



Southwest Virginia Property Inspections, LLC DBA National Property Inspections

PORCHES / STOOPS

Recommend Repairs

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

Open

Comments:

- * Although the porch appeared sturdy, the joists should be attached to the ledger board/house with joist hangers, instead of toe nailed.
- * One of the joists was pulling loose from the front ledger board. The joists are end nailed, but joist hangers would provide the joists more support.
- * Although acceptable at time of construction, the rail openings do not meet the current safety standards of being 4 inches or less apart.

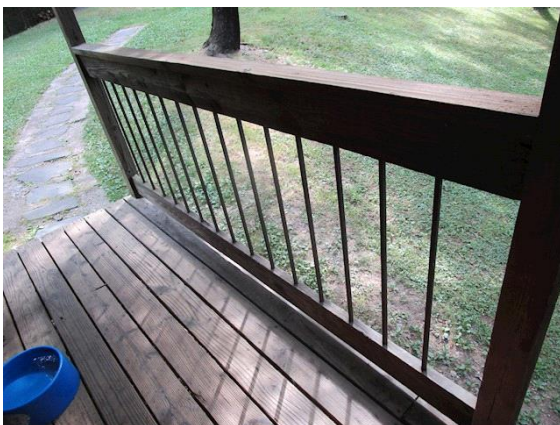
Recommend further evaluation/repair by a qualified contractor.



Porches / Stoops:



Porches / Stoops:



Porches / Stoops:



Porches / Stoops:

Inspection Date:
07/06/2018

Inspector: Cliff Sturgill
Inspector Phone: 276-258-5811

Email: cliff.sturgill@npiinspect.com
VA: 3380001260 | TN: 1738



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FLASHING/VALLEYS

Recommend Repairs

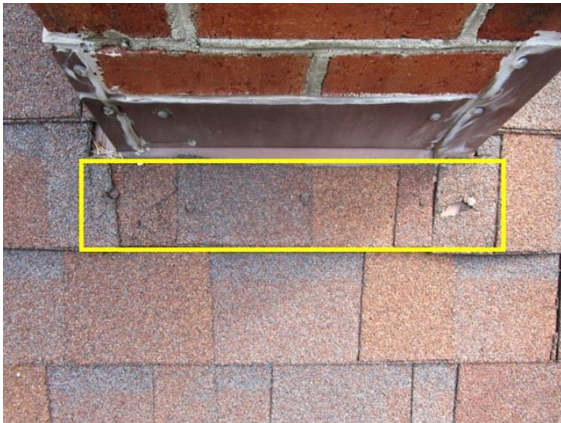
ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Composition / Membrane Metal

Comments:

- * Exposed nail heads should be sealed over to prevent moisture intrusion.
- * The plumbing vent boot was cracked and should be repaired or replaced to prevent a leak.
- * There was no flashing where the main roof meets the front porch roof, which can cause the wood to deteriorate and rot.

Recommend further evaluation and repair by a qualified roofing contractor.



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



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CHIMNEY

Recommend Repairs

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

Brick / Masonry

Deteriorated / Missing Cap(s)

Comments:

- * The mortar cap was mostly missing on the middle chimney. Recommend replacing to prevent moisture intrusion and deterioration of the chimney.
- * The top of the flue liner was broken on the middle chimney.
- * Recommend installation of caps to prevent rain and animal intrusion.

Recommend further evaluation/repair by a qualified chimney contractor.

Flue not inspected. Annual cleaning is recommended.



Chimney:



Chimney:



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Attic / Roof

Method of Inspection Physical Entry 100 % Visible

ATTIC INSULATION

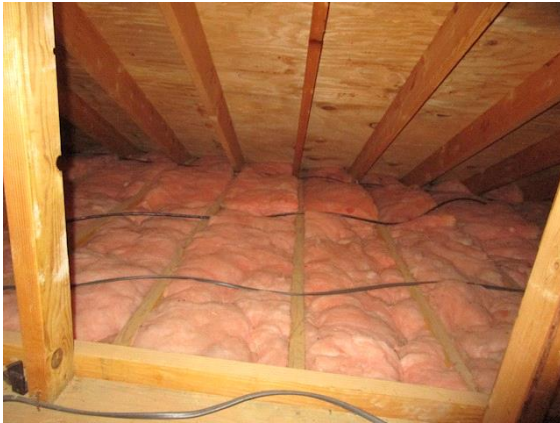
Monitor Condition

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

Blanket

Comments:

* Consider adding additional insulation to improve thermal efficiency. Current standards recommend at least ten inches. The insulation present was less than six inches.



Attic Insulation:

ATTIC ELECTRICAL

Recommend Repairs

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

Open Splices / Junction Boxes

Comments:

- * Wire splices in the attic need to be placed inside junction boxes.
- * Covers need to be added to the junction boxes in the attic.

