



Big Dude Enterprises DBA National Property Inspections

Sample Report



Monday, April 5, 2021
Inspector
Dave Faber HI-2059
(479) 777-1007
dave.faber@npiinspect.com
HI-2059

Inspection Date:
04/05/2021

Inspector: Dave Faber HI-2059
Inspector Phone: (479) 777-1007

Email: dave.faber@npiinspect.com
HI-2059



Big Dude Enterprises DBA National Property Inspections

Sample Report

INVOICE #: 608W

Client Name : **Sample Report**

Inspection Date : 4/5/2021 2:30 PM

Property Location :

Big Dude Enterprises DBA
National Property Inspections
5501 S 44th Street
Rogers AR 72758

Billing Address :

Paid

TYPE OF INSPECTIONS PERFORMED

Standard Residential Inspection		\$0.00
	Total	\$0.00
4/5/2021	EFT	\$0.00
	Paid in Full	\$0.00

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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 Big Dude Enterprises 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.

USE OF 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 except for agents or lenders directly involved in the Client's real estate transaction (if applicable).

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. It is recommended that you contact your insurance company prior purchasing and/or closing on the property to determine if certain items such as an aged roof would be covered under the insured policy.

The results of the inspection findings are for the main dwelling and it's immediate surrounding area in its "as is" condition as of the date and time of inspection.

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 State of Arkansas which may be viewed at www.ahib.org <<http://www.ahib.org>> 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.

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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 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.

DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not, in any way constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose or (3) implied warranty, or (4) insurance policy.

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

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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 therefrom. 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.

LIMITATION OF LIABILITY

Client agrees the fee charged by Company is substantially less than would be charged for a 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.

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.

GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by Arkansas 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.

SATISFACTION GUARANTEE

If you are not completely satisfied with our inspection service, at the end of the inspection, we give you a full refund. In that case, you will not be provided a copy of the inspection report.

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.

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.

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

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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.

ACKNOWLEDGEMENT

Client acknowledges that Big Dude Enterprises, 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

Dave Faber HI-2059

Client Signature

Print Client Name

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes Estimated Age Of Property : 17 Year(s) Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood	Temperature : 72 F Weather : <input checked="" type="checkbox"/> Overcast <input checked="" type="checkbox"/> Snow Soil Conditions : <input checked="" type="checkbox"/> Damp/Wet Persons Present : <input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent
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DEFINITIONS :

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

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. 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.
NI (NOT INSPECTED)	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.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
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.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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GRADING / DRAINAGE

Monitor Condition

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

Negative Slope

Comments:

1.1 - There is a negative slope in the Southeast front of the house that Negative may cause drainage problems/water intrusion during rainfall. Recommend regular monitoring and further evaluation/repair by qualified landscape contractor if presence of a lot of standing water against foundation.

DRIVEWAY

Concrete

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

Comments:

The driveway was in generally good condition with minor cracks, no settlement and had an acceptable surface.



Driveway: Driveway



Driveway: Minor Cracks

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WALKS / STEPS

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

Concrete

Comments:

Walkway to the house was in good condition at time of the inspection.



Walks / Steps: Walkway

PORCHES / STOOPS

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

Open

Comments:

Front porch was functional at time of inspection with no major defects noted.

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Porches / Stoops:

DECKS / BALCONY

Monitor Condition

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

Wood

No Joist Hangers

Comments:

2.1 - Both the upper and lower decks have all support joists missing properly installed mechanical hangers. This can lead to early rotting of the joists at the end and potential safety concerns. Recommend further evaluation/repair by qualified decking contractor.

2.2 - There are a few boards on the lower deck with soft wood, rot & deterioration with cupping and separation that will get worse if not addressed. Recommend further evaluation/repair by qualified decking contractor.



