



Duffau Enterprises, Inc
dba National Property Inspections

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Wednesday, July 23, 2008
Inspector
Paul Duffau
208-596-1489
www.YourNWInspector.com
SPI 69702, ICC 5098495
ICN 7336BC013

" Independently Owned and Operated "

Inspection Date :
7/23/2008

Inspector: Paul Duffau
Inspector Phone: 866-556-2218

Email or Web Site: www.YourNWInspector.com
SPI 69702, ICC 5098495



Duffau Enterprises, Inc
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INVOICE # : 2384

Inspection Date : 7/23/2008 10:01 AM

Duffau Enterprises, Inc
 dba National Property Inspections
 PO Box 95
 Asotin WA 99402

Client Name :
 Property Location :

Billing Address :

Client Phone :
 Client Email :

TYPE OF INSPECTIONS PERFORMED

Buyer's Inspection		\$450.00
	Subtotal	\$450.00
	Total	\$450.00
	Grand Total	\$450.00
	<i>(Due Upon Receipt)</i>	

Buyer Agent Information

Agent : **Joyce Keefer**
 Email :
 Work # :
 Cell # :
 Fax # :
 Pager # :

Agency : **Price Right Real Estate**
 Address :

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ICN: 7336BC013
WSDA INSPECTION CONTROL NUMBER

WOOD DESTROYING ORGANISM INSPECTION REPORT

Inspector: Paul Duffau License # 69702

NOTE: ONLY THE ABOVE NAMED CLIENT IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

SUMMARY OF FINDINGS

VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS	NO
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI	NO
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS	NO
VISIBLE EVIDENCE OF CONDITIONS CONDUCTIVE TO WDO	YES

*VISIBLE EVIDENCE OF INACTIVE; Carpenter Ants, Subterranean Termites, Anobiid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence.

LIMITATION OF LIABILITY

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and are subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached. The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. The inspecting firm will re-perform any services not meeting this standard without additional compensation. In any case, the inspecting firm's total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure. The inspecting firm will not be liable for any special, incidental, punitive or consequential damages, whether foreseen or unforeseen, regardless whether liability is based on breach of contract, breach of express or implied warranty, negligence, strict liability, tort or otherwise.

I have read and understand the above limitations and the Inspection Standards and authorize the above named inspection firm to conduct this inspection subject to the limitations and conditions therein.

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**WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the
WASHINGTON STATE PEST CONTROL ASSOCIATION**

COMPLETE WOOD DESTROYING ORGANISM (WDO) INSPECTION REPORT.

This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with

Washington Administrative Code 16-228-2005 through 2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDOs, their damage, or conditions conducive to WDOs, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.

II. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from WDOs as well as conditions conducive to such WDOs.

AREAS INSPECTED shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure interior; accessible sub-structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps, and accessible wooden surface materials, as well as, deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

WOOD DESTROYING ORGANISMS shall include: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDOs that were not detected during their dormant season. When evidence of moisture ants, dampwood termites, wood infesting anobiids, or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

CONDUCTIVE CONDITIONS, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas, and/or restricted or non-functioning gutter systems.

III. LIMITATIONS OF INSPECTIONS.

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDOs, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;

(a) **INACCESSIBLE AREAS:** Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDOs yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) **ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof covering, and attic areas are excluded from this report. This report may note, at the discretion of the

inspector, visual evidence of infestation and/or infections of WDOs in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

(c) **SHEDS AND OUTBUILDINGS:** Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are

excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

(d) **CLIMATIC LIMITATIONS:** In certain geographical areas where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood-destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of the inspection.

(e) **MOLD:** Molds, mildews, and other fungal growth (except wood decay fungi) shall be reported on only to the extent that they indicate an excessive moisture

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condition which may be conducive to WDOs. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

(f) STRUCTURAL ASSESSMENT: While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

(g) REMAINING EVIDENCE: In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

IV. REPORTS The inspecting firm shall not issue any complete wood destroying organism inspection report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards. Reports shall include a diagram and a description of the findings to help identify locations of the findings as well as inaccessible areas not identified in III (a) of these standards.

ACKNOWLEDGEMENT

Client acknowledges and agrees that Paul Duffau, dba National Property Inspections, is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

Inspector Signature

Client Signature

Date

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**National Property Inspections
Inspection Agreement**

This Agreement is made and entered into by and between **Duffau Enterprises, Inc DBA National Property Inspections**, (“NPI”), and Rip Murray (“Client”).