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

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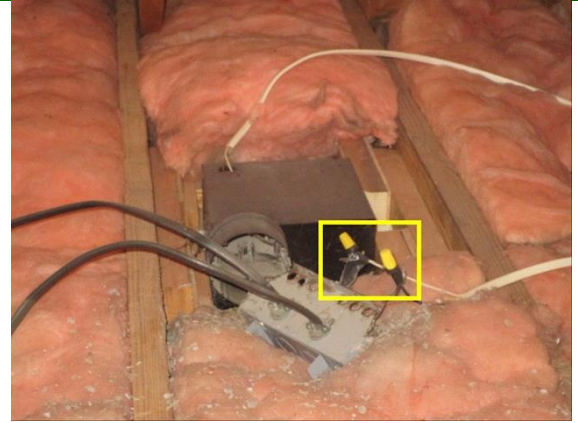
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Attic Electrical:



Attic Electrical: Upstairs bathroom

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: GE Main Disconnect Location: Basement 120 / 240 Volt (Nominal)

200 AMP

SERVICE SIZE (Sub Panel)

50 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Fuse(s) <input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

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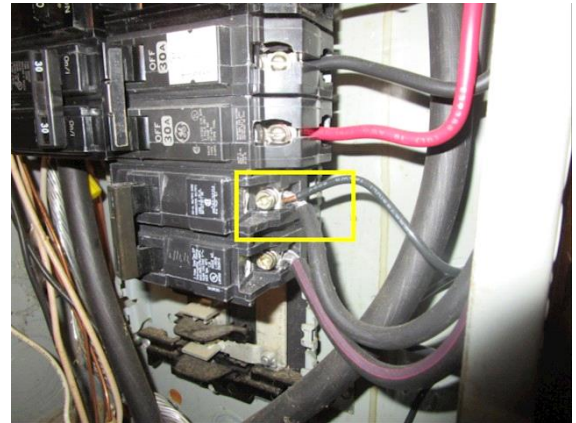
- * There were double tapped breakers in the main panel. In general, only one conductor (wire) should be connected to any breaker, fuse or panel lug unless terminals are rated for this use. Double tapping could cause one or both wires to have poor contact, creating arcing and a possible fire hazard.
- * The receptacles on the right wall of the unfinished room in the basement and on the deck were 3-prong outlets that were not grounded. Although they functioned properly, recommend either rewiring with a ground wire or replacing the receptacles with GFCI receptacles wherever newer grounded appliances with three-prong plugs are to be used.
- * The top panel opening was missing a bushing or strain relief clamp to protect the wires running out.
- * Although not required when the home was built, recommend replacing the receptacles in the kitchen, hall bathroom, and exterior with GFCI receptacles. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.
- * Current guidelines require smoke detectors in all bedrooms and in central halls outside bedrooms with a minimum of one on each floor. Smoke detectors should be hard-wired with battery back-ups and interconnected so, when one alarm sounds, all alarms sound.

Recommend further evaluation/repair by a licensed, certified, professional electrician.

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



Electrical: Unfinished basement - ungrounded and not GFCI



Electrical: Double tapped breaker



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Electrical: Double tapped breaker



Electrical: Missing bushing or strain relief clamp



Electrical: Kitchen - not GFCI



Electrical: Hall bathroom - not GFCI



Electrical: Basement - ungrounded



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COOLING

Monitor Condition

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

Brand: Goodman
Design Life: 10-15 Year(s)

Model: CPKJ30-1AB
SerialNo: 0102474970

Size: 2.5 Ton

Age: 17 Year(s)

Electric

Heat Pump

Beyond Design Life

Comments:

* Note that the dehumidifier is emptying into the condensation pump at the inside air handler unit. Recommend having the dehumidifier empty to the outside or into the provided pan.

* Although the cooling unit was functional at time of inspection, it was rated 'Marginal' due to the age of the system.



Cooling:

BATHROOM

Monitor Condition
 Recommend Repairs

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

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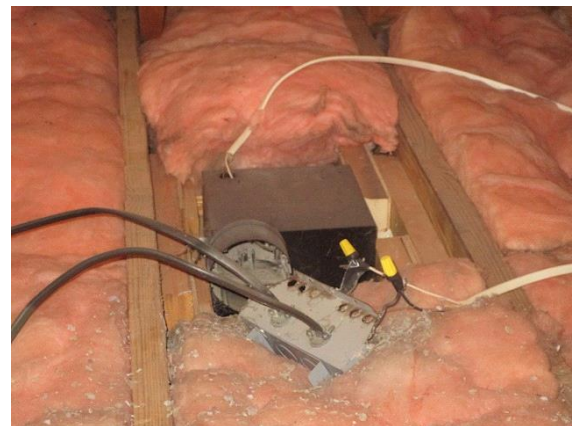
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- * Although there was no evidence of leaking, recommend maintaining the caulk around the drain in the basement shower.
- * The hall bathroom exhaust fan was venting into the attic. Bathroom fans should vent to the outside to prevent moisture build up in the attic.
- * The shower diverter valve in the hall bathroom did not completely engage, allowing water to still flow out of the tub faucet while the shower was operating.
- * Recommend caulking around the bathtub in the hall bathroom to prevent possible moisture intrusion into the wall and floor.
- * The tub in the hall bathroom was draining slowly, suggesting there is a restriction in the drain pipe or trap located under the tub.
- * The weather stripping was damaged around the window in the hall bathroom. This should be repaired to maintain the thermal efficiency of the home. It also appears that the seal inside the window is damaged, which could diminish the energy efficiency of the window and cause permanent hazing to the glass.
- * The cold water faucet handle in the basement bathroom was leaking. The owner stated they were going to replace.
- * See the 'Electrical' section for comments on the electrical receptacle in the bathroom.