Decks / Balcony: Back Deck

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PATIO

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

Wood General Deterioration

Comments:

FENCES / GATES

Recommend Repairs

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

Wood General Deterioration Leaning

Comments:

3.1 - There are at least 3 posts on the South side of the fence and at least 1 on the West back side of the fence that are broken and being supported by 2x4 and boards. These put additional pressure on the remaining posts. Recommend further evaluation/repair by qualified fencing contractor.

RETAINING WALLS

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

Comments:

ROOFING

Monitor Condition

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

Age: 10-15 Year(s) Design Life: 15-20 Year(s) Layers: 1 90% Visible

Walked On Asphalt / Composition

Comments:

Inspection does not guarantee insurability. This inspection is made on the basis of what is visible and accessible at the time of inspection and is not a warranty of the roof system or how long it will be watertight in the future. Buyers are encouraged to consult sellers about roof surface and the presence of any current or prior leaks. This inspection and rating are on the roofing materials only and not a guarantee against leaks. For a more exact estimate of life expectancy or repair/replacement cost, a qualified roofing contractor should be consulted and a roof certification obtained.

4.1 - Overall the roof was in acceptable condition with no active leaks noted on day of inspection. It was rated marginal due to a few exposed nails, moss, deterioration caulk on repairs and overall age. Recommend monitoring for future deterioration and repair/replace as required.

Leaks not always detectable.

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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:

5.1 - The flashing on the South side of the porch brick veneer and the roof was previously repaired with caulk in an unconventional manner and the caulk has already separated and is need of repair. Water damage was noted in ceiling of bedroom where areas on roof was noted but was dry at the time of inspection. Recommend further evaluation/repair by qualified roofing contractor.

5.2 - There are some repairs to the roof in the valley of the North facing front South of the front porch that has caulk repairs that appear to be deteriorating and in need of current repair that could lead to potential leaks. Recommend further evaluation/repair by qualified roofing contractor.

SKYLIGHTS

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

Comments:

GUTTERS/DOWN SPOUTS

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

Aluminum

Comments:

CHIMNEY

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

Comments:

Flue not inspected. Annual cleaning is recommended.

EXTERIOR SURFACE

Monitor Condition

Vinyl Brick Veneer

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

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Comments:

Masonry walls commonly develop cracks due to shrinkage or minor settlement over time and should be caulked or sealed as part of routine maintenance. Any cracks that are significant in the opinion of the inspector will be noted. The integrity and moisture content of framing and sheathing behind exterior siding is not visible and beyond the scope of this inspection.

6.1 - Condensate line & TPR drain line entering the home through the brick veneer have gaps that create an avenue for future water, pest & insect intrusion. Recommend caulking around all of the openings into the brick veneer to maintain a watertight environment.

6.2 - The dryer vent flap is missing and creates the potential for moisture, pest & insect intrusion. Recommend having cover replaced by qualified handyman.

WINDOWS

Monitor Condition

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

Vinyl

Insulated Pane(s)

Comments:

Thermal windows can lose the air tight seal between the panes, which may result in condensation between the glass. While this might be considered cosmetic this condition may result in loss of energy efficiency. No fogged windows were noted at time of inspection, however weather conditions may make this condition difficult to detect. More information on the thermal values of windows can be found at www.nfrc.org

7.1 - Lentils under windows around brick veneer are not painted and already show signs of rusting posing a potential support issue to brick veneer surface. Recommend having lentils painted with rust preventing paint.

7.2 - Many of the vinyl windows have air gaps and cracked caulk around the exterior window frames and the brick openings. These gaps have created an avenue for future water intrusion. Recommend re-caulking around all of the vinyl window frames and brick to maintain a watertight environment.

EXTERIOR DOORS

Monitor Condition

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

Metal

Wood

Comments:

8.1 - The front door frame has cracked caulk around the exterior front door frame and the brick openings. These gaps have created an avenue for future water intrusion. Recommend caulking around all of the door frames and brick to maintain a watertight environment.