The parties understand and agree as follows:

1. **Fee:** The Client will pay the sum of \$275.00 to NPI for the visual inspection services and written inspection report (“Report”) for the residence (and garage or carport, if present), outlying buildings (if requested) OR Commercial property located at 1590/1592 Sycamore St., Clarkston WA 99403 (“Property”).
2. **Scope of Services:** The purpose of the inspection is to document the general, overall condition of the Property and identify major deficiencies that are present at the time of inspection. NPI will inspect the Property for only a visual review of readily accessible areas unless use of an infrared camera is authorized. NPI will provide a Report that will include comments based on observations of the visible and accessible parts of the following only: foundation, structural components, electrical, heating and air conditioning, roof covering, plumbing, domestic hot water, general interior conditions, and general exterior conditions. The inspection is visual in nature and general in scope; no excavation, disassembly or removal of obstructions will be performed. Latent and concealed defects and deficiencies are excluded from the inspection. In addition, some Property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, every defect may not be identified and the Report is not an exhaustive list of defects. NPI does not inspect for compliance with building codes or regulations required by any governmental entity.
3. **Report:** NPI expresses no opinion on the condition of the Property beyond what is set forth in the Report. The Report is not intended to address environmental issues such as asbestos, lead paint, mold, or air-borne pollutants. Client may wish to obtain those types of inspections from another company that specializes in environmental inspections.
4. **Limited Warranty:** **Client understands, accepts and agrees that NPI does not imply or expressly warrant or guarantee the Report, or the condition of the Property. NPI is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. NPI makes no warranty or guarantee, express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system.**
5. **Repairs:** NPI and its employees and agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or

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any Property damage, consequential damage or bodily injury of any nature.

6. **Limitation on Damages:** Damages for any claimed deficiency in the inspection of the Property for failure to discover a claimed defect, shall be limited to the fee charged for the inspection.
7. **Disputes:** In the event of any controversy or claim arising out of or relating to this Agreement made by Client against NPI, to recover damages or for remedies exceeding the inspection fee, such controversy or claim shall be settled by arbitration *in accordance with the Idaho Uniform Arbitration Act* and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be held at such place as may be selected by mutual agreement. All fees and expenses of the arbitration shall be borne by the parties equally. However, each party to the arbitration proceeding shall bear the expenses of its own counsel, experts, witnesses, and preparation and presentation of proofs.
8. **Merger:** This Agreement represents the entire agreement between the parties. Any modifications must be in writing and signed by both parties hereto. This document supersedes any and all representations or discussions, whether oral or written, if any, among the parties related to the subject matter of this Agreement. If any section or provision of this Agreement is deemed invalid, the remaining sections or provisions shall remain valid.
9. **Confidentiality of Report:** The Inspection is performed and Report is prepared for the sole and exclusive use and possession of Client. It is not intended to benefit any third party.
10. **Governing Law:** This Contract shall be considered to have been made in and shall be interpreted under the laws of the State of Idaho.

We encourage Client to be present at the inspection. This will enable the Inspector to point out specific observations, as well as help the Client understand any comments provided in the Report.

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

<p>Property Occupied : Yes</p> <p>Estimated Age Of Property : 30</p> <p>Type of Property : <input checked="" type="checkbox"/> Single <input type="checkbox"/> Multi</p> <p>Primary Construction : <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Block <input type="checkbox"/> Brick</p>	<p>Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West</p> <p>Weather : Sunny Temperature: 40 F</p> <p>Soil Conditions : <input type="checkbox"/> Dry <input checked="" type="checkbox"/> Damp <input type="checkbox"/> Snow <input type="checkbox"/> Frozen</p> <p>Persons Present : <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller</p> <p style="padding-left: 100px;"><input type="checkbox"/> Buyer's Agent <input type="checkbox"/> Seller's Agent</p>
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. <i>(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.)</i>
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

While the summary is usually of particular interest it does not represent the entire report. The complete report may include additional information of interest or concern to the client. Any digital photographs included are considered to be part of the report.

This inspection was performed in compliance with the American Society of Home Inspector Standards of Practice and Code of Ethics. While ASHI standards permit random sampling of selected components such as windows and electrical receptacles, NPI typically exceeds this standard and tests all components where possible. Some electrical outlets, HVAC vents, and et cetera may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms.

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GRADING / DRAINAGE

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Near Level Positive Slope Negative Slope Ponding

Comments : There are several holes dug in around the foundation - most likely the result of the dog next door.



DRIVEWAY

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete Asphalt Brick Gravel
 General Deterioration Cracks Settlement

Comments :

WALKS / STEPS

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete Flagstone Brick Wood
 General Deterioration Handrail Loose/Missing Cracks/Settlement Tripping Hazard
 Poor Earth / Wood Clearance

Comments : There is a tripping hazard at the walkway where concrete has settled by the driveway. Height of separation is approximately 1.5 inches. Recommend repair to minimize tripping hazard.

