATINGS PER STAB: 155A

BREAKER HANDLE IN MID-POSITION INDICATES BREAKER IS TRIPPED. TO RESTORE SERVICE, MOVE HANDLE TO EXTREME "OFF", THEN TO "ON".

USE TYPE BD, BJ, B.J, BQ, BQC, BR, BRAF, BRD, BRH, BRO, BRSN, BRWH, GFCE, GFEP OR GFCEH CIRCUIT BREAKERS.

FOR BACKFED MAIN BREAKER HOLD DOWN KIT USE CAT # BRES0125
 FOR FILLER PLATE TO CLOSE UNUSED COVER OPENINGS USE CAT # BRFP
 FOR MAIN LUG KIT FOR CONVERTIBLE PANELS USE CAT # BRSF125
 FOR MAIN BREAKER USE TYPE BR, BRH, BRHH
 FOR SUBFEED LUG KIT USE CAT # BRSF125
 FOR ADDITIONAL #6-20 NEUTRAL / GROUND LUGS USE CAT # NL20
 FOR ADDITIONAL #6-300mm² NEUTRAL / GROUND LUGS USE CAT # NL300
 FOR MECHANICAL INTERLOCK KIT USE CAT # BRMKBR
 FOR GROUND BARS USE TYPE # GBK

WHEN USED AS SERVICE EQUIPMENT, ANY UNUSED NEUTRAL HOLES MAY BE USED FOR EQUIPMENT GROUNDING. FOR EQUIPMENT GROUNDING, WIRE HOLES ARE SUITABLE FOR (1) #14 OR UP TO (3) #14-10 WIRES. MULTIPLE WIRES IN THE SAME HOLE MUST BE THE SAME SIZE AND MATERIAL.

ADDITIONAL OR REPLACEMENT BREAKERS SHALL BE OF THE SAME MANUFACTURER AND TYPE AND SHALL HAVE AN INTERRUPTING RATING EQUAL TO OR GREATER THAN THE INTERRUPTING RATING OF ANY CIRCUIT BREAKER INSTALLED.
 LOS INTERRUPTORES ADICIONALES O DE REPUESTO DEBERAN SER DEL MISMO TIPO O FABRICANTE Y DEBERAN TENER UNA CAPACIDAD INTERRUPTIVA IGUAL O MAYOR QUE LA CAPACIDAD INTERRUPTIVA DE CUALQUIER INTERRUPTOR DE CIRCUITO INSTALADO.

PANELS WITH INSULATED NEUTRAL: SUITABLE FOR USE AS SERVICE EQUIPMENT WHEN NOT MORE THAN SIX MAIN DISCONNECTING MEANS ARE PROVIDED. PANELS WITH FACTORY BONDED NEUTRAL: SUITABLE ONLY FOR USE AS SERVICE EQUIPMENT. INSTALL NO MORE THAN SIX MAIN DISCONNECTING MEANS.

PUB20541 MADE IN USA / HECHO EN USA REV. 006



1.4 The panel board contains tandem breakers in locations not rated for them and further evaluation by a qualified electrician should be considered.

SHORT CIRCUIT RATING: CARGA DE CORTO CIRCUITO CONECTADO EN SERIE		
FEEDER BREAKER / ALIMENTADOR DEL TABLERO DE DISTRIBUCION	LOADCENTER BRANCH BREAKER, EATON TYPE INTERRUPTOR SERVIDOR DE CENTRO DE CARGA	MAXIMUM SHORT CIRCUIT CURRENT (SECC) CAPACIDAD DE CORTO CIRCUITO (SMCM) SECC
NONE / NINGUNO	SEE (1) / VER (1)	10,000
BRH (22K)	BRH	22,000
ED, BRX (65K)	BR, BRAF, BRH, GFCE	65,000
EDC, EDH, CHH (100K)	BR	100,000
T-FUSE / J-FUSE 200A MAX (100K)	BR	100,000
CC (10K)	BR, BRAF, GFCE	10,000
T-FUSE / J-FUSE 200A MAX (100K)	BRD, GFCE	65,000
BR, CC (10K)	BR	65,000
BR, BW (10K)	BR	65,000
BRH (22K)		10,000
CHH-H2, BWH, CSR, CVVH (25K)		22,000
CV, KD, HKD (85K)		25,000
BRH, CHH-H4, CVS (42K)	SEE (1) / VER (1)	65,000
CHH, CVH, KDC (100K)		42,000
BR, CC, BW, CVV (10K)		100,000
BRH (22K)		10,000
CHH-H2, BWH, CSR, CVVH (25K)		22,000 (2)
BRH, CHH-H4, CVS (42K)	SEE (1) / VER (1)	25,000
CV, KD, HKD (85K)		42,000 (3)
CHH, CVH, KDC (100K)		65,000
CHH, CVH, KDC (100K)		100,000 (4)

TORQUE WIRE PRESSURE (SCREWS) AS FOLLOWS: APRIETE LOS TORNILLOS DE DIRECCION DE CABLE A LOS VALORES DE TORQUE SIGUIENTES:

TYPICAL WIRING DIAGRAM: DIAGRAMA DE ALAMBADO TIPICO

INSULATED OR BONDED NEUTRAL: NEUTRAL AISLADO O BONDADO

SOLID STAR FOR ALL BRANCH BREAKERS EXCEPT TYPE BDR, BQ, BQC. INTERRUPTOR BONDADO PARA TODOS LOS TIPO BRD, BQ, BQC.

