



JDeeEn Inc. DBA  
**National Property Inspections**

Residential website example, 1234 Main Street, San Diego, CA, 99999



Monday, January 1, 2001  
**Inspector**  
J. William Naish  
858.888.0848  
j@npi-sd.com

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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## **Pre-Inspection Agreement**

**THIS IS A LEGALLY BINDING CONTRACT  
PLEASE READ CAREFULLY**

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with J. William Naish D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report.

**Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.**

**Given the variability of underwriting guidelines between insurance companies, the home inspection performed is not intended to determine the insurability of any particular system or component.**

### **1. INSPECTION**

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the California Real Estate Inspectors Assoc. which may be viewed at CREIA.com or a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

### **2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS**

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or

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system or component recalls.

- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

### **3. DISCLAIMER OF WARRANTY**

Company does not expressly or impliedly warrant or guarantee it's Inspection, Inspection Report, or the condition of the subject property, in whole or in part, except for the **Limited Warranty** attached hereto and made a part of the Pre-Inspection Agreement. Client acknowledges agreement that the liability of Company will be limited and restricted to the terms and provisions of the **Limited Warranty** and on that basis Company shall undertake and complete the Inspection of the property.

### **4. NOTICE AND STATUTE OF LIMITATIONS**

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen wherefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

### **5. LIMITATION OF LIABILITY**

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Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

**6. DISPUTE RESOLUTION**

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction.

**7. GOVERNING LAW AND SEVERABILITY**

This Agreement shall be governed by California law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

**8. RECEIPT OF REPORT AND SATISFACTION GUARANTEE**

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If within ten (10) calendar days from receipt of the Inspection Report, Client is unsatisfied with Company's Inspection, Client is to write "Null and Void" on the Inspection Report and return it to Company, keeping no copies, with a brief explanation and Company will refund the inspection fee paid plus 10%. Failure to return the written Inspection Report and/or Client's payment of the inspection fee shall constitute the full acceptance of all the terms of this Agreement by Client.

**9. OTHER SERVICES**

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

**10. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES**

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

**11. ACTIONS TO BE TAKEN BY CLIENT**

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client agrees to describe the issue in writing and send to Company immediately.

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**\*ACKNOWLEDGEMENT\***

Client acknowledges that JDeeEn Inc., dba National Property Inspections, its employees, owners or agents 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 service constitutes acceptance of this Pre-Inspection Agreement by the Client.

**Inspector Signature**

J. William Naish

**Client Signature**

**Print Client Name**

**Current Client Address**

**Date**

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**GENERAL INFORMATION**

**GENERAL CONDITIONS AT TIME OF INSPECTION :**

<p><b>Property Occupied :</b>                    <b>Yes</b></p> <p><b>Estimated Age Of Property :</b> 68                    Year(s)</p> <p><b>Property Faces :</b>    <input type="checkbox"/> North <input checked="" type="checkbox"/> South    <input type="checkbox"/> East    <input type="checkbox"/> West</p> <p><b>Type of Property :</b> <input checked="" type="checkbox"/> Single-Family</p> <p><b>Primary Construction :</b> <input checked="" type="checkbox"/> Wood</p>	<p><b>Weather :</b> <input checked="" type="checkbox"/> Sunny</p> <p><b>Soil Conditions :</b> <input checked="" type="checkbox"/> Damp/Wet</p> <p><b>Persons Present :</b> <input checked="" type="checkbox"/> Owner</p>
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**DEFINITIONS :**

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

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. 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.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>R/R (REPAIR OR REPLACE)</b>	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 :**

This general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the (California Real Estate Inspector Association) which may be viewed at (CREIA.com) or a copy may be requested from us, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

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- Structural, geological, soil, survey, engineering analysis or testing.
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- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

**IMPORTANT INFORMATION THAT PERTAINS TO THE ENTIRE HOME  
PLEASE READ CAREFULLY**

This is a home that was built prior to 1978, homes built prior to 1978 may contain lead base paint, and asbestos construction material, recommend proper testing and maintenance prior to remodeling and/or construction. in accordance with industry standards by a qualified licensed contractor for safety.

The summary is not the entire report. The complete report may include additional information. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interiors and under sinks.

Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversights may cause.

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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.

### 1 WALKS / STEPS

REPAIR OR REPLACE

Incorrect hangers applied to stair open risers/horizontal supports located at west side of home leading up to front door and side deck. Recommend replacing hangers with correct 2" X 4" hangers.



WALKS / STEPS: Incorrect hangers applied to stair open risers/horizontal supports.

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**2 DECKS / BALCONY**

REPAIR OR REPLACE

Unsafe deck handrail opening, handrail opening should not be more than 4" on center apart, this poses a safety hazard.



DECKS / BALCONY: Handrail spacing wider than 4". Recommend repairs which may include removing and replacing or adding a baluster between each existing balusters.

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**3 CHIMNEY**

MARGINAL

Monitor fireplace chimney flue connection for deterioration which may lead to leaks. It did not appear to be leaking at time of inspection, which was able to be observed due to recent rain event.



