



National Property Inspections

Sample Report, 1452 Main, Anycity, , 45845



Monday, August 22, 2011

Inspector

Joe Smith

548-254-3658

Inspection Date : Inspector: Joe Smith
8/22/2011



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West
Estimated Age Of Property : 16 Year(s)	Weather : Fair Temperature : 45 F
Type of Property : <input checked="" type="checkbox"/> Single <input type="checkbox"/> Multi	Soil Conditions : <input checked="" type="checkbox"/> Dry <input type="checkbox"/> Damp/Wet <input type="checkbox"/> Snow <input type="checkbox"/> Frozen
Primary Construction : <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Block <input type="checkbox"/> Brick	Persons Present : <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Buyer's Agent <input type="checkbox"/> Seller's Agent

DEFINITIONS :

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

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

SCOPE OF THE INSPECTION :

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

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

The intent of the property inspection is to identify and communicate conditions of the facility and components of the facility that are categorized and listed on the inspection form, particularly maintenance issues. The inspection is a visual review of readily accessible areas and components. The inspector will endeavor to observe the operation of mechanical and electrical systems and note the condition of the systems. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed. Hidden or obstructed defects may not be observed.

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GRADING / DRAINAGE

Monitor Condition

Recommend Repairs

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

Near Level Positive Slope Negative Slope Ponding

Comments : Positive grading around most of the building with near level conditions . The concrete walks line the building on the west and north sides, asphalt on the rear(east) and the east side is dirt that has settled for the two feet next to the foundation - typical improper backfill. On the South side of the building near the transformer there is negative grading towards the building. Recommend further evaluation and repair by landscape contractor.



Grading / Drainage:



Grading / Drainage:

PARKING LOT

Monitor Condition

Recommend Repairs

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

Concrete Asphalt Brick Gravel
 General Deterioration Cracks Settlement

Comments : The asphalt has typical cracking for its age, recommend sealing. No parking lot drainage issues are evident. There is a stream that runs from the east to the north along the east side of the property. Over one hundred parking spaces with six being handicap. Recycle bins are located on the far south side of the parking lot.

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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 :	Design Life :	100% Visible			
<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 type="checkbox"/> Tile		
<input type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate		
<input checked="" type="checkbox"/> Membrane					
<input checked="" type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input checked="" type="checkbox"/> Previous Repairs Noted		
<input type="checkbox"/> Excessive Granular Loss	<input checked="" type="checkbox"/> Bubbling	<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation		

Comments : **Leaks not always detectable.**

The roof covering appears to be Modified Bitumen, it appears to be original to the building and is approximately 18 years in age. Cracking and bubbling noted in several areas, some of the cracks appear to be leaking. The roof slopes from front to rear. Some ponding near drains. One plumbing vent flashing has been repaired in an unprofessional manner. Recommend evaluation and repairs completed by a qualified roofing contractor. Noted dissimilar materials used in repairs, see flashing.



Roofing :



Roofing :

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EXTERIOR SURFACE

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS <input type="checkbox"/> NO GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|--|--|----------------------------------|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Stucco |
| <input type="checkbox"/> Synthetic Stucco | <input type="checkbox"/> Composite | <input type="checkbox"/> Veneer | <input type="checkbox"/> Brick |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Paint | <input type="checkbox"/> Missing / Loose | <input type="checkbox"/> Cracked |
| <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Poor Earth / Siding Clearance | | |

Comments : Block exterior in fair conditions, small dings in surface with minimal cracking in surface. The EIFS on the East side of the building has pockets of damage an exposed foam in several areas. Several penetrations in wall surface need to be sealed. Some of the faucet covers are missing and damaged. Exterior outlets are missing covers. Exterior lights appear to be in good condition, not operated. Recommend repairs to the EIFS, sealing penetrations, faucet outlet covers.



Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

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WINDOWS

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

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

Comments : Metal insulated windows, appear to be in good condition.

MAIN DOORS

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

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

Comments : Metal frame main doors appear to be in fair condition.
 The automatic sliding doors operate slowly, may need so adjustments.
 Fire doors appear to be in good condition, were not operated due to connection to alarm



Main Doors:



Main Doors:

FRIEGHT DOOR

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

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

Comments : Metal freight door operates properly and is in fair condition.