Bathroom: Basement



Bathroom: Hall

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Bathroom: Hall



Bathroom: Hall



Bathroom: Hall



Bathroom: Hall



Bathroom: Hall



Bathroom: Basement



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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 PORCHES / STOOPS

REPAIR/REPLACE

- * Although the porch appeared sturdy, the joists should be attached to the ledger board/house with joist hangers, instead of toe nailed.
- * One of the joists was pulling loose from the front ledger board. The joists are end nailed, but joist hangers would provide the joists more support.
- * Although acceptable at time of construction, the rail openings do not meet the current safety standards of being 4 inches or less apart.

Recommend further evaluation/repair by a qualified contractor.

2 FLASHING/VALLEYS

REPAIR/REPLACE

- * Exposed nail heads should be sealed over to prevent moisture intrusion.
- * The plumbing vent boot was cracked and should be repaired or replaced to prevent a leak.
- * There was no flashing where the main roof meets the front porch roof, which can cause the wood to deteriorate and rot.

Recommend further evaluation and repair by a qualified roofing contractor.

3 CHIMNEY

REPAIR/REPLACE

- * The mortar cap was mostly missing on the middle chimney. Recommend replacing to prevent moisture intrusion and deterioration of the chimney.
- * The top of the flue liner was broken on the middle chimney.
- * Recommend installation of caps to prevent rain and animal intrusion.

Recommend further evaluation/repair by a qualified chimney contractor.

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4 ATTIC INSULATION

MARGINAL

* Consider adding additional insulation to improve thermal efficiency. Current standards recommend at least ten inches. The insulation present was less than six inches.

5 ATTIC ELECTRICAL

REPAIR/REPLACE

- * Wire splices in the attic need to be placed inside junction boxes.
- * Covers need to be added to the junction boxes in the attic.

6 ELECTRICAL

Panel	REPAIR/REPLACE
Branch Circuits	REPAIR/REPLACE
Smoke Detectors*	REPAIR/REPLACE

* There were double tapped breakers in the main panel. In general, only one conductor (wire) should be connected to any breaker, fuse or panel lug unless terminals are rated for this use. Double tapping could cause one or both wires to have poor contact, creating arcing and a possible fire hazard.

* The receptacles on the right wall of the unfinished room in the basement and on the deck were 3-prong outlets that were not grounded. Although they functioned properly, recommend either rewiring with a ground wire or replacing the receptacles with GFCI receptacles wherever newer grounded appliances with three-prong plugs are to be used.

* The top panel opening was missing a bushing or strain relief clamp to protect the wires running out.

* Although not required when the home was built, recommend replacing the receptacles in the kitchen, hall bathroom, and exterior with GFCI receptacles. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.

* Current guidelines require smoke detectors in all bedrooms and in central halls outside bedrooms with a minimum of one on each floor. Smoke detectors should be hard-wired with battery back-ups and interconnected so, when one alarm sounds, all alarms sound.

Recommend further evaluation/repair by a licensed, certified, professional electrician.

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7 COOLING

MARGINAL

* Although the cooling unit was functional at time of inspection, it was rated 'Marginal' due to the age of the system.

8 BATHROOM

Windows/Trim	REPAIR/REPLACE
Electrical (Random sampling of outlets, switches, fixtures.)	MARGINAL
Sink/Faucet	REPAIR/REPLACE
Tub/Shower	MARGINAL
Tile Work/Enclosure	MARGINAL
Exhaust Fan	REPAIR/REPLACE
Water Pressure/Flow/Drainage	MARGINAL

- * Although there was no evidence of leaking, recommend maintaining the caulk around the drain in the basement shower.
- * The hall bathroom exhaust fan was venting into the attic. Bathroom fans should vent to the outside to prevent moisture build up in the attic.
- * The shower diverter valve in the hall bathroom did not completely engage, allowing water to still flow out of the tub faucet while the shower was operating.
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- * The tub in the hall bathroom was draining slowly, suggesting there is a restriction in the drain pipe or trap located under the tub.
- * The weather stripping was damaged around the window in the hall bathroom. This should be repaired to maintain the thermal efficiency of the home. It also appears that the seal inside the window is damaged, which could diminish the energy efficiency of the window and cause permanent hazing to the glass.
- * The cold water faucet handle in the basement bathroom was leaking. The owner stated they were going to replace.
- * See the 'Electrical' section for comments on the electrical receptacle in the bathroom.

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.

RR (REPAIR/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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