CHIMNEY: Monitor fireplace chimney flue connection for deterioration which may lead to leaks. It did not appear to be leaking at time of inspection, which was able to be observed due to recent rain event.



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**4 ATTIC FRAMING/SHEATHING**

REPAIR OR REPLACE

Vertical white pieces are particleboard appear to be non-engineered repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



ATTIC FRAMING/SHEATHING: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



ATTIC FRAMING/SHEATHING: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



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ATTIC FRAMING/SHEATHING: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



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**5 ATTIC VENTILATION**

REPAIR OR REPLACE

Stove Top fume hood exhaust and both bathroom exhaust fans terminate in attic and do not extend through roof. This can lead to grease and moisture building up in attic and then resting on insulation, which will cause damage. Recommend retaining a roofing contractor to repair and extend pipe through the roof.



ATTIC VENTILATION: Restroom ventilation does not exit through roof but rather terminates in attic near ventilation turbine.



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**6 ATTIC ELECTRICAL**

REPAIR OR REPLACE

Observed 2 open electrical boxes with romex wires looped between them. Neither end was connected to anything and recommend removal to limit confusion and the assumption that the wires are live.



ATTIC ELECTRICAL:



ATTIC ELECTRICAL:





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**7 UNDER FLOOR FRAMING & SUPPORT**

Piers

REPAIR OR REPLACE

No connection between concrete pier and wood posts (noted at all visible concrete piers and wood posts).



UNDER FLOOR FRAMING & SUPPORT: No connection between concrete pier and wood posts. (typical)



UNDER FLOOR FRAMING & SUPPORT: No connection between concrete pier and wood posts. (typical)



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**8 CRAWL SPACE**

REPAIR OR REPLACE

Common building practices say that if a vapor barrier is sealed around the perimeter of the wall and all seams are overlapped and taped, then no vents are required. This crawlspace has a vapor barrier installed but it is not sealed or taped with large areas that have direct ground exposure. This will typically lead to high humidity levels and the accumulation of moisture. This crawlspace DOES NOT have sufficient/any ventilation for that condition. Recommend either taping and sealing of the vapor barrier according to common practices OR ventilation vents should be installed to the existing crawlspace.

**9 ELECTRICAL**

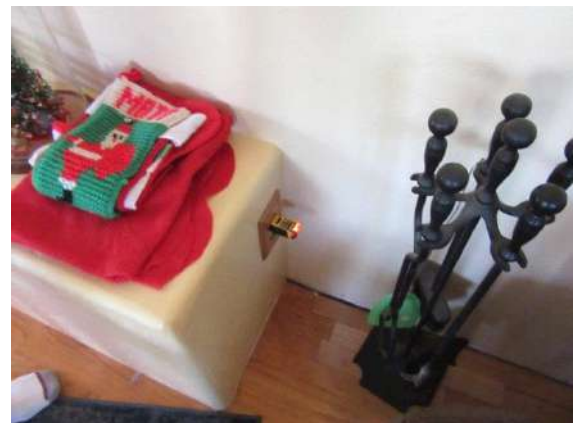
Smoke Detectors\*

REPAIR OR REPLACE

No dead man cover on main electrical distribution panel. This is dangerous and recommend getting one installed by a professional electrician. Hot and neutral are reversed on several electrical outlets in the kitchen and living room. This may cause sensitive equipment to malfunction. Recommend hiring an qualified, licensed electrician to change the two wires to their proper locations. Smoke detectors either missing, with dead battery, or setting on a window sill. This is also a safety hazard and in case of fire or carbon monoxide buildup, you will not be notified and can cause extreme health risks. Recommend hiring a professional electrician to install smoke detector in each bedroom and the hallway and install a carbon monoxide sensor in the hallway in specific location and installations as recommended by a professional electrician. NOTE: it appears that there is an exposed electrical outlet box in the ceiling of the bedroom next to the master bedroom. This may be a potential location to hard wire a smoke detector.



ELECTRICAL: No dead man cover on main electrical distribution panel.



ELECTRICAL: Hot and neutral are reversed on several electrical outlets in the kitchen and living room

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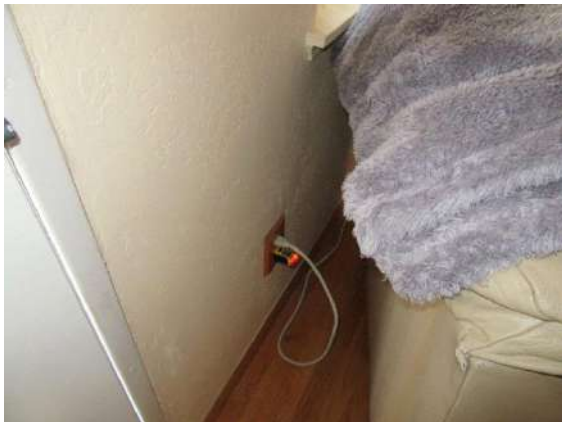
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ELECTRICAL: It appears that there is an exposed electrical outlet box in the ceiling of the bedroom next to the master bedroom. This may be a potential location to hard wire a smoke detector.