NOTCHED STAR FOR ALL BRANCH BREAKERS EXCEPT BONDADO PARA TODOS LOS INTERRUPTORES DEBARRIQUETOS.

INSTALLATION AND USE OF THIS EQUIPMENT SHOULD BE IN ACCORDANCE WITH ALL NATIONAL, CODES AND REGULATIONS.

⚠ DANGER
 HAZARDOUS VOLTAGE - MAIN CAUSE OF SEVERE INJURY OR DEATH
 PELIGROSA TENSION - PRINCIPAL CAUSA DE LESIONES GRAVES O MUERTE



1.5 The installation of smoke and C/O detectors are advised for safety.

2. Heating

Styles & Materials

Brand: Slant Fin	Heat Type: Hot water hydronic boiler	Energy Source: Oil
Design Life: 20-25 Years Missing T/P relief valve extension Servicing needed Age : New	Distribution: Baseboard	Draft Controls / Vents: Metal
Emergency Shut Off Location: Not present		

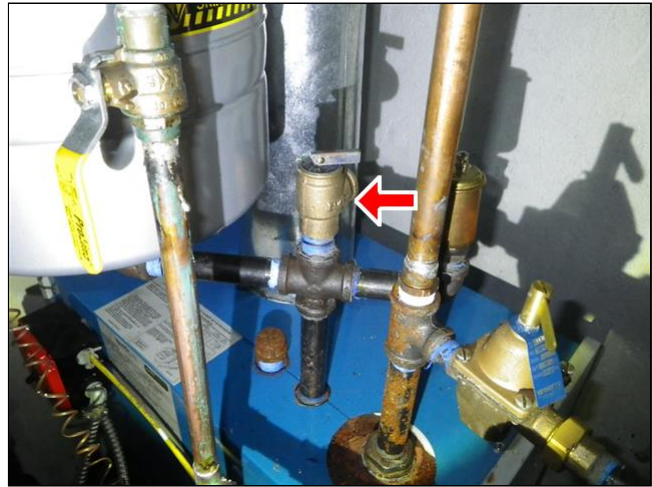
		IN	MAR	NI	NP	DEF
2.0	Heating System					•
2.1	Above Ground Storage Tanks					•
2.2	Normal Operating Controls and Thermostats			•		
2.3	Distribution			•		
2.4	Presence of installed heat source in each room	•				
2.5	Draft Controls / Vents for water heaters and heat systems	•				
		IN	MAR	NI	NP	DEF

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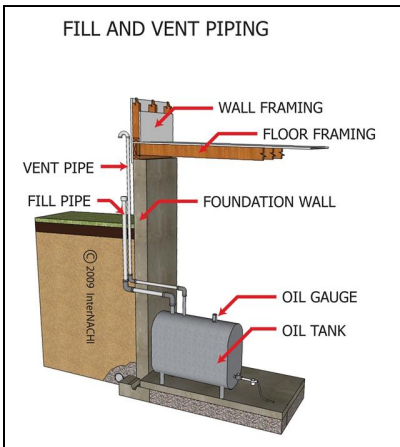
2.0 Heat loss calculations are beyond the scope of this inspection. A yearly service contract and annual maintenance in accordance with all manufactures instructions is recommended. The installation of an emergency cut off switch positioned a safe distance from the heating system by a qualified contractor should be considered for safety. The hydronic boiler supplies both domestic hot water and heat to the home.



2.0 The heating system was shut down at the time of this inspection, the oil tank was empty, and having the system turned on prior to the final walk through to verify proper operation is needed. The boiler T / P relief valve extension tube is missing and the installation of one is needed for safety.



2.1 Oil tank.



2.1 The oil tank is being supported in an unconventional and unsafe manner and the installation of a concrete pad by a qualified contractor is needed for safety. The oil tank fill and vent ports are not installed, the tank is empty, the oil tank has been installed in front of a window, and relocation / repairs by a qualified contractor are needed. The home contained a prior underground oil tank and obtaining all documentation associated with the oil tank abatement is recommended.



2.2 The installation of electronic programmable energy efficient thermostats should be considered for reduced energy bills and increased comfort. The heating system was shut down at the time of this inspection and it is recommended that the seller be notified to turn it on prior to the final walk through to verify proper operation.



2.3 The heating system was shut down at the time of this inspection and it is recommended that the seller be notified to turn it on prior to the final walk through to verify proper operation.

2.5 Draft Controls / Vents.