PORCHES / STOOPS

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Enclosed Open
 General Deterioration Settlement Poor Earth / Wood Clearance Handrail Loose/Missing

Comments :

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DECKS / BALCONY

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Defective Posts / Boards | <input type="checkbox"/> No Footings Evident | <input type="checkbox"/> Poor Earth / Wood Clearance |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Not Bolted To House | <input type="checkbox"/> Railing / Handrail Loose | <input type="checkbox"/> Rail Opening Unsafe |
| <input type="checkbox"/> Needs Joist Hangers | | | |

Comments :

PATIO

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- | | | | |
|--|------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Brick | <input type="checkbox"/> Slopes Toward House |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Cracks | <input type="checkbox"/> Settlement | |

Comments :

FENCES / GATES

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- | | | | |
|--|--|-------------------------------------|---|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Plastic / PVC | <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry |
| <input type="checkbox"/> Wrought Iron | | | |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Leaning | <input type="checkbox"/> Rotting | <input type="checkbox"/> Portion(s) Missing |
| <input type="checkbox"/> Needs Repairs | | | |

Comments :

RETAINING WALLS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

- | | | | |
|--|--|---------------------------------|----------------------------------|
| <input type="checkbox"/> Sides | <input type="checkbox"/> Driveway | <input type="checkbox"/> Front | <input type="checkbox"/> Rear |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Block | <input type="checkbox"/> Timber | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Brick | | | |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Weep Holes Needed | <input type="checkbox"/> Cracks | <input type="checkbox"/> Leaning |

Comments :

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ROOFING

Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age : 6	Year(s)	Design Life : 20	Year(s)	Layers : 1	
<input checked="" type="checkbox"/> Visual From Ground		<input checked="" type="checkbox"/> Walked On		<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered
<input checked="" type="checkbox"/> Asphalt / Composition		<input type="checkbox"/> Wood Shake		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Tar and Gravel		<input type="checkbox"/> Metal		<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate
<input type="checkbox"/> Membrane					
<input type="checkbox"/> Suspected Leak(s)		<input type="checkbox"/> Missing Shingle(s)		<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Previous Repairs Noted
<input type="checkbox"/> Excessive Granular Loss		<input type="checkbox"/> Bubbling		<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation

Comments : **Leaks not always detectable.**

There is moss present on the roof. Recommend removal of the moss to extend roof life.

There was minor lifting of the shingles observed in several locations. This will permit shingles to lift and tear in high wind conditions. Recommend re-securing as part of normal maintenance.

Recommend keeping trees trimmed to prevent damage to the shingles from rubbing branches and falling debris.



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FLASHING/VALLEYS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|---|--|
| <input type="checkbox"/> Metal | <input type="checkbox"/> Composition / Membrane | |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Rust | <input type="checkbox"/> Improper Installation |
| <input type="checkbox"/> Exposed Nails | <input type="checkbox"/> Previous Repairs Noted | <input type="checkbox"/> Filled with Debris |
| | | <input type="checkbox"/> Suspected Leak(s) |

Comments :

SKYLIGHTS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|--|----------------------------------|
| <input type="checkbox"/> Fixed / Stationary | <input type="checkbox"/> Operable | |
| <input type="checkbox"/> Suspected Leak(s) | <input type="checkbox"/> Caulking Needed | <input type="checkbox"/> Fogged |
| | | <input type="checkbox"/> Cracked |

Comments :

CHIMNEY

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|--|--|
| <input type="checkbox"/> Brick / Masonry | <input type="checkbox"/> Framed | <input type="checkbox"/> Metal |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Suspected Leak(s) | <input type="checkbox"/> Deteriorated / Missing Cap |
| <input type="checkbox"/> Separated from House | <input type="checkbox"/> Unlined | <input type="checkbox"/> Deteriorated Brick / Mortar |
| | | <input type="checkbox"/> Improper Height |
| | | <input type="checkbox"/> Out of Plumb |

Comments : **Flue not inspected. Annual cleaning is recommended.**

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				<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
				<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input type="checkbox"/> Steel	<input type="checkbox"/> Vinyl						
<input type="checkbox"/> Missing	<input type="checkbox"/> Rust / Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Loose						
<input checked="" type="checkbox"/> Filled with Debris	<input type="checkbox"/> Misaligned	<input type="checkbox"/> Missing Extension / Splash Block							

Comments : The gutters are filled with leaves and other organic debris. NPI recommends cleaning the gutters at least annually (more often if necessary) to allow for the proper flow of water through the system. Cleaning is recommended at this time.
The downspouts are missing extension that will direct water away from the foundation. NPI recommends installing down spout extensions.



EXTERIOR SURFACE

Monitor Condition Recommend Repairs

				ACC	MAR	NI	NP	DEF
SIDING/TRIM				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS		<input checked="" type="checkbox"/> NO GFCI		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Stucco					
<input type="checkbox"/> Synthetic Stucco	<input checked="" type="checkbox"/> Composite	<input type="checkbox"/> Veneer	<input type="checkbox"/> Brick					
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Needs Paint	<input type="checkbox"/> Missing / Loose	<input type="checkbox"/> Cracked					
<input type="checkbox"/> Needs Caulk / Seal	<input type="checkbox"/> Poor Earth / Siding Clearance							

Comments : There are no GFCI protected breakers located on the exterior of the home at ground level. While typical for the age of the home, these are safety devices that NPI recommends installing to prevent potential shocks. Recommend correction by a qualified contractor.
Keep trees, bushes and vines trimmed approximately 12" away from the home to prevent damage to siding and gutters.

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WINDOWS

	<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Metal
<input type="checkbox"/> Insulated Panes	<input type="checkbox"/> Single Pane	<input type="checkbox"/> Window Wells
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Needs Caulk / Seal	<input type="checkbox"/> Defective / Damaged Storm Windows
<input type="checkbox"/> Needs Paint / Finish	<input type="checkbox"/> Fogged	<input type="checkbox"/> Painted Shut

Comments : Need to caulk around windows.

EXTERIOR DOORS

	<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Fiberglass
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Delaminated / Damaged	<input type="checkbox"/> Missing / Damaged Hardware	<input type="checkbox"/> Doorbell Inoperative
<input type="checkbox"/> Screen / Storm Door Damaged	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Repair/Replace Weather-Strip	<input type="checkbox"/> Needs Caulk / Seal

Comments :

FOUNDATION

	<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
	<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> Concrete Block	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Slab	<input type="checkbox"/> Post / Pier
<input type="checkbox"/> Brick	<input type="checkbox"/> Stone	<input type="checkbox"/> Wood	<input type="checkbox"/> Sub-Grade Entryway
<input type="checkbox"/> General Deterioration	<input type="checkbox"/> Horizontal Cracks	<input type="checkbox"/> Step Cracks	<input checked="" type="checkbox"/> Vertical Cracks
<input type="checkbox"/> Limited Observation	<input type="checkbox"/> Needs Caulk / Seal	<input type="checkbox"/> Trim Vegetation	

Comments : Multiple **typical** vertical cracks were noted. While there does not appear to be ongoing separation of structural elements, NPI recommends monitoring the condition for future possible movement.

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GARAGE/CARPORT

Monitor Condition Recommend Repairs

- Attached Detached Carport
 One Car Two Cars Three or More Cars

FLOOR/WALLS/CEILING/ELECTRICAL

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐
☐	☐	☐	☑	☐
☐	☐	☐	☑	☐

ROOF

SIDING/TRIM

- General Deterioration Settlement / Movement Obscured / Limited View Cracked
 Outlets NOT GFCI Protected Electrical Deficiencies

Comments :

OVERHEAD GARAGE DOORS

Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☑	☐

- Wood Metal Fiberglass
 General Deterioration Loose Track Repair / Replace Weather-Stripping
 Missing / Damaged Hardware Damaged / Inoperative Repair / Adjust Automatic Reverse

Comments :

GARAGE PEDESTRIAN DOOR INTO HOUSE

Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☑	☐

- Solid Core Hollow Core Metal
 General Deterioration Repair / Replace Weather-Stripping / Seal
 Non-Fire Rated Assembly

Comments :

Attic / Roof

Method of Inspection

- Physical Entry Visual from Access No Access / Limited View

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ATTIC / ROOF FRAMING/SHEATHING

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | |
|---|-------------------------------------|--|--------------------------------------|
| <input checked="" type="checkbox"/> Trusses | <input type="checkbox"/> Rafters | <input type="checkbox"/> Plywood / Panel Board / Boards | <input type="checkbox"/> Delaminated |
| <input type="checkbox"/> Broken Rafters / Trusses | <input type="checkbox"/> Deflection | <input checked="" type="checkbox"/> Water Stains / Suspected Leak(s) | |

Comments : **Leaks not always detectable.**

There is an excessive buildup of moisture in the attic space from the various vents that are improperly exhausting to that space. This has created a situation such that mold is able to grow. Recommend repair/remediation.



ATTIC / ROOF VENTILATION

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--|--|--------------------------------------|----------------------------------|
| <input type="checkbox"/> Gable | <input type="checkbox"/> Ridge | <input type="checkbox"/> Soffit | <input type="checkbox"/> Static Vent | <input type="checkbox"/> Turbine |
| <input type="checkbox"/> Powered Vent | <input type="checkbox"/> Attic Fan | <input type="checkbox"/> Whole House Fan | <input type="checkbox"/> No Venting | |
| <input type="checkbox"/> Additional Vents Needed | <input type="checkbox"/> Obstructed Air Flow | <input checked="" type="checkbox"/> Clothes Dryer / Exhaust Fans Vented Into Attic | | |

Comments : Bathroom and kitchen fans exhaust into the attic space as does the clothes dryer. These vents are normally vented to the exterior of the home. Venting to the attic can increase the moisture level in that space.

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ATTIC / ROOF INSULATION

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Loose Fill
 Blanket
 Missing
 Uneven Distribution

Comments :

ATTIC ELECTRICAL

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Open Splices / Junction Boxes

Comments : **Limited visibility due to obstructions. See Electrical Section for additional Information.**

Foundation

- Foundation Type**
 Basement
 Crawl Space
 Slab On Grade

FOUNDATION FRAMING SUPPORT

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration
 Horizontal Cracks
 Step Cracks
 Vertical Cracks
 Limited Observation
 Leaning / Bowing
 Inadequate Ventilation
 Efflorescence / Suspected Leak(s)

Comments :

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FOUNDATION FLOOR/SLAB

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|-------------------------------------|---------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input type="checkbox"/> Differential | <input type="checkbox"/> Obscured / Covered |
| <input type="checkbox"/> Settlement | <input type="checkbox"/> Cracks | | |

Comments :

CRAWL SPACE

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Physical Entry | <input type="checkbox"/> Visual From Access | <input type="checkbox"/> No Access | <input type="checkbox"/> Limited Access |
| <input type="checkbox"/> Standing Water | <input checked="" type="checkbox"/> Inadequate Ventilation | <input type="checkbox"/> Suspected Water Intrusion | <input type="checkbox"/> Tree / Shrub Penetration |
| <input type="checkbox"/> Damaged / Deteriorated Wood | <input checked="" type="checkbox"/> Suspected Plumbing Leak | <input checked="" type="checkbox"/> Missing / Improper Vapor Barrier | |

Comments : There is inadequate or missing ventilation openings present to the crawlspace. It is not unusual for older homes to be lacking this ventilation. Typically there should be one square foot of ventilation for every 300 feet of crawl space area. Recommend further evaluation and any repairs necessary by a qualified and licensed contractor.

There is not a vapor barrier present or the vapor barrier is improperly installed in the crawl space. NPI recommends vapor barrier be installed by a qualified contractor to reduce the possibility for condensation accumulation and/or moisture intrusion.

Two plumbing leaks in the crawlspace. See Plumbing section.

Recommend removal of cellulose materials as it is a conducive condition to pest intrusion.

Ants noted in the crawlspace and also in the kitchen on Unit 1590. Recommend contacting a pest applicator for correction.

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SUMP/SUMP PUMP

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Covered No Pump Present Dry at Time of Inspection

Comments :

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

SERVICE SIZE (Sub Panel)

- 40 Amp 60 Amp 100 Amp Undetermined

SERVICE	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
ENTRANCE CABLE	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/> Solid Aluminum	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Rust / Corrosion					<input type="checkbox"/> Insufficient Access
<input type="checkbox"/> Loose Connections	<input type="checkbox"/> No Main Disconnect	<input type="checkbox"/> Fuse / Breakers Incorrectly Sized					<input type="checkbox"/> Overheating / Scorching
<input type="checkbox"/> Improper Splices	<input type="checkbox"/> Open Knockouts	<input type="checkbox"/> Water Meter Not Jumpered					<input type="checkbox"/> Improper Ground

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

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PLUMBING

Monitor Condition Recommend Repairs

Water Service : Water Public Water Private Water Off
Sewage Service : Sewage Public Sewage Private Fuel Off

Water Shut Off Location : Crawlspace
Fuel Shut Off Location : Exterior

	ACC	MAR	NI	NP	DEF
SUPPLY <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration Improper Connections Low Flow Water Conditioner Not Part of Insp.
 Missing / Improper Cleanouts Suspected Leak(s) Improper Venting Water Hammer / Noise

Comments : **Main utility line, septic systems and gray water systems are excluded from this Inspection.**

There are two leaks in the crawlspace on the drain lines. One is at the sink for Unit 1590 and the other is at the bathroom sink of Unit 1592.



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WATER HEATER 1590

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand : **A.O.Smith** Model : _____ Size : **50 Gallons**
 Age : **15 Year(s)** Design Life : **12 Year(s)**

- | | | | | | |
|---|-----------------------------------|---|--------------------------------|---|--|
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Integral with Boiler | |
| <input type="checkbox"/> Leaks | | <input type="checkbox"/> Rust / Corrosion | | <input type="checkbox"/> Improper Elevation | <input type="checkbox"/> Insulation Blanket Obstructs View |
| <input type="checkbox"/> Gas Leak | | <input type="checkbox"/> Faulty Flue Connection | | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve / Extension | | | | <input type="checkbox"/> Seismically Strapped | |

Comments : It appears that the heater is backdrafting based on the corrosion that is present along the top of the heater and the water lines. This heat is in close proximity to the air return for the furnace system. This creates a negative pressure zone in the combustion air zone of the hot water heater. This is potentially dangerous and should be corrected.

The water line from the heater is leaking.



WATER HEATER 1592

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand : **A.O.Smith** Model : _____ Size : **50 Gallons**
 Age : **15 Year(s)** Design Life : **12 Year(s)**

- | | | | | | |
|---|-----------------------------------|---|--------------------------------|---|--|
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Integral with Boiler | |
| <input checked="" type="checkbox"/> Leaks | | <input type="checkbox"/> Rust / Corrosion | | <input type="checkbox"/> Improper Elevation | <input type="checkbox"/> Insulation Blanket Obstructs View |
| <input type="checkbox"/> Gas Leak | | <input type="checkbox"/> Faulty Flue Connection | | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve / Extension | | | | <input type="checkbox"/> Seismically Strapped | |

Comments : The hot water heater is actively leaking from the top of the tank. Drafting system here is similar to that of the unit in 1590 Sycamore.

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LAUNDRY FACILITIES

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS <input type="checkbox"/> Gas (Dryer) <input type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

HEATING UNIT 1590

Monitor Condition Recommend Repairs

Brand : **Carrier**

Model :

BTUs :

Age : 30 Year(s) Design Life : 30 Year(s)	ACC	MAR	NI	NP	DEF
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

Comments : **Heat Exchanger - Unable to detect cracks/holes without dismantling unit.**

Fan would operate in "On" mode but would not transfer heat. Power was on to the unit. Thermostat appeared to operate. Recommend repairing.

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HEATING UNIT 1592

Monitor Condition Recommend Repairs

Brand : **Bryant**

Model : **395MAV036060**

BTUs : **60000**

Age : 10	Year(s)	Design Life : 20	Year(s)	ACC	MAR	NI	NP	DEF
OPERATION				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

Comments : **Heat Exchanger - Unable to detect cracks/holes without dismantling unit.**

The drip leg of the gas line interferes with the attachment of the door.



DRAFT CONTROL/VENT UNIT 1590

Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|--|---|
| <input type="checkbox"/> Metal Pipe | <input type="checkbox"/> PVC | |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size | <input type="checkbox"/> Inadequate Flue Clearance |
| <input type="checkbox"/> Obstruction | <input type="checkbox"/> Loose Connection | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation |

Comments :

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DRAFT CONTROL/VENT UNIT 1592

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|--|---|
| <input type="checkbox"/> Metal Pipe | <input checked="" type="checkbox"/> PVC | |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size | <input type="checkbox"/> Inadequate Flue Clearance |
| <input type="checkbox"/> Obstruction | <input type="checkbox"/> Loose Connection | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation |

Comments :

HEATING DISTRIBUTION - 1590

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<input checked="" type="checkbox"/> Ductwork	<input type="checkbox"/> Radiators	<input type="checkbox"/> Baseboard
<input type="checkbox"/> Rusted	<input type="checkbox"/> Dirty Filter	<input type="checkbox"/> Crushed / Disconnected Ducts <input type="checkbox"/> Noisy Blower
<input type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints	<input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable	

Comments : The filter for the furnace is very dirty - recommend replacing to improve furnace efficiency. Moving the filter to a more accessible location is suggested.

HEATING DISTRIBUTION - 1592

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<input checked="" type="checkbox"/> Ductwork	<input type="checkbox"/> Radiators	<input type="checkbox"/> Baseboard
<input type="checkbox"/> Rusted	<input checked="" type="checkbox"/> Dirty Filter	<input type="checkbox"/> Crushed / Disconnected Ducts <input type="checkbox"/> Noisy Blower
<input type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints	<input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable	

Comments : The filter for the furnace is very dirty - recommend replacing to improve furnace efficiency. Moving the filter to a more accessible location is suggested.

" Independently Owned and Operated "

Inspection Date : 7/23/2008	Inspector: Paul Duffau Inspector Phone: 866-556-2218	Email or Web Site: www.YourNWInspector.com SPI 69702, ICC 5098495
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AIR CONDITIONER - 1590

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : **Goodman** Model : **CKL23-2B** Size : **2 Ton**
 Age : **5** Year(s) Design Life : **20** Year(s)

OPERATION

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | |
| <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Wall | <input type="checkbox"/> Evaporative Cooler |
| <input type="checkbox"/> Noisy Fan / Compressor | <input type="checkbox"/> Outside Unit Not Level | <input type="checkbox"/> Outside Temp Too Cold to Test <input type="checkbox"/> Dirty/Damaged Condenser |
| <input type="checkbox"/> No Pad Under Unit | <input type="checkbox"/> No Outside Disconnect | <input type="checkbox"/> Remove Obstructions / Vegetation <input type="checkbox"/> Rust / Corrosion |
| <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | <input type="checkbox"/> Missing/Improper Condensate Line |
| <input type="checkbox"/> Window Units Not Inspected | <input type="checkbox"/> Damaged Suction Line | <input type="checkbox"/> Suspected Leak(s) / Clogged Condensate |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments : Unable to test the air conditioner as the ambient outside temperature was below the safe operating range suggested by industry standards.

AIR CONDITIONER -1592

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : **Goodman** Model : **CLT24-1B** Size : **2 Ton**
 Age : **2** Year(s) Design Life : **20** Year(s)

OPERATION

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | |
| <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Wall | <input type="checkbox"/> Evaporative Cooler |
| <input type="checkbox"/> Noisy Fan / Compressor | <input type="checkbox"/> Outside Unit Not Level | <input type="checkbox"/> Outside Temp Too Cold to Test <input type="checkbox"/> Dirty/Damaged Condenser |
| <input type="checkbox"/> No Pad Under Unit | <input type="checkbox"/> No Outside Disconnect | <input type="checkbox"/> Remove Obstructions / Vegetation <input type="checkbox"/> Rust / Corrosion |
| <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | <input type="checkbox"/> Missing/Improper Condensate Line |
| <input type="checkbox"/> Window Units Not Inspected | <input type="checkbox"/> Damaged Suction Line | <input type="checkbox"/> Suspected Leak(s) / Clogged Condensate |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments : Unable to test the air conditioner as the ambient outside temperature was below the safe operating range suggested by industry standards.

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KITCHEN -1590

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION <input type="checkbox"/> Leaking Seal <input type="checkbox"/> Clogged Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL <input type="checkbox"/> Seized <input type="checkbox"/> Noisy <input type="checkbox"/> Improper Elec. Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The electrical outlet near the sink is not GFCI protected. While typical for the age of the home, NPI recommends installation of these circuit breakers to meet current safety standards and prevent accidental shock from the outlet.

The faucet leaks at the valve.

The counter is overlaid with flooring tile. This is an unusual arrangement and some of the tile is pulling free back by the splash guard. Recommend considering replacement.

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KITCHEN - 1592

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION <input type="checkbox"/> Leaking Seal <input type="checkbox"/> Clogged Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL <input type="checkbox"/> Seized <input type="checkbox"/> Noisy <input type="checkbox"/> Improper Elec. Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The electrical outlet near the sink is not GFCI protected. While typical for the age of the home, NPI recommends installation of these circuit breakers to meet current safety standards and prevent accidental shock from the outlet.

Water temp was checked and recorded at **134 degrees**. This is scalding temperature for a small child.

Dishwasher is at design life and is very noisy when operating. Recommend evaluation and repair.

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7/23/2008	Inspector Phone: 866-556-2218	SPI 69702, ICC 5098495



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FAMILY ROOM - 1590

Monitor Condition Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET/STORAGE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT IN SHELVING				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WET BAR	<input type="checkbox"/> No GFCI Protection			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : There is a large hole in the wall. Recommend repairing.

FAMILY ROOM - 1592

Monitor Condition Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET/STORAGE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT IN SHELVING				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WET BAR	<input type="checkbox"/> No GFCI Protection			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : The center wall has a large hole in it. Recommend repairing.

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Inspection Date :
7/23/2008

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Inspector Phone: 866-556-2218

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FIREPLACES

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Wood Burning | <input type="checkbox"/> Gas Log | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Fireplace Insert |
| <input type="checkbox"/> Masonry Firebox | <input type="checkbox"/> Metal Firebox | <input type="checkbox"/> Clean Out Trap | |
| <input type="checkbox"/> Damper Bent / Inoperable | <input type="checkbox"/> Poor Drafting | <input type="checkbox"/> Damaged Mortar / Firebrick | |
| <input type="checkbox"/> Damaged / Defective Doors | <input type="checkbox"/> Missing Damper Stopper | <input type="checkbox"/> Recommend Cleaning | |

Comments : Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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7/23/2008	Inspector Phone: 866-556-2218	SPI 69702, ICC 5098495



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BATHROOMS - 1590

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET <input type="checkbox"/> Leaking <input type="checkbox"/> Cracked / Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input type="checkbox"/> Loose at Base <input type="checkbox"/> Runs Continuously	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB <input type="checkbox"/> No Service Access <input type="checkbox"/> No GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The sink and tub drain slowly. This is commonly the result of hair captured in the trap. Recommend routine servicing and evaluation by a qualified and licensed plumber.

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7/23/2008	Inspector Phone: 866-556-2218	SPI 69702, ICC 5098495



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BATHROOMS -1592

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET <input type="checkbox"/> Leaking <input type="checkbox"/> Cracked / Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input type="checkbox"/> Loose at Base <input type="checkbox"/> Runs Continuously	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB <input type="checkbox"/> No Service Access <input type="checkbox"/> No GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Mold present at the top of the wall. This may be a result of the excessive moisture in the attic space.

The tub is unusually dirty and should be cleaned.

BEDROOMS - 1590

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

" Independently Owned and Operated "

Inspection Date :
7/23/2008

Inspector: Paul Duffau
Inspector Phone: 866-556-2218

Email or Web Site: www.YourNWInspector.com
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BEDROOMS - 1592

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : One window is broken in the west bedroom.

The window of the room is fogged. This does not impact its weatherproofing capability or insulative capacity.

It is widely believed that fogging or condensation between two panes of glass indicates that the window has lost its thermal integrity. However, energy management specialists have determined that a window's U-factor has only been minimally affected when in this condition..

	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Monitor Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Missing Hand Rail <input type="checkbox"/> Rail Opening Unsafe <input type="checkbox"/> Railing / Handrail Loose					
<input type="checkbox"/> Tripping Hazard <input type="checkbox"/> Loose / Damaged Tread Riser					

Comments :

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

GRADING / DRAINAGE

Marginal

There are several holes dug in around the foundation - most likely the result of the dog next door.

WALKS / STEPS

Marginal

There is a tripping hazard at the walkway where concrete has settled by the driveway. Height of separation is approximately 1.5 inches. Recommend repair to minimize tripping hazard.

ROOFING

Marginal

There is moss present on the roof. Recommend removal of the moss to extend roof life.

There was minor lifting of the shingles observed in several locations. This will permit shingles to lift and tear in high wind conditions. Recommend re-securing as part of normal maintenance.

Recommend keeping trees trimmed to prevent damage to the shingles from rubbing branches and falling debris.