ELECTRICAL: Smoke detectors either missing, with dead battery, or setting on a window sill.



ELECTRICAL: Hot and neutral are reversed on several electrical outlets in the kitchen and living room.



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**10 LAUNDRY FACILITIES**

Dryer Vents

REPAIR OR REPLACE

Dryer vent termination point does not have a screen or flapper to keep animals from entering. Recommend installing one.



LAUNDRY FACILITIES: Dryer vent termination point does not have a screen or flapper to keep animals from entering. Recommend installing one.



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**11 KITCHEN**

Electrical (Random sampling of outlets, switches, fixtures.)

MARGINAL

Exhaust Fan

MARGINAL

Exhaust hood over stove piped directly to attic. Recommend the pipe be continued through the roof by a licensed, professional roofer. Neutral & hot wires installed on opposite side of electrical outlet device and should be reversed to normal by a licensed, qualified electrician. NOTE: GFCI was tested and functioned correctly at time of the inspection.



KITCHEN: Exhaust hood over stove piped directly to attic. Recommend the pipe be continued through the roof by a licensed, professional roofer.



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**12 FIREPLACE/STOVE**

REPAIR OR REPLACE

Did not appear to have the stopper bracket placed on damper to insure damper is never fully closed. Recommend that a damper stopper be installed by a professional chimney sweep.



FIREPLACE/STOVE: Did not appear to have the stopper bracket placed on damper to insure damper is never fully closed.

**MAR (MARGINAL)**

The item/system was marginally acceptable. 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.

**R/R (REPAIR OR REPLACE)**

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

**GRADING / DRAINAGE**

Negative Slope

**Comments:**

Most of property drains toward rear drainage culvert, which appears to be a county right of way and maintained by the county (according to home owner.) Home is raised above yard elevation to the extent that it is highly unlikely water would approach the home.



Grading / Drainage: Rear culvert running across rear of property.



Grading / Drainage: East side of yard.



Grading / Drainage: East side of yard.



Grading / Drainage: Negative grade from street to old garage concrete pad. Water is directed to riprap culvert at rear of house.

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Grading / Drainage: Front of home.



Grading / Drainage: Slope at back of property.



Grading / Drainage: Negative slope looking from back of slope towards front of home.



Grading / Drainage: Rear culvert running across rear of property.

**DRIVEWAY**

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

dirt

Comments:

Dirt driveway slopes down towards old garage concrete pad.

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Driveway: Looking at driveway from street. Yellow line indicated asphalt berm between road and dirt driveway which will divert water towards bottom of street rather than homeowner's driveway.



Driveway: Old garage concrete pad.



Driveway: Looking at driveway from rear property line towards street.



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<b>WALKS / STEPS</b>	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	R/R
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concrete                       Wood

**Comments:**

Incorrect hangers applied to stair open risers/horizontal supports located at west side of home leading up to front door and side deck. Recommend replacing hangers with correct 2" X 4" hangers.



Walks / Steps: Front porch concrete step.



Walks / Steps: Some stepping stones lead between side composite deck and front door.



Walks / Steps:



Walks / Steps: Steps leading from driveway to front door and side deck.



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Walks / Steps: Incorrect hangers applied to stair open risers/horizontal supports.

**PORCHES / STOOPS**

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

Open

Comments:



Porches / Stoops:

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<b>DECKS / BALCONY</b>			ACC	MAR	NI	NP	R/R
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Plastic Composite	<input checked="" type="checkbox"/> Rail Opening Unsafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

Unsafe deck handrail opening, handrail opening should not be more than 4" on center apart, this poses a safety hazard.



Decks / Balcony: West side composite decking planks.



Decks / Balcony: Handrail spacing wider than 4". Recommend repairs which may include removing and replacing or adding a baluster between each existing balusters.



Decks / Balcony: East side wood deck.



Decks / Balcony: East side wood deck.





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Decks / Balcony: Proper hangers installed at bottom of west side deck. Tankless water heater located beneath west side deck.



Decks / Balcony:

**FENCES / GATES**

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

Wood

Comments:



Fences / Gates: Decorative split rail fence around front and west sides of front yard.



Fences / Gates:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Fences / Gates: Decorative split rail fence around front and west sides of front yard.

**RETAINING WALLS**

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

Driveway                       Front                       Sides                       Block

Comments:



Retaining Walls: Block retaining wall between driveway and front yard.



Retaining Walls: Partial stucco faced masonry wall about 48" which acts as a retaining wall for about 12" of rear yard.

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Retaining Walls: Partial stucco faced masonry wall about 48" which acts as a retaining wall for about 12" of rear yard.

**ROOFING**

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

Age: 5-10 Year(s)      Design Life: 15-20 Year(s)      Layers: 1  
 Walked On       Asphalt / Composition       Rolled Composition

**Comments:**

Leaks not always detectable.



Roofing: Flat roof located over room addition at master bedroom.



Roofing:

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 Inspector Phone: 858.888.0848





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Roofing:



Roofing:



Roofing:

**FLASHING/VALLEYS**

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

Metal

**Comments:**

Monitor fireplace chimney flue connection for deterioration which may lead to leaks. It did not appear to be leaking at time of inspection, which was able to be observed due to recent rain event.

