



**Lewis Builders Inc.**  
**dba National Property Inspections**

**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



Thursday, October 01, 2009  
**Inspector**  
John Lewis  
npjohn@gmail.com

**" Independently Owned and Operated "**

Inspection Date :  
10/1/2009

Inspector: John Lewis  
Inspector Phone: (831) 595-4663

Email: npjohn@gmail.com



**Lewis Builders Inc.**  
**dba National Property Inspections**

**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

**INVOICE # : 471**

Inspection Date : 10/1/2009 11:01 AM

Lewis Builders Inc.  
 dba National Property Inspections  
 725 Camelita Drive  
 Salinas CA 93901

Client Name : **SAMPLE REPORT**  
 Property Location : **1234 Some Street**  
**Anywhere USA**

Billing Address :

Client Phone :  
 Client Email :

**TYPE OF INSPECTIONS PERFORMED**

Home Inspection		\$0.00
Infrared Inspection		\$0.00
		\$0.00
	<b>Subtotal</b>	<b>\$0.00</b>
	<b>Total</b>	<b>\$0.00</b>
<b>Grand Total</b>	<b>PAID</b>	<b>\$0.00</b>

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 Inspector Phone: (831) 595-4663



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**PRE-INSPECTION AGREEMENT**

The client understands that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the American Society of Home Inspectors. No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

It is requested that the client be present during the inspection. Your presence will enable the inspector to point out specific observations, answer any questions you may have and will help you understand any comments provided in the Home Inspection Report. If you cannot be present, or do not wish to be present, we request written confirmation of that fact prior to the inspection. The Home Inspection Report is intended for the sole use of the client, and may not be relied upon by any other party without the written consent of the inspector.

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property. The prevailing party in any proceeding or arbitration arising directly or indirectly out of this contract shall be entitled to its legal fees and costs.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the construction industry arbitration rules as set out by the American Arbitration Association. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. Client agrees that Client is not relying upon any promise, warranty, representation or statement of inspector, made either in writing or verbally, except for those specifically set forth in this Pre-Inspection Agreement. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report. National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Client Acknowledges and agrees that Client has read and understands the terms of this Pre-Inspection Agreement, and that Client is fully aware of the significance of the provisions contained in this Agreement. Should any claim be asserted against inspector because of inspector's work, Client agrees to indemnify

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and hold inspector harmless from any loss, damages or costs associated with such claim.

**\*ACKNOWLEDGEMENT\***

Client acknowledges and agrees that John Lewis, Lewis Builders Inc., 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.

**THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.**

**Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.**

Inspector Signature

Client Signature

10/26/2009

Date

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10/1/2009

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**GRADING / DRAINAGE**

<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"/>

- Near Level     
  Positive Slope     
  Negative Slope     
  Ponding

Comments :

**DRIVEWAY**

<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"/>

- Concrete     
  Asphalt     
  Brick     
  Gravel  
 General Deterioration     
  Cracks     
  Settlement     
 pavers

Comments : Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.



**WALKS / STEPS**

<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"/>

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

Comments : Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.

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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



**PORCHES / STOOPS**

<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"/> Enclosed              | <input type="checkbox"/> Open       | <input type="checkbox"/> Poor Earth / Wood Clearance | <input type="checkbox"/> Handrail Loose / Missing |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Settlement |  |   |

Comments :

**DECKS / BALCONY**

<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                  | <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**

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

Comments : Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.

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**FENCES / GATES**

- 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"/> 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  
 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"/> 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**

<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"/>

Age : <b>12</b>	<b>Year(s)</b>	Design Life : <b>Year(s)</b>	<b>Year(s)</b>	Layers : <b>1</b>	<b>100% Visible</b>
<input type="checkbox"/> Visual From Ground		<input checked="" type="checkbox"/> Walked On		<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered
<input type="checkbox"/> Asphalt / Composition		<input type="checkbox"/> Wood Shake		<input type="checkbox"/> Wood Shingle	<input checked="" 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.**

Tile roofing is generally in ok condition however there are a few tiles that have slipped out of position and a few tiles that have broken and need to be replaced. Recommend further evaluation and repairs by a qualified roofing contractor.



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**FLASHING/VALLEYS**

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

Comments : Debris noted in valley flashing. This can cause water drainage problems. Recommend keeping valley flashing free of debris including dead vegetation.



**SKYLIGHTS**

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

Comments :



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**CHIMNEY**

<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"/> Brick / Masonry       | <input checked="" 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"/> Improper Height |
| <input type="checkbox"/> Separated from House  | <input type="checkbox"/> Unlined           | <input type="checkbox"/> Deteriorated Brick / Mortar | <input type="checkbox"/> Out of Plumb    |

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



**GUTTERS/DOWN SPOUTS**

<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"/> Aluminum           | <input type="checkbox"/> Copper          | <input checked="" 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 type="checkbox"/> Filled with Debris | <input type="checkbox"/> Misaligned      | <input type="checkbox"/> Missing Extension / Splash Block |                                |

Comments :



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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 checked="" type="checkbox"/> Vinyl   | <input type="checkbox"/> Metal                             |
| <input checked="" type="checkbox"/> Insulated Panes       | <input type="checkbox"/> Single Pane        | <input type="checkbox"/> Window Wells                      |
| <input checked="" 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 : Windows are generally in good condition however there is some general deterioration on the exterior wood window sills in a few areas. Recommend painting and sealing as a part of routine maintenance.

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**EXTERIOR DOORS**

<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"/>

- Wood       Metal       Vinyl       Fiberglass
- General Deterioration       Delaminated / Damaged       Missing / Damaged Hardware       Doorbell Inoperative
- Screen / Storm Door Damaged       Evidence of Leak(s)       Repair/Replace Weather-Strip       Needs Caulk / Seal

Comments : Front door has been damaged and is fastened shut. Recommend further evaluation and repairs by a qualified contractor.  
 Patio doors to the living room have dry rot and there is evidence of moisture intrusion. Recommend repairing or replacing doors.



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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



**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 checked="" 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 type="checkbox"/> Vertical Cracks        |
| <input type="checkbox"/> Limited Observation   | <input type="checkbox"/> Needs Caulk / Seal  | <input type="checkbox"/> Trim Vegetation |   |

Comments :

**GARAGE/CARPORT**

<input type="checkbox"/> Monitor Condition	<input checked="" type="checkbox"/> Recommend Repairs
--	---

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

**FLOOR/WALLS/CEILING/ELECTRICAL**

**ROOF**

**SIDING/TRIM**

- |   |  |  |                                  |
|---|--|--|----------------------------------|
| <input type="checkbox"/> General Deterioration      | <input type="checkbox"/> Settlement / Movement   | <input type="checkbox"/> Obscured / Limited View | <input type="checkbox"/> Cracked |
| <input type="checkbox"/> Outlets NOT GFCI Protected | <input type="checkbox"/> Electrical Deficiencies |  |                                  |

Comments : Microbial growth noted on the walls near hot water heater.

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**OVERHEAD GARAGE DOORS**

<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"/> Wood            | <input type="checkbox"/> Metal                 | <input type="checkbox"/> Fiberglass                         |
| <input type="checkbox"/> General Deterioration      | <input type="checkbox"/> Loose Track           | <input type="checkbox"/> Repair / Replace Weather-Stripping |
| <input type="checkbox"/> Missing / Damaged Hardware | <input type="checkbox"/> Damaged / Inoperative | <input type="checkbox"/> Repair / Adjust Automatic Reverse  |

Comments : Water stains noted on wood panels and weather stripping for the bottom of the large door is damaged. Recommend further evaluation by qualified overhead door contractor.



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**GARAGE PEDESTRIAN DOOR INTO HOUSE**

- 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"/>

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

Comments : Pedestrian door in the garage should be a fire rated door assembly including self closing hinges. Door has self closing hinges but also has a door stop that allows the door to stay open. Recommend removing door stop to comply with fire safety requirements.



**Attic / Roof**

**Method of Inspection**

- Physical Entry                       Visual from Access                       No Access / Limited View

**ATTIC / ROOF FRAMING/SHEATHING**

- 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"/>

- Trusses                       Rafters                       Plywood / Panel Board / Boards  
 Broken Rafters / Trusses                       Deflection                       Water Stains / Suspected Leak(s)                       Delaminated

Comments : Leaks not always detectable.

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**ATTIC / ROOF VENTILATION**

					<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"/> Gable	<input type="checkbox"/> Ridge	<input checked="" 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 type="checkbox"/> Clothes Dryer / Exhaust Fans Vented Into Attic								

Comments :

**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"/>
<input type="checkbox"/> Loose Fill	<input checked="" type="checkbox"/> Blanket	<input type="checkbox"/> Missing	<input type="checkbox"/> 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"/>
<input type="checkbox"/> Open Splices / Junction Boxes										

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

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**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 :

**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"/>

- Concrete       Wood  
 Settlement       Cracks       Differential       Obscured / Covered

Comments :

**CRAWL SPACE**

<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"/>

- Physical Entry       Visual From Access       No Access       Limited Access  
 Standing Water       Inadequate Ventilation       Suspected Water Intrusion       Tree / Shrub Penetration  
 Damaged / Deteriorated Wood       Suspected Plumbing Leak       Missing / Improper Vapor Barrier

Comments :

**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 :

**" Independently Owned and Operated "**

Inspection Date : 10/1/2009      Inspector: John Lewis      Email: npijohn@gmail.com  
Inspector Phone: (831) 595-4663



# Lewis Builders Inc.

## dba National Property Inspections

**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

### 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  
 200

<b>SERVICE</b>	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
<b>ENTRANCE CABLE</b>	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PANEL</b>	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUB-PANEL</b>	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BRANCH CIRCUITS</b>	<input type="checkbox"/> Solid Aluminum	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BONDING/GROUNDING</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI(IN PANEL)*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ARC FAULT</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SMOKE DETECTORS*</b>			<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"/> Looses 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.**

Infrared scan was done in order to determine the temperature on the breakers and wires. The images have been included just for reference. The temperature found are with in regular standards.

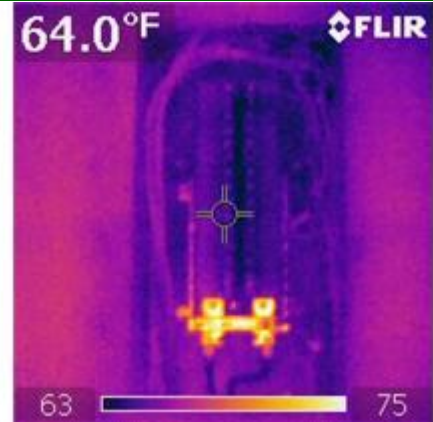
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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



**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 :** Front of home.  
**Fuel Shut Off Location :** outside

		ACC	MAR	NI	NP	DEF
<b>SUPPLY</b>	<input checked="" 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"/>
<b>DRAINS</b>	<input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EJECTOR PUMP</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VENTS</b>	<input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input checked="" type="checkbox"/> ABS	<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.**

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SAMPLE REPORT , 1234 Some Street , Anywhere , USA,



## WATER HEATER

<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 : **Bradford White** Model : **M475S6CN12** Size : **75 Gallons**  
 Age : **11** Year(s) Design Life : **10-12** Year(s) Serial No : **TA4314780**

- Gas       Electric       Oil       Solar       Integral with Boiler
- Leaks       Rust / Corrosion       Improper Elevation       Insulation Blanket Obstructs View
- Gas Leak       Faulty Flue Connection       At or Near Design Life       Beyond Design Life
- Missing / Improper Pressure Relief Valve / Extension       Seismically Strapped

Comments : Recommend to install seismic straps per Manufactures recommendation.  
 T/P relief valve tube must exit within 6" of floor in plain view not obstructed by a wall. Recommend further evaluation by a plumbing contractor.

Evidence of a failed T/P relief valve and a leaking tank that has caused microbial growth in the surrounding area. Recommend further evaluation by a qualified environmental inspector/consultant.



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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

### HEATING

Monitor Condition     Recommend Repairs

Brand : **Bryant**

Model : **395CAV060135**

BTUs : **132000**

Age : <b>11</b>	Year(s)	Design Life : <b>20-25</b>	Year(s)	Serial No: <b>4998A07997</b>	ACC	MAR	NI	NP	DEF
<b>OPERATION</b>					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ABOVE GROUND STORAGE TANKS</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>HUMIDIFIER</b>					<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.



### DRAFT CONTROL/VENT

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"/>

- |  |  |   |
|--|--|---|
| <input checked="" 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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Inspection Date :  
10/1/2009

Inspector: John Lewis  
Inspector Phone: (831) 595-4663

Email: npijohn@gmail.com





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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

**HEATING DISTRIBUTION**

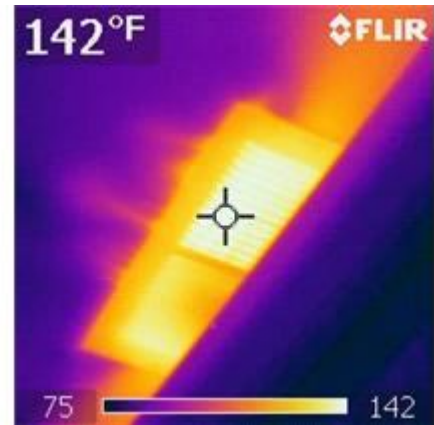
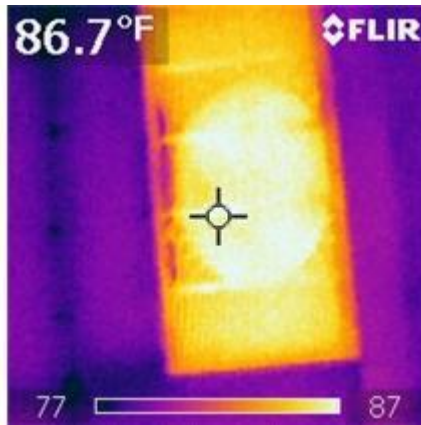
Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>DISTRIBUTION</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BLOWER</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CIRCULATOR PUMP</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 : Infrared camera was used to sample the air temperature entering the forced air furnace and at each register. This test was conducted to find temperature differences that might indicate problems with the distribution system. Temperature differences at registers (room vents) were found within normal standards.

Filter is dirty. Recommend cleaning or replacing filter regularly as part of routine maintenance.



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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

**KITCHEN**

Monitor Condition     Recommend Repairs

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

Comments : Window screen missing or damaged.

Recommend GFCI outlet(s) be installed for safety.  
 Moisture detected with infrared camera under kitchen sink in cabinet. Dark areas of the infrared image indicates the evaporative cooling process of the moisture in the cabinet. Suspected leak. Recommend further evaluation and repairs by a qualified plumbing contractor.

Garbage disposal is not operating properly at time of inspection. Recommend repair or replacement by a qualified technician.  
 Dishwasher not working correctly at time of inspection. Dishwasher to be evaluated by appliance repairman for repairs or replacement .  
 Exposed romex noted in upper cabinet to the right of the cook top. Recommend installing a cover.

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**Lewis Builders Inc.**  
**dba National Property Inspections**

**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

**FAMILY ROOM**

Monitor Condition     Recommend Repairs

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

Comments :    Water stains noted on carpet near doors and windows. Windows and doors are deteriorated and need to be repaired or replaced by a qualified fenestration contractor.  
 Floor plug is missing cover. Light fixtures is missing in numerous locations. Recommend further evaluation by a qualified electrical contractor.  
 Crack in the ceiling noted. Recommend monitoring for further developments.

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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



**FIREPLACE**

- 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"/>

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Wood Burning              | <input checked="" type="checkbox"/> Gas Log     | <input type="checkbox"/> Gas Starter                | <input checked="" 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.**  
 Fire log set up however the log assembly is missing.

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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**



**INTERIOR ROOM**

Monitor Condition     Recommend Repairs

				ACC	MAR	NI	NP	DEF
<b>CEILING</b>	<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"/>
<b>WALLS</b>	<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"/>
<b>WINDOWS/TRIM</b>	<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"/>
<b>WINDOW SCREENS</b>	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CLOSET</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

**STAIRS / RAILINGS**

Monitor Condition  
 Recommend Repairs

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

Comments :

" Independently Owned and Operated "

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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

## 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.

### DRIVEWAY

Marginal

Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.

### WALKS / STEPS

Marginal

Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.

### PATIO

Marginal

Pavers have settled and heaved in a few areas. Recommend further evaluation by a qualified masonry contractor.

### ROOFING

Defective

Tile roofing is generally in ok condition however there are a few tiles that have slipped out of position and a few tiles that have broken and need to be replaced. Recommend further evaluation and repairs by a qualified roofing contractor.

### FLASHING/VALLEYS

Marginal

Debris noted in valley flashing. This can cause water drainage problems. Recommend keeping valley flashing free of debris including dead vegetation.

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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

---

**EXTERIOR SURFACE**

---

Siding/Trim

Marginal

Exterior Electrical Outlets

Marginal

The majority of the stucco seems to be in good condition. However there are some cracks present. These cracks are not severe and are typical. Recommend filling cracks with approved caulking and monitor for further developments. Mechanical damage noted in a few areas. Recommend further evaluation by a qualified contractor.

Exterior outlets are GFCI protected and are functioning however the connection is loose to be secured in order to prevent water intrusion. Plug for landscape lights needs to have a cover that will keep water out when it is plugged in.

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**WINDOWS**

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Marginal

Windows are generally in good condition however there is some general deterioration on the exterior wood window sills in a few areas. Recommend painting and sealing as a part of routine maintenance.

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**EXTERIOR DOORS**

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Defective

Front door has been damaged and is fastened shut. Recommend further evaluation and repairs by a qualified contractor.

Patio doors to the living room have dry rot and there is evidence of moisture intrusion. Recommend repairing or replacing doors.

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**GARAGE/CARPORT**

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Floor/Walls/Ceiling/Electrical

Defective

Microbial growth noted on the walls near hot water heater.

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**OVERHEAD GARAGE DOORS**

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Marginal

Water stains noted on wood panels and weather stripping for the bottom of the large door is damaged. Recommend further evaluation by qualified overhead door contractor.

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**" Independently Owned and Operated "**

Inspection Date :  
10/1/2009

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Inspector Phone: (831) 595-4663

Email: npijohn@gmail.com



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**SAMPLE REPORT , 1234 Some Street , Anywhere , USA,**

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**GARAGE PEDESTRIAN DOOR INTO HOUSE**

Marginal

Pedestrian door in the garage should be a fire rated door assembly including self closing hinges. Door has self closing hinges but also has a door stop that allows the door to stay open. Recommend removing door stop to comply with fire safety requirements.

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**WATER HEATER**

Defective

Recommend to install seismic straps per Manufactures recommendation.  
T/P relief valve tube must exit within 6" of floor in plain view not obstructed by a wall. Recommend further evaluation by a plumbing contractor.

Evidence of a failed T/P relief valve and a leaking tank that has caused microbial growth in the surrounding area. Recommend further evaluation by a qualified environmental inspector/consultant.

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**HEATING DISTRIBUTION**

Distribution

Marginal

Infrared camera was used to sample the air temperature entering the forced air furnace and at each register. This test was conducted to find temperature differences that might indicate problems with the distribution system. Temperature differences at registers (room vents) were found within normal standards.

Filter is dirty. Recommend cleaning or replacing filter regularly as part of routine maintenance.

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**KITCHEN**

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Sink/Faucet	Defective
Dishwasher/Cross Flow Protection	Defective
Garbage Disposal	Defective

Window screen missing or damaged.

Recommend GFCI outlet(s) be installed for safety.

Moisture detected with infrared camera under kitchen sink in cabinet. Dark areas of the infrared image indicates the evaporative cooling process of the moisture in the cabinet. Suspected leak. Recommend further evaluation and repairs by a qualified plumbing contractor.

Garbage disposal is not operating properly at time of inspection. Recommend repair or replacement by a qualified technician.

Dishwasher not working correctly at time of inspection. Dishwasher to be evaluated by appliance repairman for repairs or replacement .

Exposed romex noted in upper cabinet to the right of the cook top. Recommend installing a cover.

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**FAMILY ROOM**

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Windows/Trim	Marginal
Floor/Finish	Marginal
Electrical (Random sampling of outlets, switches, fixtures.)	Marginal

Water stains noted on carpet near doors and windows. Windows and doors are deteriorated and need to be repaired or replaced by a qualified fenestration contractor.

Floor plug is missing cover. Light fixtures is missing in numerous locations. Recommend further evaluation by a qualified electrical contractor.

Crack in the ceiling noted. Recommend monitoring for further developments.

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**FIREPLACE**

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Marginal

Fire log set up however the log assembly is missing.

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**BATHROOM**

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

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Grout has failed in a few areas of the shower tub enclosure. Cracked tiles noted in the master bathroom shower.  
Sheet rock damage noted to hall bath from the towel rack.  
Master bathroom shower drains very slow. Recommend further evaluation by a qualified plumbing contractor.

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**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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