

4 – POINT INSPECTION REPORT

ENTRY: SELLER / REALTOR / BUYER DAY: _____ TIME: _____

PICKUP KEY _____

PERSON AT INSPECTION _____

FULL INSPECTION _____ \$ _____

TO: _____

INSURANCE COMPANY: _____

POLICY NUMBER : _____

RE: HOME INSPECTION

SUBDIVISION / BLDG: _____

SQUARE FOOTAGE: _____

FLOORS: _____

ENTRY CODE: _____

ELECTRIC SERVICE:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER

MODEL: _____

SERVICE TYPE: BREAKER / BUSS-CARTRIDGE / FUSES

SERVICE AMPS: 60 / 100 / 125 / 150 / 175 / 200 / 225 (TOTAL _____)

SERVICE ENTRANCE: UNDERGROUND / OVERHEAD / METER ROOM

SERVICE GROUND: GOOD CONDITION / RUSTY / NOT FOUND _____

EQUIPMENT IS _____ OLD / ORIGINAL.

CIRCUITS / WIRING HAVE BEEN ADDED.

UPGRADES NOTICED

SERVICE HAS BEEN UPDATED.

G.F.I. RECEPTACLE DEFECTIVE _____

ALUMINUM BRANCH CIRCUITS

ACTIVE KNOB AND TUBE WIRING

NORMAL FOR AGE _____

ROUTINE MAINTENANCE _____

UNSATISFACTORY _____

NOT OPERATING _____

SUB PANEL:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER

MODEL: _____

TYPE: BREAKER / BUSS-CARTRIDGE _____

AMPS: _____ N/A; MAIN PANEL FED

SUB PANEL:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER

MODEL: _____

TYPE: BREAKER / BUSS-CARTRIDGE _____

AMPS: _____ N/A; MAIN PANEL FED

SUB PANEL:

SQ D / GE / ITE / MURRAY / FEDPAC / CUTLER HAMMER / ZINCO / CHALLENGER

MODEL: _____

TYPE: BREAKER / BUSS-CARTRIDGE _____

AMPS: _____ N/A; MAIN PANEL FED

SWITCHES AND RECEPTACLE CHECKS REVEAL THE CIRCUITS ARE WORKING PROPERLY AND FUNCTIONING AS DESIGNED AT THE TIME OF INSPECTION.

CODE VIOLATIONS AND WIRING CONDITIONS ARE NOT PART OF THIS INSPECTION.

THIS SYSTEM IS BELIEVED TO BE WORKING PROPERLY AT INSPECTION TIME.

LIGHTING THAT DOES NOT WORK WILL BE ASSUMED TO BE A DEFECTIVE BULB. HOME CHECK SYSTEMS, INC. WILL NOT EXCHANGE BULBS TO TEST THE SOCKETS / SWITCHES / FIXTURES.

SWITCHES / RECEPTACLES ARE SUBJECT TO MALFUNCTION ANYTIME.

ATTIC AREA:

THE PRE-ENGINEERED / CONVENTIONALLY FRAMED / ROOF SYSTEMS APPEAR TO HAVE PROPER STRUCTURAL INTEGRITY WITH NO AREAS OF EXCESSIVE DEFLECTION IN EVIDENCE.

THE INSULATION IS A BATT FIBERGLASS / BLOWN-IN FIBERGLASS / BLOWN-IN FIBER WITH AN R-VALUE OF APPROXIMATELY 8 / 11 / 13 / 19 / 26 / 30 _____.

DUE TO THE EXCESSIVELY LOW PITCH, TRUSS CONFIGURATION AND DUCT PLACEMENT, THE ENTIRE ATTIC AREA WAS NOT VISUALLY INSPECTED. REMOTE AREAS NOT VERIFIED.

ADDITIONAL VENTILATION IS RECOMMENDED.
(OPTIONAL / NOT REQUIRED BY THE SELLER)

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ROOF:

THE MAIN ROOF CONSISTS OF FLAT CONCRETE TILES / SPANISH STYLE CONCRETE TILE / SPANISH STYLE CLAY / "S" STYLE / BARREL STYLE (CLAY/CONCRETE) / MISSION STYLE TILES OVER A 90 POUND ROLLED MEMBRANE THAT HAS BEEN SEALED WITH HOT ASPHALT TAR. ROOFS OF THIS TYPE HAVE A LIFE OF 18-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THE MAIN ROOF CONSISTS OF HAND SPLIT CEDAR SHAKES OVER A HEAVY ASPHALT IMPREGNATED ROOFERS FELT. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION. (ROOFS OF THIS TYPE SHOULD BE INSPECTED AND REGULARLY MAINTAINED.)

