



National Property Inspections

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



Wednesday, September 25, 2019

Inspector

Mike Cagle

(850) 463-0333

mike.cagle@npiinspect.com

HI12204

Inspection Date:
09/25/2019

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

Email: mike.cagle@npiinspect.com
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ROOFING

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

Age: <1 Year(s)	Design Life: 20-25 Year(s)	Layers: 1	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

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.

Leaks not always detectable.

FLASHING/VALLEYS

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

Composition / Membrane

Comments:

All valleys and flashings that were readily visible at time of inspection were acceptable.

EXTERIOR SURFACE

Brick Vinyl General Deterioration

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS <input checked="" type="checkbox"/> Location(s): Front and Back	<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:

All exterior siding/surface appeared in good state of repair at time of inspection with no major defects noted.

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WINDOWS

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

Metal

General Deterioration

Comments:

All accessible windows were checked for proper operation. No leaks or water stains were observed. Keep all exterior and interior sills caulked as a part of normal maintenance.

EXTERIOR DOORS

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

Metal

General Deterioration

Comments:

Doors appear to be functioning properly and seal properly when closed.

FOUNDATION

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

Concrete

Slab

General Deterioration

Comments:

No reportable concerns were observed with the readily visible portions of the foundation at time of inspection. However, our service does not guarantee or warrant against future leaks, cracks, settlement, movement, and/or other foundation failures. As with all systems and components of the home, continued routine inspections, maintenance, and monitoring are recommended.

GARAGE/CARPORT

2 Cars

Attached

General Deterioration

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

FLOOR/WALLS/CEILING/ELECTRICAL

ROOF

SIDING/TRIM

Comments:

At time of inspection, the garage and all related components were acceptable.

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OVERHEAD GARAGE DOORS

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

Metal

General Deterioration

Comments:

The operation of the garage door, opener and all related safety devices appear to be satisfactory at time of inspection.

GARAGE PEDESTRIAN DOOR INTO HOUSE

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

Solid Core

General Deterioration

Comments:

Door seals were acceptable.



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Interior Foundation

Foundation Type Slab On Grade

INTERIOR FOUNDATION

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

General Deterioration Limited Observation

Comments:

All visible interior foundation appeared to be in acceptable condition with no apparent major defects noted at time of inspection. General deterioration of construction materials only.

FLOOR/SLAB

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

Concrete

Comments:

All visible concrete flooring was in good condition at time of inspection with no major defects noted.

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Square D Main Disconnect Location: Exterior side 200 AMP
 Open Knockout

SERVICE SIZE (Sub Panel)

Brand: Square D 125 AMP

	ACC	MAR	NI	NP	DEF
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"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<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"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

Missing knockout in main panel is a safety hazard. Recommend knockout installation by qualified electrician for safety.

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



Missing Breakout

PLUMBING

Water Service

- Water Public
- Shut Off Location: Street

Sewage Service

- Sewage Public
- General Deterioration

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

No defects were found pertaining to the main plumbing system.

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

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WATER HEATER

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

Brand: Rheem Model: PROG40-38NRH59 Size: 40 Gallons Age: 5 Year(s)
 Design Life: 10-15 Year(s) SerialNo: RHLNQ341427710

Gas

Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.

LAUNDRY FACILITIES

Location: Laundry room

		ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	<input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Washer and dryer and connections performed satisfactorily at time of inspection (inspected while homeowner did laundry). Recommend cleaning behind the dryer and the metal vent periodically. In addition the lint trap/screen should be cleaned after every use. The aforementioned actions will reduce the possibility of fires and prolong the life expectancy of the unit.

HEATING

Brand: Amana Model: CAPF3030A6DB BTUs: 30000 Age: 13 Year(s)
 Design Life: 10-15 Year(s) SerialNo: 1806402587

Electric Forced Air

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

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Comments:

Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report.

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

DRAFT CONTROL/VENT

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

Metal Pipe

Comments:

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:

Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace and ductwork in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning is required as a part proper maintenance.

COOLING

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

Brand: Goodman Manufacturing Model: GSC130301AE Size: 2 1/2 TON Age: 13 Year(s)
 Design Life: 10-15 Year(s) SerialNo: 0706742? 76/55

Electric Central Air

Comments:

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. The full serial number was not legible.



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SWIMMING POOL

Recommend Repairs

Vinyl

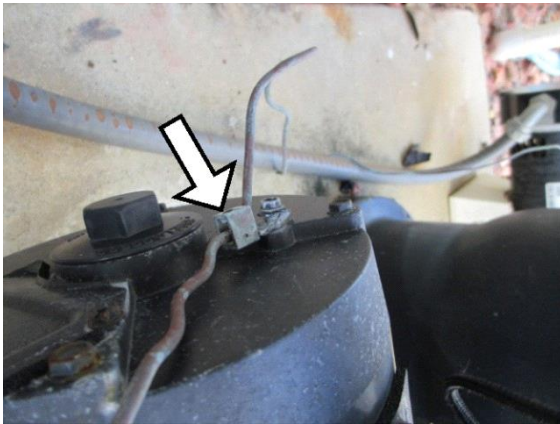
In Ground

	ACC	MAR	NI	NP	DEF
SHELL/LINER/HARDCOAT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FILTER <input checked="" type="checkbox"/> Cartridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PUMP(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL <input checked="" type="checkbox"/> Missing/Loose Bond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIGHTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI (CHECKED W/TEST BUTTON ONLY).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHILD SAFETY FENCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHILD SAFETY GATE <input checked="" type="checkbox"/> Not Self Latching/Lock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DECK/APRON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Bonding wire on pump is present but has a loose connection. Recommend tightening connection to ensure proper bonding/grounding.

NOTE : Pool Bodies, Diving Boards, Slides, Self-Cleaning & Chlorinating Devices are beyond the scope of this inspection.



Loose bonding wire.

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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.

ELECTRICAL

Panel

DEFECTIVE

Missing knockout in main panel is a safety hazard. Recommend knockout installation by qualified electrician for safety.

SWIMMING POOL

Electrical

DEFECTIVE

Bonding wire on pump is present but has a loose connection. Recommend tightening connection to ensure proper bonding/grounding.

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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