Comprehensive Realty Inspections
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Joe Client, 3136 Any Street, Any Town , USA, 99999

ELECTRICAL

☐ Monitor Condition ☑ Recommend Repairs

SERVICE SIZE (Main Panel)

☐ 110 Volt (Nominal) ☐ 110 / 220 Volt (Nominal) ☑ 120 / 240 Volt (Nominal) ☐ 60 Amp ☐ 100 Amp
☐ 125 Amp ☐ 150 Amp ☐ 200 Amp ☐ Undetermined
☑ 110 AMP

SERVICE SIZE (Sub Panel)

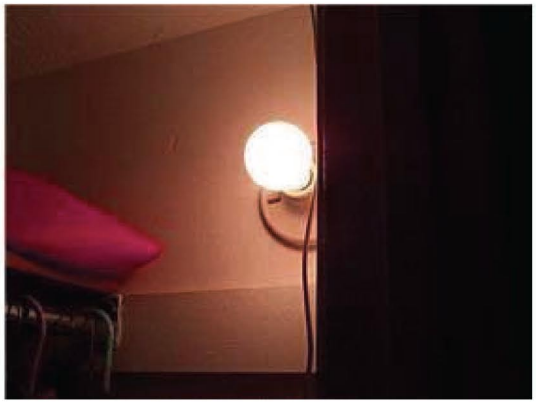
☐ 40 Amp ☐ 60 Amp ☐ 100 Amp ☐ Undetermined

SERVICE			ACC	MAR	NI	NP	DEF
ENTRANCE CABLE	☐ Aluminum	☐ Copper	☐	☐	☑	☐	☐
PANEL	☐ Breaker(s)	☐ Fuse(s) ☐ Combination	☐	☐	☐	☐	☑
SUB-PANEL	☐		☐	☐	☐	☐	☐
[illegible]			☐	☐	☐	☑	☐
GFCI(IN PANEL)*			☐	☐	☐	☑	☐
ARC FAULT			☐	☐	☐	☑	☐
SMOKE DETECTORS*			☑	☐	☐	☐	☐

☐ Overfused ☐ Double Tapping ☐ Rust / Corrosion ☐ Insufficient Access
☐ Looses Connections ☐ No Main Disconnect ☐ Fuse / Breakers Incorrectly Sized ☐ Overheating / Scorching
☐ Improper Splices ☐ Open Knockouts ☐ Water Meter Not Jumpered ☐ Improper Ground

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

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.



ROOFING

☑ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☑	☐	☐	☐

Age : 10 Year(s) Design Life : 20-25 Year(s) Layers : 2 100 % Visible

☐ Visual From Ground ☑ Walked On ☐ Ladder at Eaves ☐ Snow Covered
☐ Asphalt / Composition ☐ Wood Shake ☐ Wood Shingle ☐ Tile
☐ Tar and Gravel ☐ Metal ☐ Rolled Composition ☐ Slate
☐ Membrane
☐ Suspected Leak(s) ☐ Missing Shingle(s) ☐ Cupping/Curling/Lifting/Brittle ☐ Previous Repairs Noted