



National Property Inspections

Joe Smith, 123 Main Street, Pensacola, FL, 32501



Saturday, September 21, 2019

Inspector

Mike Cagle

(850) 463-0333

mike.cagle@npiinspect.com

HI12204

Inspection Date:
09/21/2019

Inspector: Mike Cagle
Inspector Phone: (850) 463-0333

Email: mike.cagle@npiinspect.com
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ROOFING

Recommend Repairs

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

Age: UNK Year(s)	Design Life: 20-25 Year(s)	Layers: 2	90% Visible
<input checked="" type="checkbox"/> Ladder at Eaves	<input checked="" type="checkbox"/> Visual From Ground	<input checked="" type="checkbox"/> Walked On	<input checked="" type="checkbox"/> Asphalt / Composition
<input checked="" type="checkbox"/> Cupping / Curling / Lifting / Brittle		<input checked="" type="checkbox"/> Excessive Granular Loss	<input checked="" type="checkbox"/> Improper Installation
<input checked="" type="checkbox"/> Missing Shingle(s)	<input checked="" type="checkbox"/> Previous Repairs Noted		

Comments:

Roofs may leak at any time. Leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leaks while maximizing the life of roof.

Disclaimer: Multi layer roofs are rated on exterior layer only. When an overlay is done, heat and weight are added to roof. This shortens life expectancy of roof and affects efficiency of home.

Age of the roof covering was unknown.

Shingles displayed various deficiencies including cracks, holes, granular loss, exposed fiber, and exposed nails.

Roof did not appear to leak at time of inspection, however, roof was at or near life expectancy.

Water leaks could occur at any time and a periodic inspection of the roof and attic area is recommend to identify any water intrusion.

Recommend a qualified roofing contractor remove both layers of shingles, make any necessary repairs to sheathing before installing new roof.

Leaks not always detectable.



Suspected original roofing under replacement.



Hole with granular loss. Possible hail damage.

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Hole with exposed fibers.



Damaged shingles; exposed sheathing.



Exposed nail.





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FLASHING/VALLEYS		Recommend Repairs				
		ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Composition / Membrane	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Improper Installation	<input checked="" type="checkbox"/> Rust	<input checked="" type="checkbox"/> Exposed Nails	<input checked="" type="checkbox"/> General Deterioration			

Comments:

The drip edge flashing has been improperly installed. Underlayment was incorrectly installed under drip edge. Recommend repairs made by qualified contractor at time of roof replacement. Noted rusty flashing. Paint and/or seal as necessary.



Underlayment under flashing.

EXTERIOR SURFACE		Recommend Repairs			
<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Cracked	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Needs Caulk / Seal		
<input checked="" type="checkbox"/> Needs Re-pointing					

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

Comments:

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Brick wall was bowed (left side master window) or cracked (all sides). Recommend further evaluation and possible repair by qualified contractor.

Evidence of flying pests around perimeter siding. Recommend extermination to prevent possible damage to siding as well as safety of residents.

Mortar joints require re-pointing as holes were present and could allow weather or insects in.

There was vegetation growing up and against the siding. Recommend trimming back growth to avoid damage to the siding.

Front exterior faucet leaks when turned on.

Back faucet missing handle. Unable to test. Recommend repair for proper operation.

Front light did not turn on (could be bad bulb) and light fixture appeared to be separating from mount. Recommend repairs by a qualified contractor.

Unable to test rear light.



Bowing and cracks.



Needed re-pointing.



Brick/frame separation.



Light fixture separating with exposed wiring.

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Flying pests.



Vegetation.



Backlight exposure, missing light/cover.



Missing hardware. Unable to test.

WINDOWS

Recommend Repairs

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

Metal

General Deterioration

Needs Caulk / Seal

Painted Shut

Single Pane(s)

Comments:

Appeared to be original windows. Brick and window intersections show signs of separation with large gaps in some areas. Possible loss of thermal efficiency and/or potential site for water intrusion. Recommend further evaluation and possible repairs by qualified contractor.

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Frame/brick separation



Window frame/siding separation.

EXTERIOR DOORS

Recommend Repairs

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

Metal

Wood

Delaminated / Damaged

General Deterioration

Repair / Replace Weather - Strip

Door bell not present

Comments:

Doorbell not present.

Front screen door was rusted but functional.

Crack down center as evidenced by sunlight shining through (when viewed from inside); may lead to thermal loss. Wood near door knob is compromised as seen when closing door from inside. Recommend a new front door installed with new seals by a qualified contractor.