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Flashing/Valleys: Living room chimney flue



Flashing/Valleys: Attic ventilator



Flashing/Valleys: Typical flashing

**GUTTERS/DOWN SPOUTS**

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

Steel

Comments:

Gutters appeared to be in sound condition.

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Gutters/Down Spouts: Typical gutter

**CHIMNEY**

Monitor Condition

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

Metal

**Comments:**

Monitor fireplace chimney flue connection for deterioration which may lead to leaks. It did not appear to be leaking at time of inspection, which was able to be observed due to recent rain event.

Flue not inspected. Annual cleaning is recommended.



Chimney:



Chimney: Monitor fireplace chimney flue connection for deterioration which may lead to leaks. It did not appear to be leaking at time of inspection, which was able to be observed due to recent rain event.

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**EXTERIOR SURFACE**

Stucco

	ACC	MAR	NI	NP	R/R
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

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Inspector Phone: 858.888.0848

Email: [j@npi-sd.com](mailto:j@npi-sd.com)



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Exterior Surface: Hose bib in front west of porch.



Exterior Surface:



Exterior Surface: Hose bib on west side of house.



Exterior Surface: Exterior electrical outlet located on west deck.

**WINDOWS**

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

Metal

Vinyl

Comments:

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Windows: Weep holes (typical)



Windows:



Windows:



Windows:

**EXTERIOR DOORS**

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

Metal

Wood

Comments:

Inspection Date:  
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Exterior Doors:



Exterior Doors:



Exterior Doors: Red arrow id door to kitchen and yellow arrow is pointing to master bedroom slider.



Exterior Doors: Patio slider off living room.

**FOUNDATION**

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

Concrete

Limited Observation

Comments:

Foundation not visible at slab-on-grade room addition and foundation covered up at original part of home.

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Foundation: Brick facade in front of crawlspace foundation.



Foundation: Foundation not visible at slab-on-grade room addition.



Foundation: Foundation not visible at slab-on-grade room addition.



Foundation: See notes on photo.

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Foundation:

***Attic / Roof***

***Method of Inspection***     Physical Entry

**ATTIC FRAMING/SHEATHING**

Recommend Repairs

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

Rafters

Comments:

Vertical white pieces are particleboard appear to be non-engineered repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.

Leaks not always detectable.

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Attic Framing/Sheathing: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



Attic Framing/Sheathing: Roof deck of original structure consists of planks.



Attic Framing/Sheathing: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



Attic Framing/Sheathing: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.

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Attic Framing/Sheathing: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.



Attic Framing/Sheathing: Vertical white pieces are particleboard repairs/added support to rafters and need to be reviewed by a structural engineer. Though of no structural value, the reason they were added in the first place should be determined and remedied.

**ATTIC VENTILATION**

Recommend Repairs

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

Turbine

Comments:

Stove Top fume hood exhaust and both bathroom exhaust fans terminate in attic and do not extend through roof. This can lead to grease and moisture building up in attic and then resting on insulation, which will cause damage. Recommend retaining a roofing contractor to repair and extend pipe through the roof.

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Attic Ventilation:



Attic Ventilation: Minor kink located in hallway bathroom flexible exhaust pipe.



Attic Ventilation: Restroom ventilation does not exit through roof but rather terminates in attic near ventilation turbine.



Attic Ventilation:





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Attic Ventilation:



Attic Ventilation: Hallway bathroom exhaust fan and flexible pipe which terminates in attic near ventilation turbine.

**ATTIC INSULATION**

Monitor Condition

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

Loose Fill

Uneven Distribution

Comments:

Missing insulation over attic entrance, recommend installing a glued down R-38 blanket insulation over attic panel. Vermiculite insulation present in attic. Recommend further evaluation and testing for possible asbestos content and further consultation by a qualified indoor air quality specialist for possible remediation based on asbestos content. 3-4 Inches = approx. R13. Consider adding more insulation for improved thermal efficiency.



Attic Insulation:



Attic Insulation:

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Attic Insulation:



Attic Insulation:



Attic Insulation:



Attic Insulation:



Attic Insulation:

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**ATTIC ELECTRICAL**

Recommend Repairs

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

Open Splices / Junction Boxes

**Comments:**

Observed 2 open electrical boxes with romex wires looped between them. Neither end was connected to anything and recommend removal to limit confusion and the assumption that the wires are live.

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



Attic Electrical:



Attic Electrical:

**Interior Foundation**

**Foundation Type**

Basement

Slab On Grade

**INTERIOR FOUNDATION**

Limited Observation

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

**Comments:**

Not inspected due to limited to no visibility at time of inspection.

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**UNDER FLOOR FRAMING & SUPPORT**

Recommend Repairs

	ACC	MAR	NI	NP	R/R
BEAMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

No connection between concrete pier and wood posts (noted at all visible concrete piers and wood posts).



