

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address
City State Zip
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State Zip
Phone
Fax

Inspection Company

Inspector Name John Inspector
Company Name Your Company Name Here
Address 123 Somewhere Street
City Somewhere State US Zip 12345
Phone 123-456-7890
Fax 9
E-Mail info@palm-tech.com

Conditions

Others Present Property Occupied
Estimated Age Entrance Faces
Inspection Date 03/03/2014
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Space Below Grade
Building Type Garage
Sewage Disposal How Verified
Water Source How Verified

Lots and Grounds

A NPNI M D

1. Walkways:
2. Walkway Drainage:
3. Curbs:
4. Signage:
5. Steps/Stairs:
6. Vegetation:
7. Retaining Walls:
8. Grading:
9. Fences:
10. Lawn Sprinklers:
11. Parking Lot:
12. Parking Lot Lighting:
13. Parking Lot Drainage:
14. Access ADA Compliant: Yes No

Exterior

A NPNI M D

Exterior Surface

1. Type:
2. Main Entry:
3. Main Entry Access ADA Compliant: Yes No
4. Secondary/Other Entry:
5. Secondary/Other Entry Access ADA Compliant: Yes No
6. Rear Entry:
7. Trim:
8. Fascia:
9. Soffits:
10. Windows:
11. Exterior Lighting:
12. Exterior Electric Outlets:
13. Canopy:
14. Type:
15. Roof:
16. Structure:

Structure

A NPNI M D

1. Structure Type:
2. Foundation:
3. Differential Movement:
4. Beams:
5. Bearing Walls:
6. Joists/Trusses:
7. Piers/Posts:
8. Floor/Slab:
9. Stairs/Handrails:
10. Subfloor:
11. Emergency lighting present? Yes No

Roof

A NPNI M D

Roof Surface _____

1. Method of Inspection:
2. Unable to Inspect:
3. Material:
4. Type:
5. Approximate Age:
6. Flashing:
7. Valleys:
8. Skylights:
9. Plumbing Vents:
10. Electrical Mast:
11. Roof Drains:
12. Gutters:
13. Downspouts:
14. Leader/Extension:
15. Chimney:

Parking Garage

A NPNI M D

Parking Garage

1. Type of Structure: Car Spaces: Levels:
2. Exterior Surface:
3. Roof:
4. Roof Structure:
5. Service Doors:
6. Walls:
7. Ceiling:
8. Floor/Foundation:
9. Hose Bibs:
10. Electrical:
11. HVAC:
12. Windows:
13. Gutters:
14. Downspouts:
15. Leader/Extensions:
16. Access ADA Compliant: Yes No
17. Emergency lighting present? Yes No

Common Spaces

A NPNI M D

1. Access ADA Compliant: Yes No
2. Entrance Door:
3. Stairs/Handrails:
4. Emergency lighting present? Yes No
5. Ceilings:
6. Walls:
7. Floors:
8. Windows:
9. Electrical:
10. HVAC source:

Elevator

11. Elevator:
12. Rated Capacity: Last Inspected:
13. Inspection Company:
14. Fire Extinguishers:
15. Fire or Smoke Detectors:
16. Sprinkler System:

Electrical

A NPNI M D

- 1. Service Size Amps: Volts:
- 2. Service:
- 3. 120 VAC Branch Circuits:
- 4. 240 VAC Branch Circuits:
- 5. Aluminum Wiring:
- 6. Conductor Type:
- 7. Ground:

Electric Panel

- 8. Manufacturer:
- 9. Maximum Capacity:
- 10. Main Breaker Size:
- 11. Breakers:
- 12. Fuses:
- 13. AFCI:
- 14. GFCI:
- 15. Is the panel bonded? Yes No
- 16. Smoke Detectors:
- 17. Data/Security Systems:
- 18. Emergency Lighting:

Plumbing

A NPNI M D

- 1. Service Line:
- 2. Main Water Shutoff:
- 3. Water Lines:
- 4. Drain Pipes:
- 5. Service Caps:
- 6. Vent Pipes:
- 7. Gas Service Lines:

Water Heater

- 8. Water Heater Operation:
- 9. Manufacturer:
- 10. Type: Capacity:
- 11. Approximate Age: Area Served:
- 12. Flue Pipe:
- 13. TPRV and Drain Tube:

Air Conditioning

A NPNI M D

AC System

1. A/C System Operation:
2. Condensate Removal:
3. Exterior Unit:
4. Manufacturer:
5. Area Served: Approximate Age:
6. Fuel Type: Temperature Differential:
7. Type: Capacity:
8. Visible Coil:
9. Refrigerant Lines:
10. Electrical Disconnect:
11. Exposed Ductwork:
12. Blower Fan/Filters:
13. Thermostats:

Heating System

A NPNI M D

Heating System

1. Heating System Operation:
2. Manufacturer:
3. Type: Capacity:
4. Area Served: Approximate Age:
5. Fuel Type:
6. Heat Exchanger:
7. Blower Fan/Filter:
8. Distribution:
9. Circulator:
10. Draft Control:
11. Flue Pipe:
12. Controls:
13. Devices:
14. Humidifier:
15. Thermostats:

Office Space

A NPNI M D

Office Space

1. Closet:
2. Ceiling:
3. Walls:
4. Floor:
5. Doors:
6. Windows:
7. Electrical:
8. HVAC Source:
9. Emergency lighting present? Yes No

Restroom

A NPNI M D

Restroom

1. Ceiling:
2. Walls:
3. Floor:
4. Doors:
5. Windows:
6. Electrical:
7. Counter/Cabinet:
8. Sink/Basin:
9. Faucets/Traps:
10. Shower/Surround:
11. Urinals:
12. Toilets:
13. Grab Bars:
14. Partitions:
15. HVAC Source:
16. Ventilation:
17. ADA Compliant Yes No
18. Emergency lighting present? Yes No

Other Rooms

A NPNI M D

Room _____

1. Ceilings:
2. Walls:
3. Floors:
4. Doors:
5. Windows:
6. Electrical:
7. HVAC Source:
8. Emergency lighting present? Yes No

Employee Lounge

A NPNI M D

Employee Lounge _____

1. Cooking Appliances:
2. Ventilator:
3. Disposal:
4. Dishwasher:
5. Air Gap Present? Yes No
6. Refrigerator:
7. Microwave:
8. Sink:
9. Electrical:
10. Plumbing/Fixtures:
11. Counter Tops:
12. Cabinets:
13. Ceiling:
14. Walls:
15. Floor:
16. Doors:
17. Windows:
18. HVAC Source:
19. Emergency lighting present? Yes No

Janitor's Room

A NPNI M D

Janitor's Room

1. Ceiling:
2. Walls:
3. Floors:
4. Doors:
5. Windows:
6. Electrical:
7. HVAC Source:
8. Deep Sink:
9. Deep Sink Drain:
10. Hose Bib:
11. Floor Drain:
12. Emergency lighting present? Yes No

Stairwells

A NPNI M D

Stairwell

1. Handrails:
2. Steps:
3. Emergency Lights:
4. Door Closures:
5. Windows:
6. Doors:
7. Walls:
8. Floors:
9. Ceilings:
10. Electrical:
11. Exit Signage: