

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









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

" Independently Owned and Operated "

Inspection Date : Inspector: John Lewis Email: npijohn@gmail.com

10/1/2009 Inspector Phone: (831) 595-4663

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#### 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:

	Client Email:	
TYPE OF INSPECTI	ONS PERFORMED	
Home Inspection		\$0.00
Infrared Inspection		\$0.00
		\$0.00
	Subtotal	\$0.00
	Total	\$0.00
Grand Total	PAID	\$0.00

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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 isnpector 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.

- Emis	Africa Stranger of the
Inspector Signature	Client Signature
	10/26/2009
	Date

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#### GENERAL INFORMATION

Propert				
	y Occupied :	No		Property Faces: ☐ North ☐ South ☐ East ☑ West
Estimat	ed Age Of Property:	12	Year(s)	Weather: Sunny Temperature: 65 F
Type of	Property:	☑ Sing	gle   Multi	Soil Conditions : ☑ Dry □ Damp/ □ Snow □ Frozer Wet
Primary	Construction:	☑ Wo	od □ Block □ Br	Persons Present : □ Buver ☑ Seller
				☑ Buyer's Agent ☑ Seller's Agent
	INITIONS:	ons use	d throughout the report t	o describe each feature of the property.
ACC	(ACCEPTABLE)		The item/system was perforn	ning its intended function at the time of the inspection.
MAR	(MARGINAL)			ally acceptable. (It performed its designed function at the time of the age and/or deterioration, it will likely require early repair or
NI	(NOT INSPECTE	<b>D</b> )	•	pected due to safety concerns, inaccessibility and/or concealment or
NP	(NOT PRESENT)		The item/system does not ex	st or was visually concealed at the time of the inspection.
DEF	(DEFECTIVE)		The item/system failed to ope or was hazardous at the time	erate/perform its intended function, was structurally deficient, was unsaft of the inspection.
Nationa such as	, unclogging drains, ested that you budge	ons wish servicin t for rep on visua	nes to remind you, every p ng of furnaces, air conditi gular maintenance/repain al inspection only of the acc	property requires a certain amount of ongoing maintenance, oners, water heaters, etc. This property will be no exception. Its. essible areas of this property. Please read and study the entire repor
The foll	y. The following items			
The foll				

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10/1/2009



	•										
	S	AMPLI	E REPORT	, 1234 Sor	ne Stree	t , Anywhere , US	SA,				
GRA	DING / DRAIN	AGE				<b>Monitor Condition</b>	ACC	MAR	NI	NP	DEF
						<b>Recommend Repairs</b>	$\square$				
☑ Ne	ear Level		Positive Slope		Negative Sl	lope	Pondi	ng			
Comme	ents:										
DRIV	VEWAY					Monitor Condition	ACC	MAR	NI	NP	DEF
						Recommend Repairs		Ø			
□ Co	oncrete		Asphalt		Brick		Grave	el	·		
□ Ge	eneral Deterioration		Cracks		Settlement		paver	S			
										NAME OF THE PARTY	
WAL	LKS / STEPS					Monitor Condition Recommend Repairs	ACC	MAR ☑	NI	NP	DEF
□ Ge	oncrete		Brick D Handrail Loose /		☑ pavers Cracks / Set			ing Haz			Ш
Comme	ents: Pavers have masonry co		and heaved in a	a few areas.	Recomme	end further evaluation	by a q	ualifie	d		

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		_		_							
PORCHE	ES / STOOPS				☐ Monitor Condition		ACC	MAR	NI	NP	DEF
		_			☐ Recommend Repairs	<b>!</b>	Ø				
□ Enclosed	1		Open								
☐ General	Deterioration		Settlement		Poor Earth / Wood Clearance		Handr	ail Loos	se / N	1issin	g
Comments :											
DECKS /	BALCONY	_			☐ Monitor Condition		ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs					<b>V</b>	
□ Wood											
☐ General	Deterioration		Defective Posts / Boards		No Footings Evident		Poor E	Earth / V	Vood	Clea	rance
□ Needs Jo	oist Hangers		Not Bolted To House		Railing / Handrail Loose		Rail O	pening	Unsa	ıfe	
Comments :											
PATIO					☑ Monitor Condition		ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs			Ø			
□ Concrete	;		Flagstone		Brick	$\square$	pavers	3			
☐ General	Deterioration		Cracks		Settlement		Slopes	Towar	d Ho	use	
Comments :	Pavers have settle masonry contractor		and heaved in a few are	eas.	Recommend further evaluat	ion l	by a qu	ualified	t		

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FF	ENCES / GATES			Mo	nitor Condition		ACC	MAR	NI	NP	DEF
				Rec	commend Repairs					Ø	
	Wood	Plastic / PVC	Chain Lir	nk		]	Masonr	у			
	Wrought Iron										
	General Deterioration	Leaning	Rotting			l I	Portion(	(s) Miss	sing		
	Needs Repairs										
Coı	mments :										
RI	ETAINING WALLS				Monitor Condition		ACC	MAR	NI	NP	DEF
					<b>Recommend Repairs</b>					Ø	
	Sides	Driveway	Front		]		Rear	•			
	Concrete	Block	Timber		]		Stone				
	Brick										
	General Deterioration	Weep Holes Needed	Cracks		]		Leanii	ng			
Cor	mments :										

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					, ,						
R	OOFING				☐ Monitor Condition		ACC	MAR	NI	NP	DEF
					Recommend Repair	rs					Ø
Ag	e: 12 Year(s)	Des	sign Life : Year(s)	Year(s)	Layers: 1		10	00 % V	isible		
	Visual From Ground		Walked On		Ladder at Eaves		Snow	Covere	d		
	Asphalt / Composition		Wood Shake		Wood Shingle	<sup>I</sup> Tile					
	Tar and Gravel		Metal		Rolled Composition		Slate				
	Membrane										
	Suspected Leak(s)		Missing Shingle(s)		Cupping/Curling/Lifting/Brittle		Previo	us Rep	airs N	Voted	
	Excessive Granular Loss		Bubbling		Trim Trees / Branches		Impro	per Inst	allati	on	

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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	5A	VII 1/1	2 KEI OKI , 1234	50		, in which	, 05	1,				
FLASHI	NG/VALLEY	S			<u> </u>	Monitor Conditio	n	ACC	MAR	NI	NP	DEF
						Recommend Repa	airs		Ø			
✓ Metal			Composition / Membrane	;								
	Deterioration		Rust		Improper In			Suspe	cted Le	ak(s)		
□ Exposed	l Nails		Previous Repairs Noted	$\overline{\mathbf{A}}$	Filled with I	Debris						
Comments:	Debris noted in valley flashing	n valley free of	flashing. This can ca debris including dead	use veg	water drain etation.	age problems.	Recon	nmend	l keep	ing		
			Trim Trees				N. Many					
SKYLIG	HTS					Monitor Condition Recommend Rep		ACC ☑	MAR	NI	NP □	DEF
✓ Fixed / St	tationary		Operable			тесопписна тер	7411.5	V	Ш			Ш
□ Suspected			Caulking Needed		Fogged	□ Crack	ed					
Comments:				1								

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#### SAMPLE REPORT, 1234 Some Street, Anywhere, USA, ☐ Monitor Condition **CHIMNEY** ACC MAR NI NP DEF □ Recommend Repairs $\overline{\mathbf{V}}$ Brick / Masonry Framed Metal General Deterioration Suspected Leak(s) Deteriorated / Missing Cap ☐ Improper Height Out of Plumb Separated from House Unlined Deteriorated Brick / Mortar Comments: Flue not inspected. Annual cleaning is recommended. **GUTTERS/DOWN SPOUTS □** Monitor Condition ACC MAR NI NP DEF ☐ Recommend Repairs $\overline{\mathbf{Q}}$ Aluminum Copper $\overline{\mathbf{Q}}$ Steel □ Vinyl Missing Rust / Corroded Leaking □ Loose Filled with Debris Misaligned Missing Extension / Splash Block Comments:

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	S	AMPLE	REPORT, 1	1234 So	me Street , A	nywhe	re , US	A,				
EXT	ERIOR SURFA	.CE			☑ M	onitor Co	ndition [	Rec	ommen	d Re	pairs	1
								ACC	MAR	NI	NP	DEF
SIDING	J/TRIM								Ø			
EXTER	IOR FAUCETS							Ø				
EXTER	IOR ELECTRICAL C	OUTLETS	□ NO GFO	CI					Ø			
EXTER	IOR LIGHTING							$\square$				
□ Wo	ood		Metal		Vinyl		Stucco					
□ Sy	nthetic Stucco		Composite		Veneer		Brick					
□ Ge	neral Deterioration		Needs Paint		Missing / Loose		Cracked					
□ Ne	eds Caulk / Seal		Poor Earth / Siding	Clearance								
	evaluation b  Exterior outlesecured in o	y a qualifie ets are GF order to pre	elopments. Meded contractor.  FCI protected and event water intrust is plugged in.	d are fund	ctioning however	the con	nection is	s loose	e to be	)		

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







WINDOWS			☑ Monitor Condition	ACC	MAR	NI	NP	DEF
			☐ Recommend Repairs		Ø			
□ Wood	✓ Vinyl		Metal					
☑ Insulated Panes	☐ Single Pane	П	Window Wells					

☐ Defective / Damaged Storm Windows

□ Needs Paint / Finish □ Fogged □ Painted Shut

□ Needs Caulk / Seal

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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☑ General Deterioration

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$\mathbb{E}_2$	KTERIOR	DO	ORS						□ Monitor Conditi	on	ACC	MAR	ΝI	NP	DEF
									☑ Recommend Rep	oairs					Ø
$\overline{\checkmark}$	Wood		Metal		Vinyl		Fibergl	ass							
$\checkmark$	General Deter	riorat	ion	$\checkmark$	Delaminated / I	Damag	ged ☑	Missi	ng / Damaged Hardware		Doorbell	Inoper	ative		
	Screen / Storn	n Do	or Damaged		Evidence of Le	ak(s)		Repair	r/Replace Weather-Strip	$\overline{\checkmark}$	Needs C	aulk / S	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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F(	TOUNDATION   Monitor Condition   A							ACC	MAR	NI	NP	DEF
						Recommend Repair	·s	Ø				
	Concrete Block	$\overline{\checkmark}$	Concrete		Slab	⊡	Z P	ost / Pie	er	'	'	
	Brick		Stone		Wood			ub-Gra	de Entr	yway		
	General Deterioration		Horizontal Cracks		Step Cracks	s =	□ V	ertical	Cracks			
	Limited Observation		Needs Caulk / Seal		Trim Veget	ation						
Coı	nents:											
G.	ARAGE/CARPORT					☐ Monitor Condi	tion	☑ R	ecomm	end l	Repa	irs
V	Attached   Detached	[	□ Carport									
	One Car   Two Cars	[	✓ Three or More Cars					ACC	MAR	NI	NP	DEF
FL	OOR/WALLS/CEILING/ELECT	RIC	AL									Ø
RO	OF							Ø				
SID	OING/TRIM							Ø				
	General Deterioration		Settlement / Movement		Obscured / Li	mited View			Cracked			
□ Outlets NOT GFCI Protected □ Electrical Deficiencies												
Coı	mments: Microbial growth	note	ed on the walls near ho	nt wat	er heater							

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#### **OVERHEAD GARAGE DOORS ☑** Monitor Condition ACC MAR NP DEF NI ☐ Recommend Repairs $\overline{\mathbf{V}}$ Wood Metal Fiberglass General Deterioration ☐ Loose Track Repair / Replace Weather-Stripping Missing / Damaged Hardware □ Damaged / Inoperative Repair / Adjust Automatic Reverse

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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		<b>_</b> ®													
	SAMPLE REPORT, 1234 Some Street, Anywhere, USA,														
G	ARAGE	PEDESTRIA	N D	OOR INTO HOUS	E			<b>Monitor Condition</b>	ACC	MAR	NI	NP	DEF		
								<b>Recommend Repairs</b>		Ø					
V	Solid Cor	e		Hollow Core		Metal									
	General I	Deterioration		Repair / Replace Weathe	r-Strip	ping / Se	al								
	Non-Fire	Rated Assembly													
Coı	mments :	Door has self clo	osing		door	stop th	at a	ssembly including self illows the door to stay requirements.			jes.				



Ai	ttic / Roof													
M	ethod of Inspection		Physical Entry	<b>Ø</b> 1	/isual	from Access		No Access / I	Limit	ted Vie	ew			
A <sup>-</sup>	TTIC / ROOF FRAMI	SHEATHING			□ Moi	nitor (	Condition		ACC	MAR	NI	NP	DEF	
						□ Rec	commo	end Repairs		Ø				
V	Trusses		Rafters		$\checkmark$	Plywood / Pan	nel Bo	ard / Boards						
	Broken Rafters / Trusses		Deflection			Water Stains /	Suspe	ected Leak(s)		l Del	aminate	ed		

Comments: Leaks not always detectable.

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	2 46	3										
$\overline{\mathbf{A}}$	TTIC / ROOF VENT	ILA	TION			Monitor Condition	on	ACC	MAR	NI	NP	DEF
11	ric, Roor vert		1011			Recommend Rep	airs	$\square$				
	Gable		Ridge	<b>V</b>	Soffit		Static	Vent		Turb	ine	
	Powered Vent		Attic Fan		Whole Hou	ise Fan	No Ve	nting				
	Additional Vents Needed		Obstructed Air Flow		Clothes Dr	yer / Exhaust Fans	Vented I	nto Atti	c			
Co	mments :											
$\overline{\mathbf{A}}$	TTIC / ROOF INSUL	ATI	ON			Monitor Condition	n	ACC	MAR	NI	NP	DEF
						Recommend Rep	airs	$\square$				
	Loose Fill		Blanket		Missing		Uneve	n Distri	bution			
A	TTIC ELECTRICAL					Monitor Condition		ACC	MAR	NI	NP	DEF
						Recommend Repa	irs	V				
	Open Splices / Junction Boxe	es										
Co	mments: Limited visibility d	lue to o	bstructions. See Electrical	Secti	on for additi	onal Information.						
			" Independently	Own	ed and Ope	rated "					_	
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	571111	. 1./1	7 KEI OKI , 1254	501	me street, Anywhere, 652	1,				
	Oundation undation Type		Basement   Cra	wl S	pace 🗹 Slab On Grade					
FC	OUNDATION FRAMIN	٧G	SUPPORT		☐ Monitor Condition	ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs	$\square$				
	General Deterioration		Horizontal Cracks		Step Cracks	al Cracl	ks			
	Limited Observation		Leaning / Bowing		Inadequate Ventilation	escence	/ Susp	ected ?	Leak	(s)
Cor	nments :									
FC	OUNDATION FLOOR/	SL	AB		☐ Monitor Condition	ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs	$\square$				
	Concrete		Wood							
	Settlement		Cracks		Differential   O	bscure	d / Cov	ered		
Cor	nments :									
CI	RAWL SPACE				☐ Monitor Condition	ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs				Ø	
	Physical Entry		Visual From Access		No Access	imited .	Access			
	Standing Water		Inadequate Ventilation		Suspected Water Intrusion   T	ree / Sh	rub Pe	netrati	ion	
	Damaged / Deteriorated Wood		Suspected Plumbing Leak		Missing / Improper Vapor Barrier					
Cor	nments :									
SU	MP/SUMP PUMP				☐ Monitor Condition	ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs				Ø	
	Covered		No Pump Present		Dry at Time of Inspection		•		-	
Cor	nments :									

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	SAM	PL	E REPOR	T, 123	34 S	or	ne Street , Anywh	ere	, USA	١,				
EI	LECTRICAL						☐ Monitor	Cond	lition [	□ Rec	comme	nd R	epair	·s
SE	RVICE SIZE (Main Panel)													
	110 Volt (Nominal)		110 / 220 Vo	lt (Nomin	al) l	V	120 / 240 Volt (Nominal)		60 Am	р		100	Amp	)
	125 Amp		150 Amp		ĺ	V	200 Amp		Undete	rminec	l			
SE	RVICE SIZE (Sub Panel)													
	40 Amp		60 Amp				100 Amp		Undete	erminec	1			
$\overline{\mathbf{V}}$	200													
SE	RVICE		Overhead	☑ Unde	rgroun	d				ACC	MAR	NI	NP	DEF
EN	TRANCE CABLE		Aluminum	Сорре	er					V				
PA	NEL		Breaker(s)	☐ Fuse(	s)		☐ Combination			V				
SUI	B-PANEL	<b>V</b>	Breaker(s)	☐ Fuse(	s)		☐ Combination			V				
BR	ANCH CIRCUITS		Solid Aluminum	☑ Coppe	ər					V				
во	NDING/GROUNDING									V				
GF	CI(IN PANEL)*												Ø	
AR	C FAULT												V	
SM	OKE DETECTORS*									Ø				
	Overfused		Double Tappin	ıg		]	Rust / Corrosion			Insuf	ficient	Acces	SS	
	Looses Connections		No Main Disco	onnect		]	Fuse / Breakers Incorrectly	Sized		Overl	neating	/ Sco	rchin	g
	Improper Splices		Open Knockou	ıts		١ ١	Water Meter Not Jumpered			Impro	per Gr	ound		
Coi	*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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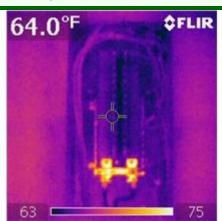
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#### SAMPLE REPORT, 1234 Some Street, Anywhere, USA,







															_
<b>PLUMBING</b>	1 T							□ Monito	r Coi	ndition 🗆	Reco	ommen	d Re	pairs	ŀ
Water Service :		Water Pu	blic		Water Private		Water Off	Water Shu	t Off	Location :	Front	of hon	ie.		
Sewage Service :		Sewage P	ublic	$\checkmark$	Sewage Private		Fuel Off	Fuel Shu	t Off	Location:	outsic	le			
											ACC	MAR	NI	NP	DEF
SUPPLY	☑ C	Copper	Galvaniz	zed	☐ Plastic ☐ Polybu	ıtylene	PEX				Ø				
DRAINS	□Р	vc 🗆	Cast Iron	ı	☐ Copper ☑ ABS						Ø				
EJECTOR PUMP	•													Ø	
VENTS	□Р	vc 🗆	Cast Iron	ı	☐ Copper		<b>☑</b> A	BS			V				
☐ General Deter	riorati	on		Im	proper Connections	[	☐ Low Flow	I		Water Co	ndition	er Not	Part o	of Ins	p.
									Water Hai	mmer /	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,



TER	TER HEATER									Moı	nitor Co	onditio	n	ACC	MAR	NI	NP	DEF
										Rec	ommen	d Repa	airs					V
d: Br	adf	ord '	White				Model:	M475	5S6CN12				Si	ze:	75	Gall	ons	
e: 11			Year(s)			Desi	gn Life :	10-12	2 Year(	(s)	Serial	No: T	A43147	<b>'80</b>				
Gas			Electric		Oil		Solar		Integral wit	h Boi	ler							
Leaks					Rust /	Corrosio	n		Improper El	levati	on		Insulat	ion Bla	nket O	bstruc	ets Vi	ew
Gas Lea	ık				Faulty	Flue Co	nnection	$\overline{\checkmark}$	At or Near l	Desig	n Life		Beyond	d Desig	gn Life			
Missing	g / Ir	npro	per Pressur	e Relief V	Valve /	Extension	1		Seismically	Strap	ped							
	d: Br ge: 11 Gas Leaks Gas Lea	d: Bradf e: 11 Gas Leaks Gas Leak	d: Bradford de: 11  Gas  Leaks  Gas Leak	Gas	d: Bradford White e: 11 Year(s)  Gas	d: Bradford White e: 11 Year(s)  Gas	d: Bradford White e: 11 Year(s) Designation  Gas	d: Bradford White  e: 11 Year(s) Design Life:  Gas	d: Bradford White  e: 11 Year(s)  Gas	d: Bradford White  ge: 11 Year(s)  Gas	d: Bradford White  se: 11 Year(s)  Gas	d: Bradford White  se: 11 Year(s)  Gas □ Electric □ Oil □ Solar □ Integral with Boiler  Leaks □ Rust / Corrosion □ Improper Elevation  Gas Leak □ Faulty Flue Connection ☑ At or Near Design Life	d: Bradford White  se: 11 Year(s)  Gas	d: Bradford White  se: 11 Year(s)  Gas	d: Bradford White  se: 11 Year(s)  Gas	d: Bradford White se: 11 Year(s)  Gas	d: Bradford White  se: 11 Year(s)  Gas	d: Bradford White se: 11 Year(s)  Gas

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,





#### LAUNDRY FACILITIES

 □ Monitor Condition
 □ Recommend Repairs

 ACC MAR NI NP DEF

 ☑ □ □ □ □

		ACC	WAK	INI	MP	DEF
UTILITY HOOKUPS	☑ Gas (Dryer) ☑ Electric (Dryer)	V				
DRYER VENTS		Ø				
LAUNDRY TUB		V				
DRAIN		✓				

Comments: Water stains noted on hardwood flooring. Recommend monitoring for further developments.



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		SAMPL	E RE	PORT, 12	234 So	me Street	t, Any	where , US	A,				
Н	EATING						□ Moni	tor Condition	□ Re	comme	nd Re	pair	s
Bı	rand: Bryant		Model :	395CAV0601	135		BTUs :	132000					
	Age: 11	Year(s) Desi	gn Life :	20-25	Year(s)	Serial N	o: <b>4998</b> A	107997	ACC	MAR	NI	NP	DEF
OP	PERATION								☑				
AB	OVE GROUND S	TORAGE TANKS										Ø	
н	JMIDIFIER											Ø	
V	Forced Air		Heat P	ump		Boiler / Hot	Water	E	□ Ste	eam			
	Baseboard / Rad	iant 🗆	Gravit	y									
V	Gas		Electri	c		Oil			] Pro	pane			
	Air Source		Water	Source									
	Rusted Heat Exc	hanger $\square$	Unusu	al Flame Patteri	n 🗆	Too Warm to	o Test		∃ Sh	ut Down	For S	Seaso	n
	Corroded / Leak	ing $\square$	At or N	Near Design Lif	fe □	Beyond Des	ign Life						
	Improper Tempe	erature Rise	Needs	Normal Mainte	enance / C	Cleaning							
	Missing / Improp	er Pressure Relief	Valve L	eaks		Undergroun	d Storage	Tank Not Part of	f Inspe	ction			
<u></u>	RAFT CONT	TROL/VENT					Monitor	Condition	ACC	MAR	NI	NP	DEF
וע	KAFI CONI	ROL/VENT				<del></del>		nend Repairs	ACC	MAR	INI		
<b>V</b>	Metal Pipe		PVC							•			
	Negative Slope		Improp	er Size		Inadequate Fl	lue Cleara	ince					
	Obstruction		Loose C	Connection		Inadequate / 1	Marginal	Combustion Air					
	Leaks		Improp	er Connection		Excessive Co	orrosion / l	Perforation					
Co	mments :												

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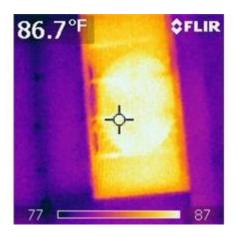
#### SAMPLE REPORT, 1234 Some Street, Anywhere, USA,

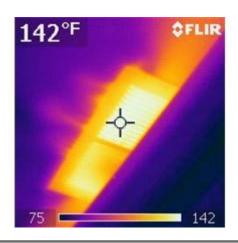
H	EATING DISTRII	BUTION			☑ Monitor Conditi	on 🗆	Rec	ommer	ıd Re	pair	s
							ACC	MAR	NI	NP	DEF
DIS	STRIBUTION							Ø			
BL	OWER										
CO	NTROLS/THERMOSTA	T (CALIB	RATIONS/TIMED	FUNCTION	S NOT CHECKED.)		V				
CII	RCULATOR PUMP						V				
$\overline{\checkmark}$	Ductwork		Radiators		Baseboard						
	Rusted 🗹 Dirty Filter				Crushed / Disconnected Ducts		Noi	sy Blov	ver		
	Air Leaks Noted at Plenum / Duct Joints				Circulator Pump Leaking / Noisy	/ Inope	erable				

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, **□** Monitor Condition AIR CONDITIONER ACC MAR NI NP DEF ☐ Recommend Repairs $\overline{\mathbf{V}}$ Brand: Model: Size: Design Life: Age: Serial No: **OPERATION** Electric Gas Wall Central **Evaporative Cooler** Noisy Fan / Compressor Outside Unit Not Level Outside Temp Too Cold to Test Dirty/Damaged Condenser Remove Obstructions / Vegetation □ No Pad Under Unit No Outside Disconnect Rust / Corrosion At or Near Design Life Beyond Design Life Missing/Improper Condensate Line Window Units Not Inspected Damaged Suction Line Suspected Leak(s) / Clogged Condensate Temperature Differential Not Within Industry Standards Needs Normal Maintenance / Cleaning Comments:

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

KITCHEN			☐ Monitor Condition	☑ Rec	comme	nd Re	epair	s
				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crac	k(s) Stain(s)		V				
WALL(S)	☐ Typical Crac	k(s) Stain(s)		Ø				
WINDOWS/TRIM	☐ Evidence of	Leak(s)	☐ Fogged	V				
WINDOW SCREENS	Missing	☐ Damaged					Ø	
FLOOR/FINISH				V				
INTERIOR DOORS/HARDWARE				Ø				
ELECTRICAL (RANDOM SAMPLING OF OUTL	ETS, SWITCHI	ES, FIXTURES.)		V				
GFCI PROTECTION (CHECKED WITH TEST B	UTTON ONLY	MONTHLY TES	T RECOMMENDED.)				Ø	
HEAT/AIR DISTRIBUTION				$\square$				
COUNTERTOPS/CABINETS				$\square$				
SINK/FAUCET								V
EXHAUST FAN				$\square$				
STOVE TOP/OVEN	☑ Gas	☐ Electric		$\square$				
STOVE ANTI-TIP BRACKET							Ø	
WATER PRESSURE/FLOW/DRAINAGE				$\square$				
DISHWASHER/CROSS FLOW PROTECTION	☐ Leaking Sea	I Clogged Di	ain					Ø
REFRIGERATOR							Ø	
MICROWAVE				Ø				
GARBAGE DISPOSAL	☑ Seized	☐ Noisy	☐ Improper Elec. Connection	on 🗆				$\square$

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

FAMILY ROOM			☑ Monitor Condition	□ Re	comm	end F	tepai	rs
				ACC	MAR	NI	NP	DEF
CEILINGS	Typical Crack(s)	Stain(s)		Ø				
WALL(S)	Typical Crack(s)	Stain(s)		Ø				
WINDOWS/TRIM	Evidence of Leak(s)	☐ Inoperative	Fogged		Ø			
WINDOW SCREENS	Missing	☐ Damaged					Ø	
FLOOR/FINISH					Ø			
INTERIOR DOORS/HARDWARE				Ø				
ELECTRICAL (RANDOM					Ø			
CLOSET/STORAGE				Ø				
HEAT/AIR DISTRIBUTION				Ø				
BUILT IN SHELVING				Ø				
WET BAR	☐ No GFCI Protection			Ø				
MISCELLANEOUS							Ø	

Comments:

Water stains noted on carpet near doors and windows. Windows and doors are deteriorated and need to be repiared 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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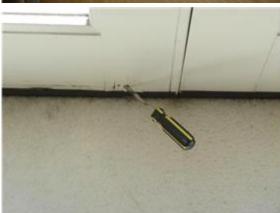
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#### SAMPLE REPORT, 1234 Some Street, Anywhere, USA,









FΙ	REPLACE				☑ Monitor Condition		ACC	MAR	NI	NP	DEF
					☐ Recommend Repairs	ŀ		Ø			
	Wood Burning	V	Gas Log		Gas Starter	☑	Fire	place I	nsert		
	Masonry Firebox		Metal Firebox		Clean Out Trap						
□ Damper Bent / Inoperable □ Poor Drafting □ Damaged Mortar / Firebrick											
	Damaged / Defective Doors		Missing Damper Stopper		Recommend Cleaning						
Car	mmonts: Pagammand annual ala	onino	Firenless design and see	t / orc	pagata buildun in magt aggas prayante		of a	himno	, lina	r / or	0.0120

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,





BATHROOM			✓	Monitor Condition	⊻ Re	ecomm	end I	<b>Repai</b>	rs
					ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)			Ø				
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)				Ø			
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperati	ve	Fogged	Ø				
WINDOW SCREENS	Missing	☐ Damage	i		Ø				
FLOOR/FINISH					Ø				
INTERIOR DOORS/HARDWARE					Ø				
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)									
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)									
HEAT/AIR DISTRIBUTION					Ø				
COUNTERTOPS/CABINETS					Ø				
SINK/FAUCET	Leaking	☐ Cracked	/ Damaged		Ø				
TOILET	Loose at Base	☐ Runs Co	ntinuously		Ø				
TUB/SHOWER									Ø
JETTED TUB	☐ No Service Access	☐ No GFCI			Ø				
TILE WORK/ENCLOSURE						Ø			
EXHAUST FAN					Ø				
WATER PRESSURE/FLOW/DRAINA	GE				$\square$				