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Frieght Door:



Frieght Door:

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 checked="" type="checkbox"/> Concrete Block | <input type="checkbox"/> Concrete | <input type="checkbox"/> Slab | <input type="checkbox"/> Post / Pier |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood | <input type="checkbox"/> Insulated Concrete Forms (ICF) |
| <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 | <input type="checkbox"/> Sub-Grade Entryway |

Comments : Foundation appears to be concrete block on a continuous concrete footing. Limited visibility to foundation.



Foundation: Damage to the base of the marquis

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STRUCTURAL FRAME AND BUILDING ENVELOPE

<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"/> Concrete Block | <input type="checkbox"/> Concrete | <input type="checkbox"/> Slab | <input type="checkbox"/> Post / Pier |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood | <input type="checkbox"/> Insulated Concrete Forms (ICF) |
| <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 | <input type="checkbox"/> Sub-Grade Entryway |

Comments : Building Envelope is concrete block, appears to be in fair condition. One hairline crack visible on the front of the building, no differential separation. Recommend monitoring for further movement and repair as needed.



Structural Frame and Building Envelope :

INTERIOR FOUNDATION

<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 type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|--|--|---|--|
| <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"/> Leaning / Bowing | <input type="checkbox"/> Inadequate Ventilation | <input type="checkbox"/> Efflorescence / Suspected Leak(s) |

Comments :

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Summary

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

GRADING / DRAINAGE

Defective

Positive grading around most of the building with near level conditions . The concrete walks line the building on the west and north sides, asphalt on the rear(east) and the east side is dirt that has settled for the two feet next to the foundation - typical improper backfill. On the South side of the building near the transformer there is negative grading towards the building. Recommend further evaluation and repair by landscape contractor.

FENCES / ENCLOSURES

Defective

No enclosure present, however compactor is located at the rear of the store. The lower portions of the marquis are deteriorated and in need of repair.

ROOFING

Defective

The roof covering appears to be Modified Bitumen, it appears to be original to the building and is approximately 18 years in age. Cracking and bubbling noted in several areas, some of the cracks appear to be leaking. The roof slopes from front to rear. Some ponding near drains. One plumbing vent flashing has been repaired in an unprofessional manner. Recommend evaluation and repairs completed by a qualified roofing contractor. Noted dissimilar materials used in repairs, see flashing.

MANSARD ROOF

Defective

The mansard roof covering is a concrete tile product, at least one broken tile was noted, the remainder of the roof seemed to be in good condition. Recommend replacing broken tile.

FLASHING/VALLEYS

Defective

Flashing appears to be in poor condition, cracking and evidence of ponding water near the drains. Repairs have been made using what appears to be dissimilar material. Please see the plumbing boot comment in the roof section. Recommend evaluation and repairs by a qualified roofing contractor.

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GUTTERS/DOWN SPOUTS

Defective

Gutters appear to be in good condition. The area around the drains show signs of ponding. One downspout appears to have received impact blows, doing damage that could affect the flow of water through the downspout. Recommend replacement of the downspout.

EXTERIOR SURFACE

Siding/Trim	Marginal
Exterior Faucets	Marginal
Exterior Electrical Outlets	Defective

Block exterior in fair conditions, small dings in surface with minimal cracking in surface. The EIFS on the East side of the building has pockets of damage an exposed foam in several areas. Several penetrations in wall surface need to be sealed. Some of the faucet covers are missing and damaged. Exterior outlets are missing covers. Exterior lights appear to be in good condition, not operated. Recommend repairs to the EIFS, sealing penetrations, faucet outlet covers.

STRUCTURAL FRAME AND BUILDING ENVELOPE

Marginal

Building Envelope is concrete block, appears to be in fair condition. One hairline crack visible on the front of the building, no differential separation. Recommend monitoring for further movement and repair as needed.

Main Building - Main Unit

WATER HEATER

Defective

19 gallon AO Smith water heater, manufactured in 1993 has rust and corrosion on the top sides and bottom of the tank. Appears to be currently holding water, yet rust and water stains on the floor indicate ongoing leakage. Recommend replacement of the water heater.

SALES FLOOR

Ceilings	Marginal
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Several stained ceiling tile should replace when roof repairs complete.

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BACK ROOM/STORAGE ROOM

Ceilings

Defective

Noted water stains on ceiling beam over loading area, appears dry at time of inspection. Roof hatch holding latch is not fastened, appears screws have pulled out. Recommend repairs to hatch.

EMPLOYEE OFFICE/LOUNGE

Interior Doors/Hardware

Defective

Interior door knob is damaged, recommend repair.

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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