

# Inspection Report

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## SAMPLE REPORT

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**Property Address:**

123 Main Street  
Anytown NH 01234



Front view of building.

### **Russell Inspection Services**

**Peter C Russell #57**  
**PO Box 131**  
**Milton NH 03851**  
**603-740-4062**

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7 Electrical System for Building

8 Heating / Cooling

General Summary

Agreement

Work Scope

<b>Date:</b> 3/22/2011	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 1071
<b>Property:</b> 123 Main Street Anytown NH 01234	<b>Customer:</b> SAMPLE REPORT	

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this building or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Seller only

**Type of building:**  
Warehouse

**Approximate age of building:**  
35 Years

**Building Faces:**  
NE

**Temperature:**  
Below 32

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Frozen

**Rain in last 3 days:**  
No

**Radon Test:**  
No

**Water Test:**  
No

## 1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
<b>1.0</b>	<b>Roof Coverings</b>	X			
<b>1.1</b>	<b>Roof Flashings</b>	X			
<b>1.2</b>	<b>Roof Drainage Systems</b>			X	X
<b>1.3</b>	<b>Roof Structure and Attic (report leak signs or condensation)</b>	X			
<b>1.4</b>	<b>Attic Insulation</b>	X			

IN NI NP RR

### Styles & Materials

**Viewed roof covering from:**

Ladder

**Roof-Type:**


Flat

**Roof Covering:**

Rubber membrane


IN NI NP RR

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-  **1.2** The gutters and downspouts are limited to the side entry only. I recommend commercial size gutters and downspouts be installed on the entire perimeter to divert water away from the building.



1.2 Picture 1 Install gutters and downspouts.

-  **1.4** The ceiling insulation in the warehouse is about 3.5 inches or R-11 value. I recommend a qualified insulation contractor increase the insulation value to increase the heating efficiency of the warehouse.

## 2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR
<b>2.0</b>	<b>Wall Cladding Flashing and Trim</b>	X			X
<b>2.1</b>	<b>Doors (Exterior)</b>	X			X
<b>2.2</b>	<b>Windows</b>	X			X
<b>2.3</b>	<b>Foundation Walls and Mortar Joints</b>	X			
<b>2.4</b>	<b>Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)</b>	X			
<b>2.5</b>	<b>Eaves, Soffits and Fascias</b>	X			

IN NI NP RR

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### Styles & Materials

#### Siding Style:

Lap  
Vertical

#### Siding

#### Material:

Vinyl  
Steel

#### Exterior Entry

#### Doors:


Steel

#### Appurtenance:

Sidewalk

#### Driveway:

Asphalt  
Parking lot

 **2.0** There is evidence of moisture intrusion behind the vinyl siding. This siding has areas where minimal overlap techniques were used and therefore it has contracted exposing the vapor barrier. Repair/upgrade of the vinyl siding should be budgeted in the maintenance plan.

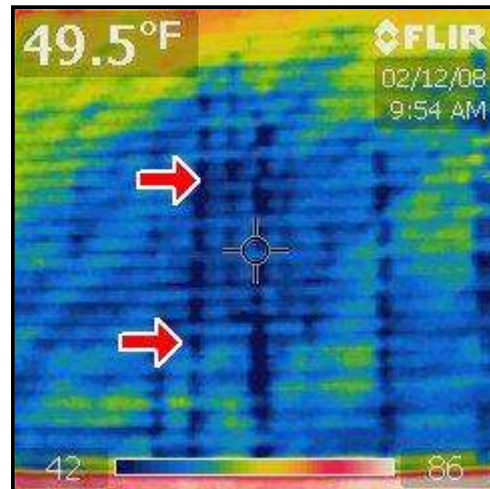
The connection between the vinyl and steel siding consist of a wood trim board. This trim board is deteriorated and should be replaced.