Comments:

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





Typical Crack(s)   Stain(s)	INTERIOR ROOM						onitor Condition	□ Re	comme	nd R	epair	·s
WALLS								ACC	MAR	NI	NP	DEF
WINDOWS/TRIM	CEILINGS		Typical Crack(s)		Stain(s)			Ø				
WINDOW SCREENS   Missing   Damaged	WALLS		Typical Crack(s)		Stain(s)			$\square$				
FLOOR/FINISH  INTERIOR DOORS/HARDWARE  CLOSET  ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)  HEAT/AIR DISTRIBUTION  Comments:  STAIRS / RAILINGS  Recommend Repairs  Missing Hand Rail Rail Opening Unsafe Railing / Handrail Loose Tripping Hazard  Loose / Damaged Tread Riser	WINDOWS/TRIM		Evidence of Leak(s)		Inoperative		☐ Fogged	Ø				
INTERIOR DOORS/HARDWARE  CLOSET  ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)  HEAT/AIR DISTRIBUTION  Comments:  STAIRS / RAILINGS  Recommend Repairs  Missing Hand Rail Rail Opening Unsafe Railing / Handrail Loose Tripping Hazard  Loose / Damaged Tread Riser	WINDOW SCREENS		Missing		Damaged			$\square$				
CLOSET  ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)  HEAT/AIR DISTRIBUTION  Comments:  STAIRS / RAILINGS    Monitor Condition   ACC   MAR   NI   NP   DEC   NR   NI   NP   DEC   NR   NI   NP   DEC   NR   NI   NP   NR   NI   NR   NR   NI   N	FLOOR/FINISH							$\square$				
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)  HEAT/AIR DISTRIBUTION  Comments:  STAIRS / RAILINGS    Monitor Condition   ACC   MAR   NI   NP   DEC     Recommend Repairs	INTERIOR DOORS/HARDWARE							Ø				
HEAT/AIR DISTRIBUTION  Comments:  STAIRS / RAILINGS    Monitor Condition   ACC   MAR   NI   NP   DEI	CLOSET							Ø				
STAIRS / RAILINGS    Monitor Condition   ACC   MAR   NI   NP   DECOMMENT     Recommend Repairs   Railing / Handrail Loose     Tripping Hazard   Loose / Damaged Tread Riser	ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)											
STAIRS / RAILINGS    Monitor Condition   ACC   MAR   NI   NP   DECENTION     Recommend Repairs   Rail Opening Unsafe   Railing / Handrail Loose     Tripping Hazard   Loose / Damaged Tread Riser	HEAT/AIR DISTRIBUTION							Ø				
Recommend Repairs   Recommend Recommend Repairs   Recommend Recommend Recommend Recommend Recommend Recommend Recommend Rec	Comments :											
<ul> <li>☐ Missing Hand Rail</li> <li>☐ Rail Opening Unsafe</li> <li>☐ Railing / Handrail Loose</li> <li>☐ Tripping Hazard</li> <li>☐ Loose / Damaged Tread Riser</li> </ul>	STAIRS / RAILINGS					Monit	or Condition	ACC	MAR	NI	NP	DEF
☐ Tripping Hazard ☐ Loose / Damaged Tread Riser						Recom	mend Repairs				Ø	
	☐ Missing Hand Rail	□ R	ail Opening Unsafe		Railing / Ha	andrail L	oose					
Comments:	☐ Tripping Hazard		oose / Damaged Tread R	Riser								
	Comments :											

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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.

WINDOWS

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.

EXTERIOR DOORS 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.

#### GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

Defective

Microbial growth noted on the walls near hot water heater.

#### OVERHEAD GARAGE DOORS

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

#### 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.

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.

#### **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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### dba National Property Inspections

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

#### **KITCHEN**

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.

#### **FAMILY ROOM**

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 replaced 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.

Marginal **FIREPLACE** 

Fire log set up however the log assembly is missing.

#### **BATHROOM**

Wall(s)

Marginal

Tub/Shower

Defective

Tile Work/Enclosure

Marginal

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Inspector Phone: (831) 595-4663 10/1/2009

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

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.

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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