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:

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Under Floor Framing & Support:



Under Floor Framing & Support: No connection between concrete pier and wood posts. (typical)



Under Floor Framing & Support: No connection between concrete pier and wood posts. (typical)

**FLOOR/SLAB**

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

Concrete

Wood

Obscured / Covered

Comments:

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Floor/Slab: Concrete slab located in basement below room addition.



Floor/Slab: Carpet covers floors causing lack of visibility at time of inspection.



Floor/Slab: Furniture and rugs covered most of common area floors which limits inspection at time of inspection. No issues were observed in the areas that were inspected.

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<b>CRAWL SPACE</b>	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	R/R
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

100% Visible

- Physical Entry       Inadequate Ventilation       Missing / Improper Vapor Barrier

**Comments:**

Common building practices say that if a vapor barrier is sealed around the perimeter of the wall and all seams are overlapped and taped, then no vents are required. This crawlspace has a vapor barrier installed but it is not sealed or taped with large areas that have direct ground exposure. This will typically lead to high humidity levels and the accumulation of moisture. This crawlspace DOES NOT have sufficient/any ventilation for that condition. Recommend either taping and sealing of the vapor barrier according to common practices OR ventilation vents should be installed to the existing crawlspace.



Crawl Space:



Crawl Space:



Crawl Space:



Crawl Space:

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**ELECTRICAL**

Recommend Repairs

**SERVICE SIZE (Main Panel)**

Brand: Unknown

Main Disconnect Location: front west side

120 / 240 Volt (Nominal)

100 AMP

	ACC	MAR	NI	NP	R/R
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

No dead man cover on main electrical distribution panel. This is dangerous and recommend getting one installed by a professional electrician. Hot and neutral are reversed on several electrical outlets in the kitchen and living room. This may cause sensitive equipment to malfunction. Recommend hiring an qualified, licensed electrician to change the two wires to their proper locations. Smoke detectors either missing, with dead battery, or setting on a window sill. This is also a safety hazard and in case of fire or carbon monoxide buildup, you will not be notified and can cause extreme health risks. Recommend hiring a professional electrician to install smoke detector in each bedroom and the hallway and install a carbon monoxide sensor in the hallway in specific location and installations as recommended by a professional electrician. NOTE: it appears that there is an exposed electrical outlet box in the ceiling of the bedroom next to the master bedroom. This may be a potential location to hard wire a smoke detector.

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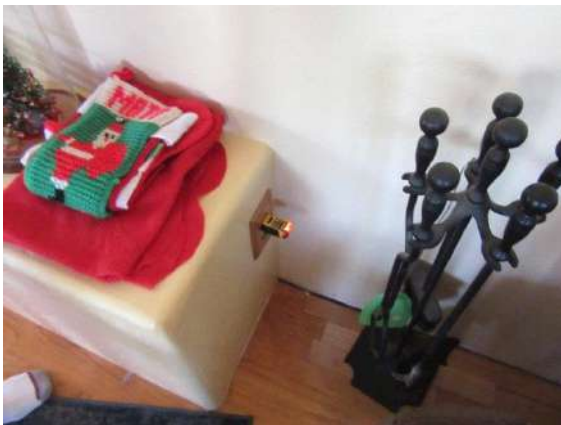
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Electrical: No dead man cover on main electrical distribution panel.



Electrical:



Electrical: Hot and neutral are reversed on several electrical outlets in the kitchen and living room



Electrical:



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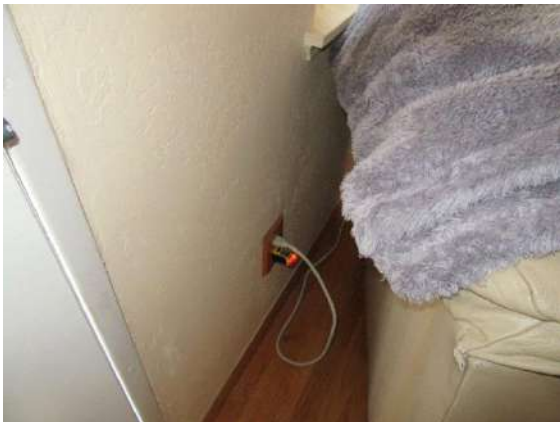
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Electrical: It appears that there is an exposed electrical outlet box in the ceiling of the bedroom next to the master bedroom. This may be a potential location to hard wire a smoke detector.



Electrical: Smoke detectors either missing, with dead battery, or setting on a window sill.



Electrical: Hot and neutral are reversed on several electrical outlets in the kitchen and living room.



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**PLUMBING**

**Water Service**

Water Public

**Sewage Service**

Sewage Public

	ACC	MAR	NI	NP	R/R
SUPPLY <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

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



Plumbing: Gas shut-off



Plumbing: Gas meter located on west side of house under deck.





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Plumbing: water shut-off

**WATER HEATER**

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

Age: < 5 Year(s)                      Design Life: 10-15 Year(s)

Gas                                       Tankless

Comments:



Water Heater: Water heater manufacturer's label.



Water Heater: Water heater manufacturer's label.

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Water Heater: Water piping under west deck to tankless water heater.



Water Heater: Tankless water heater located under west deck.