2.0 Picture 1 Moisture intrusion behind siding.



2.0 Picture 2 Trim board.



2.0 Picture 3 Moisture intrusion behind siding.

**2.1** The steel doors and overhead warehouse doors are not insulated well and are a source of heat loss. I recommend upgrading these door to increase the heating efficiency of the building.



2.1 Picture 1 Upgrade entry door.



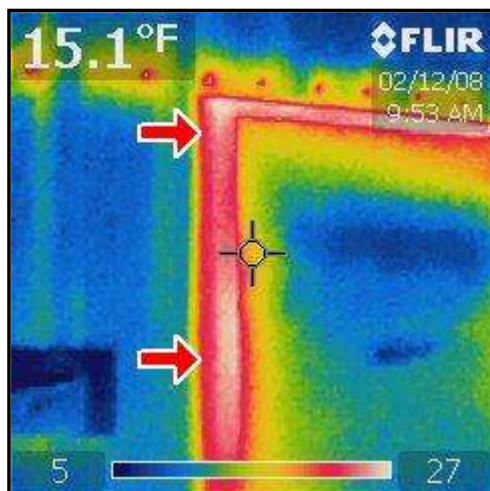
2.1 Picture 2 Upgrade overhead door.



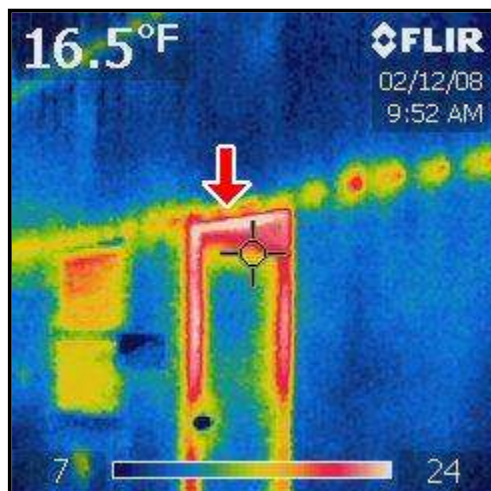
2.1 Picture 3 Upgrade door.



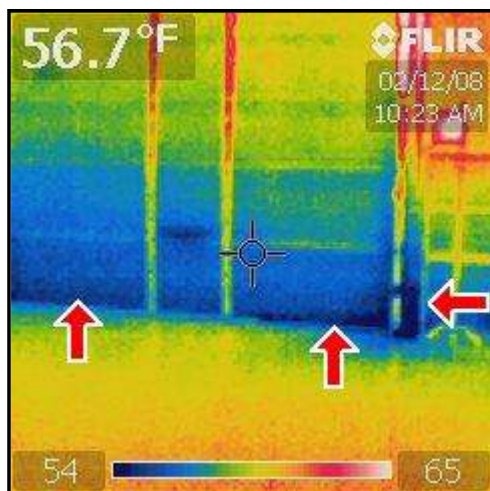
2.1 Picture 4 Upgrade overhead door.



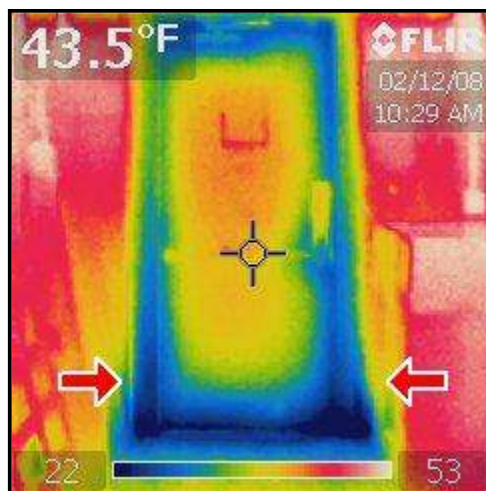
2.1 Picture 5 Heat loss through overhead door.