Backdoor has a hole from pet door removal, covered by duct tape. Bottom corner does not have a good seal. Recommend a new back door installed with new seals by a qualified contractor to increase thermal efficiency.



Exposed wood.



Exposed/moisture damaged wood.

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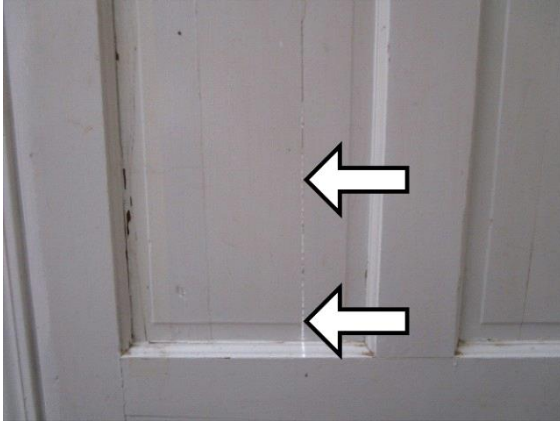
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Cracked front door.



Crack.



Duct tape over pet door.



Air leak, back door.

FOUNDATION

Recommend Repairs

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

Concrete Block

Post / Pier

Wood

General Deterioration

Horizontal Cracks

Limited Observation

Step Cracks

Trim Vegetation

Vertical Cracks

Comments:

Moderate crack noted with some deflection noted at front/carport corner. Large crack noted on left side near master bedroom. Recommend further evaluation by a qualified foundation contractor for possible repair.

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Cracks in concrete and brick.



1/4" crack.



Bedroom window sill with signs of separation.



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ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

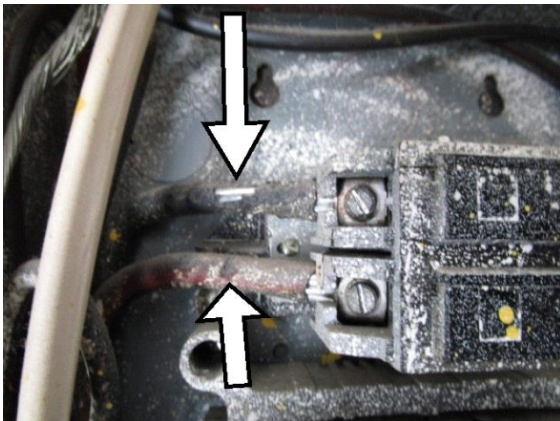
Brand: GE Main Disconnect Location: Bedroom 100 AMP
 Double Tapping Damaged sheathing Excessive sheathing

	ACC	MAR	NI	NP	DEF
SERVICE <input checked="" type="checkbox"/> Overhead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Solid Aluminum	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

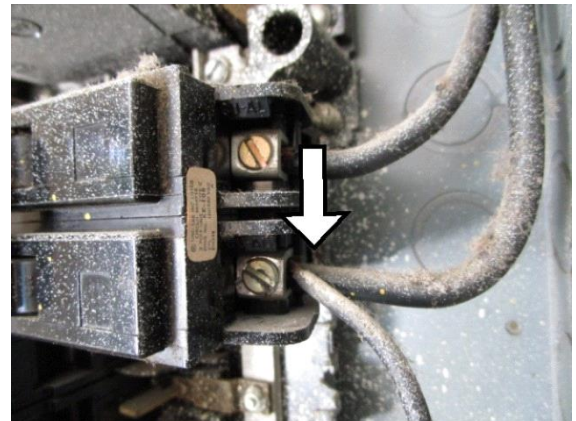
Comments:

Missing conduit and exposed wire to electric service.
 Double tap observed in panel. Recommend repair by qualified electrician.
 Damaged sheathing and exposed wire to main breaker. Recommend repair by a qualified electrician.
 Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide.

*Smoke Detectors, Carbon Monoxide Detectors, and Arc Faults were not present. Recommend installation in compliance with current building standards for safety of occupants.



Damaged sheathing on main wires.



Double tap

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Service line sheathing heavily weathered.

PLUMBING

Recommend Repairs

Water Service

Water Public

Shut Off Location: Street

Sewage Service

Sewage Public

Improper Connections

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

Comments:

PVC/cast iron drain appear to be improperly connected. Recommend further evaluation by qualified contractor.

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

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Improper connection.