**LAUNDRY FACILITIES**

Recommend Repairs

Location: rear basement

	ACC	MAR	NI	NP	R/R
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Dryer vent termination point does not have a screen or flapper to keep animals from entering. Recommend installing one.

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Laundry Facilities: Dryer vent termination point does not have a screen or flapper to keep animals from entering. Recommend installing one.



Laundry Facilities:



Laundry Facilities:



Laundry Facilities:





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**HEATING**

Brand: Kenmore

Age: 5-10 Year(s)

Design Life: 20 Year(s)

Gas

Forced Air

	ACC	MAR	NI	NP	R/R
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Unable to determine serial & model # of the newer heater located in crawl space because the access panel was taped shut.

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



Heating: unit taped shut.



Heating:



Heating:



Heating:

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Heating:



Heating:



Heating:

**HEATING DISTRIBUTION**

Ductwork

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

Comments:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



JDeeEn Inc. DBA  
National Property Inspections

Residential website example, 1234 Main Street, San Diego, CA, 99999



Heating Distribution:



Heating Distribution:



Heating Distribution:



Heating Distribution:



Heating Distribution:



Heating Distribution:



# JDeeEn Inc. DBA National Property Inspections

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## COOLING

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

Brand: Kenmore

Size: 2.5 Tons

Age: 5-10 Year(s)

SerialNo: E063018844

Electric

Comments:



Cooling: Manufacturers label was unreadable because the sun has washed it out.



Cooling:



Cooling:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
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Email: j@npi-sd.com



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**National Property Inspections**

**Residential website example, 1234 Main Street, San Diego, CA, 99999**

<b>KITCHEN</b>	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	R/R
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

No dishwasher, garbage disposal, or built-in microwave present. Stove anti-tip bracket not required as stove burners are built-in to countertop.

Exhaust hood over stove piped directly to attic. Recommend the pipe be continued through the roof by a licensed, professional roofer. Neutral & hot wires installed on opposite side of electrical outlet device and should be reversed to normal by a licensed, qualified electrician. NOTE: GFCI was tested and functioned correctly at time of the inspection.

Inspection Date:  
01/01/2001

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Kitchen:



Kitchen:



Kitchen: Refrigerator label



Kitchen: Exhaust hood over stove piped directly to attic. Recommend the pipe be continued through the roof by a licensed, professional roofer.



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Kitchen:



Kitchen:



Kitchen:



Kitchen:

**FIREPLACE/STOVE**

Recommend Repairs

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

Woodburning

Missing Damper Stopper

**Comments:**

Did not appear to have the stopper bracket placed on damper to insure damper is never fully closed. Recommend that a damper stopper be installed by a professional chimney sweep.

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

Inspection Date:  
01/01/2001

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Fireplace/Stove:



Fireplace/Stove:



Fireplace/Stove: Did not appear to have the stopper bracket placed on damper to insure damper is never fully closed.



Fireplace/Stove:



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Fireplace/Stove:

**MASTER BATHROOM**

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com





JDeeEn Inc. DBA  
National Property Inspections

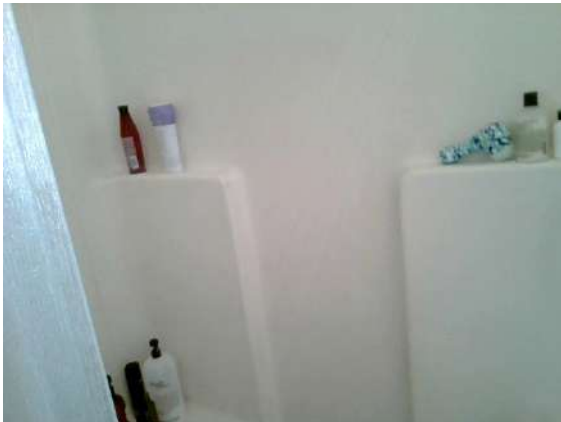
Residential website example, 1234 Main Street, San Diego, CA, 99999



Master Bathroom:



Master Bathroom:



Master Bathroom:



Master Bathroom:



Master Bathroom:



Master Bathroom:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: [j@npi-sd.com](mailto:j@npi-sd.com)



**JDeeEn Inc. DBA**  
**National Property Inspections**

**Residential website example, 1234 Main Street, San Diego, CA, 99999**

**HALL BATHROOM**

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Hall bathroom:



Hall bathroom:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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**National Property Inspections**

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Hall bathroom:



Hall bathroom:



Hall bathroom:



Hall bathroom:



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**DINING ROOM**

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

Comments:



Dining Room:



Dining Room:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com





**JDeeEn Inc. DBA**  
**National Property Inspections**

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**LIVING ROOM**

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

Comments:



Living Room:



Living Room:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: [j@npi-sd.com](mailto:j@npi-sd.com)



**JDeeEn Inc. DBA**  
**National Property Inspections**

**Residential website example, 1234 Main Street, San Diego, CA, 99999**



Living Room:

**BEDROOM OFF MASTER**

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

Comments:

Smoke detector missing. Please see electrical section for more information.

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



**JDeeEn Inc. DBA  
National Property Inspections**

**Residential website example, 1234 Main Street, San Diego, CA, 99999**



Bedroom off master:



Bedroom off master:



Bedroom off master:

**MASTER BEDROOM**

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

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: [j@npi-sd.com](mailto:j@npi-sd.com)



JDeeEn Inc. DBA  
**National Property Inspections**

Residential website example, 1234 Main Street, San Diego, CA, 99999

Comments:

Smoke detector missing. Please see electrical section for more information.



Master Bedroom:



Master Bedroom:



Master Bedroom:



Master Bedroom:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: [j@npi-sd.com](mailto:j@npi-sd.com)





**JDeeEn Inc. DBA**  
**National Property Inspections**

**Residential website example, 1234 Main Street, San Diego, CA, 99999**

**EAST BEDROOM**

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

**Comments:**

Smoke detector missing. Please see electrical section for more information.



East Bedroom:



East Bedroom:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



**JDeeEn Inc. DBA  
National Property Inspections**

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East Bedroom:



East Bedroom:

**HALLWAY**

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

Comments:

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



JDeeEn Inc. DBA  
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Hallway:



Hallway:



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**National Property Inspections**

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**Limited Warranty**

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by J. William Naish with the following conditions:

1. The fee for the home inspection must be received by National Property Inspections within 10 days from the date of the inspection.
2. This warranty begins when the fee for the home inspection is received and expires 180 days from the date of the inspection.
3. If there are any other insurance policies or warranties applicable, this warranty becomes excess.
4. This warranty applies only to those mechanical systems and/or appliances identified in the NPI Inspection Report which details the inspector's findings at the property.

Address of Property Inspected: 1234 Main Street

Date inspected: 1/1/2001

**The following items are excluded from protection under this Limited Warranty due to the fact that they need servicing, were dysfunctional or inoperative at the time of the inspection or near the end of their normal life expectancy.**

none

**TERMS, LIMITATIONS AND DEDUCTIBLE -- READ CAREFULLY.**

National Property Inspections (hereinafter NPI) will, during the term of this Limited Warranty, repair or replace at its option, the protected items and components should they become inoperative due to mechanical failure, subject to the terms, limitations, and deductible specified below. This Limited Warranty covers only those mechanical systems and appliances listed below.

- I. Warranty Limit:
  - A. NPI's maximum liability under this warranty for all mechanical defects arising during, and not pre-existing to, the 180 days warranty term is limited to \$2,500. All mechanical claims carry a \$250 deductible.
- II. To present a claim:
  - A. Call the NPI inspector first, not a service contractor. NPI will not pay for any service that is not authorized in advance. The client is expected to make any necessary temporary repairs to prevent any further damage to the item(s) in question.
  - B. Payment of the \$250 deductible is the responsibility of the client for each service call for each protected item. The deductible must be paid directly to the contractor affecting authorized repairs or replacement.
  - C. NPI has the sole option to repair or replace.
  - D. The client must promptly notify NPI when any covered item(s) has a mechanical failure. NPI shall have no responsibility for claims which are not reported within 5 days of its mechanical failure.

Inspection Date:  
01/01/2001

Inspector: J. William Naish  
Inspector Phone: 858.888.0848

Email: j@npi-sd.com





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III. Protection Limit:

- A. NPI will not pay for repair or replacement as a result of fire, wind, rain, hail, freezing, smoke, lightning, flood, earthquake, storm, theft, accidents, vandalism, riot, power failure, pest or insect damage, lack of capacity, inadequacy, improper installation, negligence, alterations, modifications, consequential damages of any kind, or acts of God.
- B. NPI will make no reimbursement for materials or labor it did not authorize.
- C. NPI will not be liable for the expense to open or close walls, floors, or ceilings, nor for the removal and replacement of tiles, carpet, wallpaper or vinyl to perform a covered service.
- D. If the client performs or authorizes any repairs, alterations, or installations, or modifies any protected item or component or causes any consequential damage, NPI will have no responsibility with regard to that item
- E. If the covered property is a condominium or similar ownership, NPI will not pay for repairs or service beyond the interior of the client's unit.
- F. NPI will not be liable for damage that results from contractor's delay of service such as riots or unavailability of parts or labor. NPI will not be responsible for color match.
- G. NPI will not pay to improve or upgrade an item or items due to lack of capacity, design or failure to meet building code or zoning requirements. Any expense incurred to meet code or zoning requirements, above that needed to remedy the mechanical failure, is the client's sole responsibility.

IV. The NPI warranty is non-transferable. Should the client sell, vacate or rent the covered property, the warranty becomes null and void.

V. If NPI waives a right under the warranty, it does not waive any additional or future rights.

***PROTECTED ITEMS :***

**INTERIOR ELECTRICAL SYSTEMS:**      (*\$1,000 maximum*)

**Covered:** General wiring and components within the perimeter of the main foundation; the electrical panel and subpanel. The following items are limited to a \$100.00 payment: fire alarm system; door bells; smoke detection systems; garage door openers; receptacles.