2.1 Picture 6 Heat loss through entry door. West side.



2.1 Picture 7 Heat loss through overhead door.



2.1 Picture 8 Heat loss around entry door.

**2.2** The windows in the building are original and although they are thermally insulated double pane glass their efficiency is low. I recommend upgrading the windows to improve the heating efficiency of the building.



2.2 Picture 1 Window will not close.



2.2 Picture 2 Heat loss around window.

### 3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

**IN NI NP RR**

<b>3.0</b>	<b>Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	X			
<b>3.1</b>	<b>Walls (Structural)</b>	X			
<b>3.2</b>	<b>Columns or Piers</b>	X			
<b>3.3</b>	<b>Floors (Structural)</b>	X			
<b>3.4</b>	<b>Ceilings (Structural)</b>	X			

**IN NI NP RR**

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**Styles & Materials**

**Foundation:**  
Concrete slab  
**Wall Structure:**  
Steel Frame

## 4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
<b>4.0</b>	<b>Plumbing Drain, Waste and Vent Systems</b>	X			
<b>4.1</b>	<b>Plumbing Water Supply and Distribution Systems and Fixtures</b>	X			
<b>4.2</b>	<b>Hot Water Systems, Controls, Chimneys, Flues and Vents</b>	X			
<b>4.3</b>	<b>Main Water Shut-Off Device (Describe location)</b>	X			
<b>4.4</b>	<b>Main Fuel Shut Off (Describe Location)</b>	X			
<b>4.5</b>	<b>Sump Pump</b>			X	

IN NI NP RR

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### Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into building):**

Copper

**Plumbing Water Distribution (inside building):**

Copper

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

40 Gallon (1-2 people)

**4.3** The main shut off is located outside in the ground.

**4.4** The main fuel shut off is at gas meter outside

## 5. Offices / Suites (duplicate using the Components bar)

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN NI NP RR			
<b>5.0</b>	<b>Ceilings</b>	X			
<b>5.1</b>	<b>Walls</b>	X		X	
<b>5.2</b>	<b>Floors</b>	X			
<b>5.3</b>	<b>Doors (Representative Number)</b>	X			X
<b>5.4</b>	<b>Windows (Representative Number)</b>	X			X
<b>5.5</b>	<b>Outlets and Wall Switches</b>	X			
<b>5.6</b>	<b>Steps, Stairways, Balconies and Railings</b>	X			
<b>5.7</b>	<b>Smoke Detectors</b>	X			
<b>5.8</b>	<b>Carbon Monoxide Detectors</b>			X	

IN NI NP RR

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### Styles & Materials


**Ceiling Materials:**  
Drywall

**Wall Material:**  
Drywall

**Floor Covering (s):**  
Carpet


**Interior Doors:**  
Wood

**Window Types:**  
Double-hung  
Jalousie

 **5.1** Water penetration was observed in the office area adjacent from where the is moisture behind the siding. Once the siding is corrected this should stop. The drywall and insulation in this area should be removed and replaced after the siding is repaired.



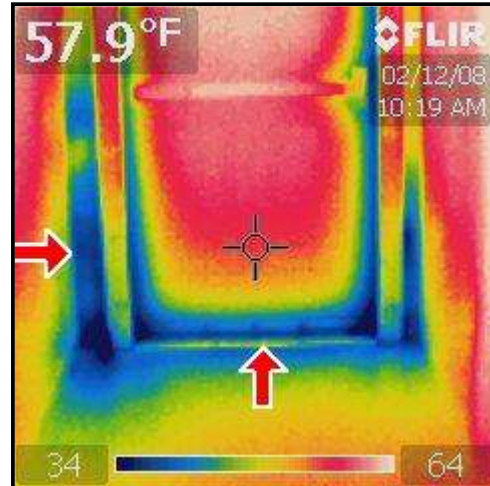
5.1 Picture 1 Moisture penetration.

 **5.3** As stated in the exterior section of the report most of the doors are not insulated and heat loss/cold air infiltration was observed. I recommend upgrading these doors to improve the

heating efficiency of the building.