WATER HEATER

Recommend Repairs

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

Brand: Envirotemp
Design Life: 25 Year(s)

Model: E2E40RD045V
SerialNo: 9710102593

Size: 40 Gallons

Age: 22 Year(s)

Electric

Improper Elevation

Rust / Corrosion

Comments:

The water heater was operational at time of inspection. Unit had a significant amount of rust possibly due to exposure to the elements. Monitor condition as unexpected repairs/replacement may be needed. Max temp recorded was 136 degrees at bathtub. Recommend lowering water temperature to the industry standard of 120-125 degrees for health, sanitary and safety purposes.



Rust on Water Heater.



WARNING: Water temp exceedingly hot.

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LAUNDRY FACILITIES

Recommend Repairs

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

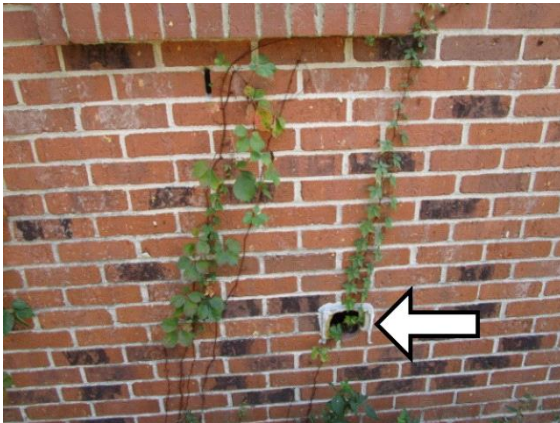
Comments:

Washer and dryer were not installed.

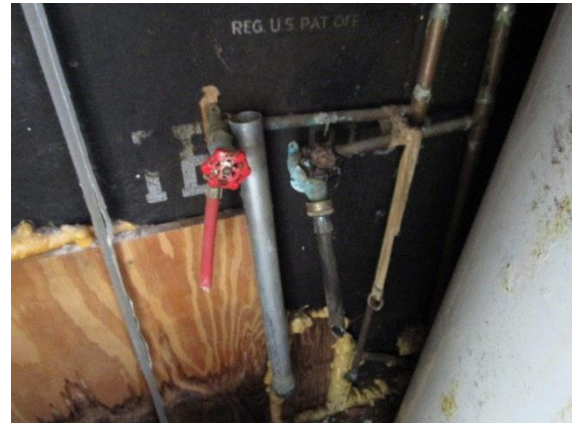
Dryer vent/screen was not installed leaving exposed hole in wall. Recommend installation to prevent possible pest and/or water intrusion.

No electricity present at dryer electrical outlet at time of inspection.

Wall behind washer hook-up appeared to have possible water damage. Recommend contacting owner to determine what, if any, repairs have been done to determine possibility of future water intrusion.



Vegetation growing over hole for dryer vent.



Washer hookup. Possible water damage in background.

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Dryer vent hole from inside.

HEATING

Recommend Repairs

Brand: International Comfort Products Model: EDD4X24BA2 BTUs: 24000 Age: 3 Year(s)
 Design Life: 10-15 Year(s) SerialNo: X101647036

Electric Gas Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL CONNECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MISC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Plenum inspection revealed active leak at time of inspection. Recommend HVAC system service by a qualified HVAC contractor.

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Active leak into plenum



Moisture in plenum

DRAFT CONTROL/VENT

Recommend Repairs

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

Metal Pipe

Excessive Corrosion / Perforation

Comments:

Rust was noted on the gas vent pipe. No areas appear rusted through at this time.

Failed caulk bead at base of flue could be indication of possible water entry point. Recommend repairs by qualified contractor.



Rusty flue with failed caulk bead

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HEATING DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	DEF
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"/>

Comments:

COOLING

Monitor Condition

Brand: Comfortmaker
SerialNo: E101305553 63/77

Model: 4A324AKB200

Age: 5-10 Year(s)

Design Life: 10-15 Year(s)

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

Electric

Central Air

Comments:

Return air 77 degrees; output 63 degrees (see note below). Thermostat was set on 72 but inside temp remained at 79 with all doors/windows closed. Several possible reasons energy efficiency may be reduced. Recommend further evaluation and possible repairs by qualified HVAC contractor.

*** NOTE: 14 to 22 degrees F temperature drop is industry standard.***

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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.