**Not Covered:** Power failure or shortages; overload or inadequate wiring capacity; intercom systems; garage door opener sending units; burglar alarm systems; exhaust, wall, attic, or ceiling fans; light fixtures; any pre-existing condition.

**INTERIOR PLUMBING SYSTEMS:**      (*\$1,000 maximum*)

**Covered:** Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, tankless water heaters, plumbing fixtures; faucets; toilet tank, bowl and internal components.

**Not Covered:** Any plumbing outside the perimeter of the main foundation or contained in or under the main foundation or concrete slab, or wrapped in asbestos; conditions of excessive or insufficient water pressure; water quality; holding tanks; solar hot water systems; septic tank systems; sewage ejector pumps; sewer and water laterals; wells; any condition caused by rust, corrosion or chemical deposits; galvanized pipes; solar systems; jet and sump pumps; pressure tanks; holding tanks; shower stalls, enclosures, doors and base pans; caulking or grouting; hot tubs; whirlpools and spas and their mechanical components including electrical

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components; repairs of walls, floors, or ceilings when plumbing repairs are made; sprinkler systems; any pre-existing condition.

**AIR CONDITIONING:** (primary system only) (\$1,000 maximum)

**Covered:** Central air conditioning system using ductwork for the distribution of air; condensers; compressors; thermostats; condenser fan motors; blower fan motors; interior refrigerant lines; accessible ductwork.

**Not Covered:** Window, wall, gas, or portable air condition units; electronic air cleaners; dehumidifiers, deionizers; ductwork that is concrete encased or otherwise inaccessible; registers; filters; grill guards or condenser housings; exterior refrigerant lines; any condition caused by rust or corrosion; any pre-existing condition.

**CENTRAL HEATING:** (primary system only) (\$1,000 maximum)

**Covered:** Central forced air, gravity, heat pump systems; hot water boiler systems; electric baseboard heat, if it is the only source of heat; built-in humidifiers; accessible ductwork and piping.

**Not Covered:** Steam boiler systems; heat exchanger; ductwork or steam or radiant heating coils or lines that are wrapped in asbestos, encased in concrete or otherwise inaccessible; ceiling, wall or floor radiant heating systems; dehumidifiers, wood burning stoves; individual space heaters; outside fuel storage tanks and lines; electronic air filters; registers; filters; solar heating systems; fireplaces; fireplace inserts and components of any kind; any condition caused by rust or corrosion; any pre-existing condition.

**APPLIANCES:** (\$500 maximum)

**Covered:** Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in micro-wave; range exhaust fan.

**Not Covered:** Individual freezer; washer; dryer; compactor; timers or clocks; rotisseries; meat probes; removable racks or baskets; lock or key assemblies; ice makers; filters; gaskets; scratches, marring or dents; self-cleaning components of oven; any condition caused by rust or corrosion; any pre-existing condition.

VI. Cancellation:

NPI may cancel this warranty for any fraud or misrepresentation on the part of the client.

VII. Additional exclusions and conditions:

- A. **Excluded From Protection Under This Limited Warranty** is any item in the report which is said to be deficient, faulty, inoperable, in need of repair or in any way impaired, of suspect utility, at or beyond its normal life expectancy, or specifically excluded, as well as any item identified as not inspected or not tested, as indicated by any words or phrases which, by reasonable interpretation, would communicate any of the foregoing.

**Also Excluded From Protection** is any item, device, component, element, part or class of items at, in, on, or pertinent to the subject property premises which are inaccessible, concealed or a latent defect and which is not included in or specifically mentioned in the report.

- B. Since each item or system in a house has a normal life expectancy, this warranty will pay for repair, or replacement on a prorated basis.

**DEFINITIONS:**

1. **Mechanical Failure:** Condition which causes a covered item or system to stop performing its designed

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function.

2. **Inaccessible:** That which cannot be readily accessed for inspection due to design and/or obstacles, such as permanent partitions, chimney, etc.
3. **Service:** Repair or replacement of non-functioning covered item.
4. **Pre-Existing Condition:** Condition which caused a covered item to fail, which after prudent investigation, is determined to have existed prior to this warranty's effective date.
5. **Consequential Damage** Condition which results from any cause other than the direct mechanical failure of that item or system.
6. **Building Code or Zoning Violations:** Condition which does not meet building code specifications or zoning board requirements.
7. **Concealed or Latent Defect:** A deficient condition which is not visible or not readily accessible.

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**INVOICE #: TEMPLATEW**

Inspection Date : 1/1/2001 12:00 AM

JDeeEn Inc. DBA  
 National Property Inspections  
 4275 Executive Square  
 Suite 200  
 La Jolla 92037

Client Name : **John Smith**  
**Residential website example**

Property Location : **1234 MAIN STREET**  
**SAN DIEGO CA 99999**

Billing Address : 1234 Main Street  
 San Diego CA 99999

Client Phone : (858) 888-0848

Client Email : j@npi-sd.com

**TYPE OF INSPECTIONS PERFORMED**

Home Inspection		\$425.00
	<b>Total</b>	<b>\$425.00</b>
	<b>Amount Due</b>	<b>\$425.00</b>

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01/01/2001

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