5.3 Picture 1 Cold air/heat loss.



5.3 Picture 2 Cold air/heat loss.

**5.4** The windows in the building are original and although they are thermally insulated double pane glass their efficiency is low. I recommend upgrading the windows to improve the heating efficiency of the building.

**5.8** There is no carbon monoxide detector found in building. It is recommended that one be installed according to the manufacturer's instructions.

**6. Rest Rooms / Other (duplicate using the Components bar)**

**IN NI NP RR**

<b>6.0</b>	<b>Ceilings</b>	X			
<b>6.1</b>	<b>Walls</b>	X			
<b>6.2</b>	<b>Floors</b>	X			
<b>6.3</b>	<b>Doors (Representative Number)</b>	X			
<b>6.4</b>	<b>Windows (Representative Number)</b>	X			
<b>6.5</b>	<b>Plumbing Supply, Fixtures</b>	X			
<b>6.6</b>	<b>Plumbing Drain, Waste and Vent Systems</b>	X			
<b>6.7</b>	<b>Outlets and Wall Switches</b>	X			
<b>6.8</b>	<b>Venting Systems</b>	X			

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**Styles & Materials**

**Ceiling Materials:**  
Drywall

**Wall Material:**  
Drywall

**Floor Covering (s):**  
Linoleum

**Bath Exhaust Fans:**  
Fan with light

## 7. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN NI NP RR

7.0	Service Entrance Conductors	X			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
7.2	Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage	X			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
7.4	Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	X			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
7.6	Location of Main and Distribution Panels	X			
7.7	Smoke Detectors	X			
7.8	Carbon Monoxide Detectors			X	

IN NI NP RR

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**7.8** There is no carbon monoxide detector found in building. It is recommended that one be installed according to the manufacturer's instructions.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

(2) 200 AMP service panel

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Siemens

**Branch wire 15 and 20**

**AMP:**

Copper

**Wiring Methods:**

Romex

## 8. Heating / Cooling

IN NI NP RR

		IN	NI	NP	RR
<b>8.0</b>	<b>Heating Equipment</b>	X			
<b>8.1</b>	<b>Presence of Installed Heat Source in Each Room</b>	X			
<b>8.2</b>	<b>Cooling and Air Handler Equipment</b>		X		
<b>8.3</b>	<b>Presence of Installed Cooling Source in Each Room</b>	X			
<b>8.4</b>	<b>Normal Operating Controls</b>	X			
<b>8.5</b>	<b>Automatic Safety Controls</b>	X			
<b>8.6</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	X			
<b>8.7</b>	<b>Chimneys, Flues and vents (for fireplaces, gas water heaters or heat systems)</b>	X			

### Styles & Materials

**Heat Type:**  
Forced Air


**Energy Source:**  
Natural gas

**Number of Heat Systems (excluding wood):**  
Three

**Ductwork:**  
Insulated

IN NI NP RR

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-  **8.0** The forced hot air system does not appear to have been serviced in quite some time. I recommend a licensed gas heating technician clean and fully evaluate this system.



8.0 Picture 1 Service heating system.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Russell Inspection Services*

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## General Summary

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### Russell Inspection Services

**PO Box 131  
Milton NH 03851  
603-740-4062**

**Customer**  
SAMPLE REPORT

**Address**  
123 Main Street  
Anytown NH 01234

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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## 1. Roofing, Roof Structure, Chimneys, and Attic

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### 1.2 Roof Drainage Systems

#### Not Present, Repair or Replace



The gutters and downspouts are limited to the side entry only. I recommend commercial size gutters and downspouts be installed on the entire perimeter to divert water away from the building.

### 1.4 Attic Insulation

#### Inspected



The ceiling insulation in the warehouse is about 3.5 inches or R-11 value. I recommend a qualified insulation contractor increase the insulation value to increase the heating efficiency of the warehouse.