ROOFING

DEFECTIVE

Disclaimer: Multi layer roofs are rated on exterior layer only. When an overlay is done, heat and weight are added to roof. This shortens life expectancy of roof and affects efficiency of home.
Age of the roof covering was unknown.
Shingles displayed various deficiencies including cracks, holes, granular loss, exposed fiber, and exposed nails.
Roof did not appear to leak at time of inspection, however, roof was at or near life expectancy.
Water leaks could occur at any time and a periodic inspection of the roof and attic area is recommend to identify any water intrusion.
Recommend a qualified roofing contractor remove both layers of shingles, make any necessary repairs to sheathing before installing new roof.

FLASHING/VALLEYS

DEFECTIVE

The drip edge flashing has been improperly installed. Underlayment was incorrectly installed under drip edge. Recommend repairs made by qualified contractor at time of roof replacement. Noted rusty flashing. Paint and/or seal as necessary.

EXTERIOR SURFACE

Siding/Trim	DEFECTIVE
Exterior Faucets	DEFECTIVE
Exterior Lighting	DEFECTIVE

Brick wall was bowed (left side master window) or cracked (all sides). Recommend further evaluation and possible repair by qualified contractor.
Evidence of flying pests around perimeter siding. Recommend extermination to prevent possible damage to siding as well as safety of residents.
Mortar joints require re-pointing as holes were present and could allow weather or insects in.
There was vegetation growing up and against the siding. Recommend trimming back growth to avoid damage to the siding.
Front exterior faucet leaks when turned on.
Back faucet missing handle. Unable to test. Recommend repair for proper operation.
Front light did not turn on (could be bad bulb) and light fixture appeared to be separating from mount.
Recommend repairs by a qualified contractor.
Unable to test rear light.

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WINDOWS

DEFECTIVE

Appeared to be original windows. Brick and window intersections show signs of separation with large gaps in some areas. Possible loss of thermal efficiency and/or potential site for water intrusion. Recommend further evaluation and possible repairs by qualified contractor.

EXTERIOR DOORS

DEFECTIVE

Crack down center as evidenced by sunlight shining through (when viewed from inside); may lead to thermal loss.
Wood near door knob is compromised as seen when closing door from inside. Recommend a new front door installed with new seals by a qualified contractor.
Backdoor has a hole from pet door removal, covered by duct tape. Bottom corner does not have a good seal. Recommend a new back door installed with new seals by a qualified contractor to increase thermal efficiency.

FOUNDATION

DEFECTIVE

Moderate crack noted with some deflection noted at front/carport corner. Large crack noted on left side near master bedroom. Recommend further evaluation by a qualified foundation contractor for possible repair.

ELECTRICAL

Service	DEFECTIVE
Entrance Cable	DEFECTIVE
Panel	DEFECTIVE
Branch Circuits	DEFECTIVE

Missing conduit and exposed wire to electric service.
Double tap observed in panel. Recommend repair by qualified electrician.
Damaged sheathing and exposed wire to main breaker. Recommend repair by a qualified electrician.
Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide.

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PLUMBING

Drains

DEFECTIVE

PVC/cast iron drain appear to be improperly connected. Recommend further evaluation by qualified contractor.

WATER HEATER

DEFECTIVE

The water heater was operational at time of inspection. Unit had a significant amount of rust possibly due to exposure to the elements. Monitor condition as unexpected repairs/replacement may be needed.

Max temp recorded was 136 degrees at bathtub. Recommend lowering water temperature to the industry standard of 120-125 degrees for health, sanitary and safety purposes.

LAUNDRY FACILITIES

Utility Hookups

DEFECTIVE

Dryer Vents

DEFECTIVE

Dryer vent/screen was not installed leaving exposed hole in wall. Recommend installation to prevent possible pest and/or water intrusion.

No electricity present at dryer electrical outlet at time of inspection.

Wall behind washer hook-up appeared to have possible water damage. Recommend contacting owner to determine what, if any, repairs have been done to determine possibility of future water intrusion.

HEATING

Operation

DEFECTIVE

Plenum inspection revealed active leak at time of inspection. Recommend HVAC system service by a qualified HVAC contractor.

DRAFT CONTROL/VENT

DEFECTIVE

Rust was noted on the gas vent pipe. No areas appear rusted through at this time.

Failed caulk bead at base of flue could be indication of possible water entry point. Recommend repairs by qualified contractor.

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COOLING

MARGINAL

Return air 77 degrees; output 63 degrees (see note below). Thermostat was set on 72 but inside temp remained at 79 with all doors/windows closed. Several possible reasons energy efficiency may be reduced. Recommend further evaluation and possible repairs by qualified HVAC contractor.

*** NOTE: 14 to 22 degrees F temperature drop is industry standard.***

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.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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