THIS ROOF MEMBRANE CONSISTS OF LIGHT / HEAVY WEIGHT "TIMBERLINE" STYLE ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 18-22 / 22-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF CONSISTS OF 5-V GALVANIZED METAL / "GALVALUME" PANELS. ROOFS OF THIS TYPE HAVE A LIFE OF 30-45 YEARS UNDER IDEAL CONDITIONS AND PROPER INSTALLATION PROCEDURES (THESE ROOFS CAN RUST, CORRODE AND BECOME DISCOLORED WITH AGE).

THIS ROOF MEMBRANE CONSISTS OF A 210 POUND ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION AND ADEQUATE VENTILATION.

THIS ROOF IS IN NEW / GOOD / FAIR / WORN / POOR CONDITION WITH _____

AGE OF THIS ROOF
LIFE EXPECTANCY LEFT OF THIS ROOF

NORMAL FOR AGE _____
ROUTINE MAINTENANCE _____

UNSATISFACTORY _____
NOT OPERATING _____

ALL FLASHING, VENTING AND THROUGH-THE-ROOF CONNECTIONS APPEAR TO BE IN WATERTIGHT CONDITION.

ALTHOUGH NO ACTIVE INTERIOR LEAKS WERE DETECTED AT THE TIME OF INSPECTION, THIS FINDING DOES NOT PRECLUDE THE FACT THAT LEAKS MAY HAVE OCCURRED IN THE PAST OR THAT THEY MIGHT AT ANY POINT IN THE FUTURE.

SUSPECTED / PAST / O.H. / VALLEY / PAST ROOF LEAKS WERE DETECTED AT INSPECTION TIME. THIS FINDING DOES NOT PRECLUDE THE EXISTENCE OF ADDITIONAL LEAKS THAT MAY NOT HAVE BEEN DETECTED DURING THE VISUAL INSPECTION.

NOTE: THIS INSPECTION WAS PERFORMED DURING A TIME AT WHICH THERE WAS NO RAIN. IT IS IMPRACTICAL TO TRY TO DETECT LEAKS WITHOUT A WATER SOURCE. MODERATE RAIN FALL MAY NOT CAUSE LEAKS; BUT WITH THE INCREASE OF WIND AND RAIN QUANTITY, LEAKS COULD OCCUR.

FLAT ROOF:

THE FLAT ROOF CONSISTS OF A TYPICAL 3 PLY BUILT UP ROOF SYSTEM / SINGLE PLY MODIFIED BITUMEN / SINGLE PLY 90 POUND ROLLED MEMBRANE / SINGLE PLY TORCH DOWN SYSTEM. ROOF MEMBRANES OF THIS TYPE HAVE A LIFE OF 8-12 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF IS IN GOOD / FAIR / POOR / REPAIR WITH NO INDICATION OF MOISTURE INTRUSION WITHIN THE PERIMETER WALLS.

THIS ROOF EXHIBITS WEAR IN THE FORM OF MEMBRANE DRYING, CRACKING, BLISTERING AND DE-LAMINATING OF THE PLYS.

THIS ROOF IS LEAKING / THIS ROOF HAS OVERHANG LEAKS / OVERHANG LEAKS ARE SUSPECTED.

THIS ROOF COULD DEVELOP LEAKS AT ANYTIME / LOCATION DUE TO AGE / CONDITION.

AGE OF THIS ROOF
LIFE EXPECTANCY LEFT FOR THIS ROOF
NORMAL FOR AGE _____
ROUTINE MAINTENANCE _____

UNSATISFACTORY _____
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PLUMBING:

ALL ABOVE-GROUND PIPING CONSISTS OF COPPER TUBING. BATH AND KITCHEN FACILITIES ARE IN GOOD CONDITION AND WORKING PROPERLY. PLUMBING IS ORIGINAL.

ORIGINAL BELOW-SLAB SUPPLY AND WASTE PIPING APPEARS TO BE FUNCTIONING PROPERLY WITH NO LEAK DETECTION NOTED

NUMBER OF BATHROOMS
OVERALL WATER PRESSURE
MAIN SUPPLY LINE MATERIAL
MAIN WASTE/VENT MATERIAL
FIXTURE SUPPLY LINE MATERIAL
SHUT OFF VALVES PRESENT
WATER HEATER LOCATION
APPROXIMATE AGE OF WATER HEATER
TPR VALVE PRESENT
FIRE SPRINKLER PRESENT
POLYBUTYLENE NOTICED