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## 2. Exterior

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### 2.0 Wall Cladding Flashing and Trim

#### Inspected, Repair or Replace



There is evidence of moisture intrusion behind the vinyl siding. This siding has areas where minimal overlap techniques were used and therefore it has contracted exposing the vapor barrier. Repair/upgrade of the vinyl siding should be budgeted in the maintenance plan.

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## 2. Exterior

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The connection between the vinyl and steel siding consist of a wood trim board. This trim board is deteriorated and should be replaced.

### 2.2 Windows

#### Inspected, Repair or Replace

-  The windows in the building are original and although the are thermally insulated double pane glass their efficiency is low. I recommend upgrading the windows to improve the heating efficiency of the building.


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## 5. Offices / Suites (duplicate using the Components bar)

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### 5.1 Walls

#### Inspected, Not Present

-  Water penetration was observed in the office area adjacent from where the is moisture behind the siding. Once the siding is corrected this should stop. The drywall and insulation in this area should be removed and replaced after the siding is repaired.


### 5.3 Doors (Representative Number)

#### Inspected, Repair or Replace

-  As stated in the exterior section of the report most of the doors are not insulated and heat loss/cold air infiltration was observed. I recommend upgrading these doors to improve the heating efficiency of the building.

### 5.8 Carbon Monoxide Detectors

#### Not Present

-  There is no carbon monoxide detector found in building. It is recommended that one be installed according to the manufacturer's instructions.

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## 8. Heating / Cooling

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### 8.0 Heating Equipment

#### Inspected

-  The forced hot air system does not appear to have been serviced in quite some time. I recommend a licensed gas heating technician clean and fully evaluate this system.

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building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise,

contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Russell Inspection Services*

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## Inspection Agreement

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This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.

## Work Scope

At the request of John Doe, Facilities Manager, Russell Inspection Services conducted a property condition assessment with Thermal Imaging for the warehouse located at 123 Main Street, Anytown NH. The purpose of our survey was to observe specific aspects of the property and to list our observations of the general condition of the property, including a limited Infrared Thermal Imaging survey.

The infrared Thermal Imaging survey was completed to observe and report our findings regarding the high heating costs. Our observations concluded that a considerable amount of air leakage is due to the construction techniques used for this building. The building is approximately 35 years old. It is a steel framed shell attached to a concrete slab. Vertical steel siding with R-11 fiberglass insulation make up the walls, a steel roof with a rubber membrane complete the shell.

All of the windows and doors are past there useful life and it is recommended that these be upgraded. Additionally, the underside of the roof, in the warehouse is insulated to R-11. We recommend this area be upgraded to at least R-38.

We also observed a considerable amount of air leakage at the base of the walls where the steel siding meets the floor. It is recommended that a qualified insulation contractor apply approximately 3-4 inches of closed cell foam to this area.

The overall condition of the building is above average and with the completion of the work scope this building will continue to perform favorably for many years to come.

<b>Project Sub-Items</b>	<b>Estimate</b>
Sample Report	16500.00
Gutters and Downspouts Furnish and install seamless aluminum commercial sized gutters and downspouts to the perimeter of the roof.	1000.00
Insulation Furnish and install R-38 fiberglass to ceiling area.	2500.00
Siding and trim Furnish and install vinyl siding and trim.	1500.00
Windows Furnish and install new thermal windows.	3600.00
Overhead doors Furnish and install (2) insulated overhead doors in warehouse.	5000.00
Entry doors	2500.00

<b>Project Sub-Items</b>	<b>Estimate</b>
Furnish and install (5) new insulated entry doors	
Heating/cooling	250.00
Service HVAC equipment.	
Carbon Monoxide detector	150.00
Furnish and install carbon monoxide detector to manufacture's specification.	
<b>Grand Total: \$16500.00</b>	

Russell Inspection Services is a full service inspection company and we are available to oversee the completion of the work scope. This includes, examining bids, qualifying contractors, contract negotiations and supervising the completion of the work scope.

Russell Inspection Services appreciates your business.