Marginal

The gutters are filled with leaves and other organic debris. NPI recommends cleaning the gutters at least annually (more often if necessary) to allow for the proper flow of water through the system. Cleaning is recommended at this time.

The downspouts are missing extension that will direct water away from the foundation. NPI recommends installing down spout extensions.

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EXTERIOR SURFACE

Exterior Electrical Outlets

Marginal

There are no GFCI protected breakers located on the exterior of the home at ground level. While typical for the age of the home, these are safety devices that NPI recommends installing to prevent potential shocks. Recommend correction by a qualified contractor.

Keep trees, bushes and vines trimmed approximately 12" away from the home to prevent damage to siding and gutters.

WINDOWS

Marginal

Need to caulk around windows.

FRAMING/SHEATHING

Defective

There is an excessive buildup of moisture in the attic space from the various vents that are improperly exhausting to that space. This has created a situation such that mold is able to grow. Recommend repair/remediation.

VENTILATION

Defective

Bathroom and kitchen fans exhaust into the attic space as does the clothes dryer. These vents are normally vented to the exterior of the home. Venting to the attic can increase the moisture level in that space.

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CRAWL SPACE

Marginal

There is inadequate or missing ventilation openings present to the crawlspace. It is not unusual for older homes to be lacking this ventilation. Typically there should be one square foot of ventilation for every 300 feet of crawl space area. Recommend further evaluation and any repairs necessary by a qualified and licensed contractor.

There is not a vapor barrier present or the vapor barrier is improperly installed in the crawl space. NPI recommends vapor barrier be installed by a qualified contractor to reduce the possibility for condensation accumulation and/or moisture intrusion.

Two plumbing leaks in the crawlspace. See Plumbing section.

Recommend removal of cellulose materials as it is a conducive condition to pest intrusion.

Ants noted in the crawlspace and also in the kitchen on Unit 1590. Recommend contacting a pest applicator for correction.

PLUMBING

Drains

Defective

There are two leaks in the crawlspace on the drain lines. One is at the sink for Unit 1590 and the other is at the bathroom sink of Unit 1592.

WATER HEATER 1590

Defective

It appears that the heater is backdrafting based on the corrosion that is present along the top of the heater and the water lines. This heat is in close proximity to the air return for the furnace system. This creates a negative pressure zone in the combustion air zone of the hot water heater. This is potentially dangerous and should be corrected.

The water line from the heater is leaking.

WATER HEATER 1592

Defective

The hot water heater is actively leaking from the top of the tank. Drafting system here is similar to that of the unit in 1590 Sycamore.

HEATING UNIT 1590

Operation

Defective

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Fan would operate in "On" mode but would not transfer heat. Power was on to the unit. Thermostat appeared to operate. Recommend repairing.

HEATING DISTRIBUTION - 1590

Distribution Marginal

The filter for the furnace is very dirty - recommend replacing to improve furnace efficiency. Moving the filter to a more accessible location is suggested.

HEATING DISTRIBUTION - 1592

Distribution Marginal

The filter for the furnace is very dirty - recommend replacing to improve furnace efficiency. Moving the filter to a more accessible location is suggested.

KITCHEN -1590

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)	Defective
Countertops/Cabinets	Marginal
Sink/Faucet	Defective
Stove Top/Oven	Marginal
Dishwasher/Cross Flow Protection	Marginal

The electrical outlet near the sink is not GFCI protected. While typical for the age of the home, NPI recommends installation of these circuit breakers to meet current safety standards and prevent accidental shock from the outlet.

The faucet leaks at the valve.

The counter is overlaid with flooring tile. This is an unusual arrangement and some of the tile is pulling free back by the splash guard. Recommend considering replacement.

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KITCHEN - 1592

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)	Defective
Sink/Faucet	Defective
Dishwasher/Cross Flow Protection	Marginal

The electrical outlet near the sink is not GFCI protected. While typical for the age of the home, NPI recommends installation of these circuit breakers to meet current safety standards and prevent accidental shock from the outlet.

Water temp was checked and recorded at **134 degrees**. This is scalding temperature for a small child.

Dishwasher is at design life and is very noisy when operating. Recommend evaluation and repair.

FAMILY ROOM - 1590

Wall(s)	Defective
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There is a large hole in the wall. Recommend repairing.

FAMILY ROOM - 1592

Wall(s)	Defective
---------	-----------

The center wall has a large hole in it. Recommend repairing.

BATHROOMS -1592

Ceilings	Defective
Wall(s)	Defective
Tub/Shower	Marginal
Tile Work/Enclosure	Defective

Mold present at the top of the wall. This may be a result of the excessive moisture in the attic space.

The tub is unusually dirty and should be cleaned.

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BEDROOMS - 1592

Windows/Trim

Defective

One window is broken in the west bedroom.

The window of the room is fogged. This does not impact its weatherproofing capability or insulative capacity.

It is widely believed that fogging or condensation between two panes of glass indicates that the window has lost its thermal integrity. However, energy management specialists have determined that a window's U-factor has only been minimally affected when in this condition..

MAR (MARGINAL)

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

DEF (DEFECTIVE)

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

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