8.2 - Lentils under the front door and garage door are not painted and already show signs of rusting posing a potential support issue to brick veneer surface. Recommend having lentils painted with rust preventing paint.

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FOUNDATION

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

Concrete Slab

Comments:

GARAGE/CARPORT

2 Cars Attached

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

OVERHEAD GARAGE DOORS

Monitor Condition

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

of Openers: 1

Metal

Comments:

9.1 - The black rubber weather-stripping has a piece missing from a section of the bottom of the garage door. Recommend repair/replace by qualified handyman.

GARAGE PEDESTRIAN DOOR INTO HOUSE

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

Metal

Comments:



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Attic / Roof

Method of Inspection Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

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

Plywood / Panel Board / OSB Rafters

Comments:

Framing/sheathing appeared to be functioning as designed at time of inspection. It appeared to be built within standards of practice for time of construction.

Leaks not always detectable.



Attic Framing/Sheathing: Framing/Sheathing

ATTIC VENTILATION

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

Soffit Turbine

Comments:

The attic was ventilated properly. No deficiencies were observed at time of inspection.



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Attic Ventilation: Turbine Vents

ATTIC INSULATION

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

Loose Fill

Comments:



Attic Insulation: Loose Fill Insulation

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ATTIC ELECTRICAL

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

Recommend Repairs

Comments:

Unable to inspect all electrical components in the attic due to insulation cover and/or obstructed view.

10.1 - The light switch cover plate is broken, the outlet for the furnace does not have a cover plate and there is an open junction box near the furnace. All of these present the potential for fire and shock & safety hazards. Recommend further evaluation/repair by qualified electrical contractor.

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

Interior Foundation

Foundation Type Slab On Grade

INTERIOR FOUNDATION

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

Comments:

UNDER FLOOR FRAMING & SUPPORT

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

Comments:

FLOOR/SLAB

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

Comments:

Floor coverings obscures view of slab. No reportable concerns were observed with the readily visible portions of the foundation at the time of inspection. However, our service does not guarantee or warranty against future leaks, cracks, settlement, movement and/or foundation failures.

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CRAWL SPACE

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

Comments:

Note: Insulation blocks view of framing and sub-flooring and limits observation of both.

SUMP/SUMP PUMP

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

Comments:

ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Siemens
 Main Disconnect Location: At Meter
 200 AMP

SERVICE SIZE (Sub Panel)

30 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"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Note: Main electrical disconnect is located at the meter on the North side of the house.

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

Inspection Date:
04/05/2021

Inspector: Dave Faber HI-2059
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HI-2059



Big Dude Enterprises DBA National Property Inspections

Sample Report



Electrical: Main Electrical Shut Off

PLUMBING

Recommend Repairs

Water Service

Water Public

Shut Off Location: Garage

Sewage Service

Sewage Private

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

Inspection is limited to visible components only. Any supply, drain, or vent not readily accessible, obstructed or underground is excluded from this inspection. It is not within scope of this inspection to determine if water supply or sewage disposal is public or private.

Inspection of Corrugated Stainless Steel Tubing (CSST) gas supply line is NOT within scope of this inspection. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation.

11.1 - There was a leak detected at the meter that was confirmed as a leak at the master toilet filler. Recommend fixing leak at toilet by qualified handyman and confirming no other leaks in the house prior to close.

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

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Big Dude Enterprises DBA National Property Inspections

Sample Report



Plumbing: Main Water Shut Off

WATER HEATER

Recommend Repairs

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

Brand: Bradford White
Design Life: 15-20 Year(s)

Model: MI5036FBN2
SerialNo: ZG3410502

Size: 50 Gallons

Age: 15-20 Year(s)

Gas

Comments:

Please Note: If water has been shut off, Temperature Pressure Relief (TRP) Valves often leak when water is turned back on. Buyer should inspect TPR valve for leakage immediately after water service is restored.

12.1 - Hot Water Heater has a date of manufacture of 07/2003 which puts it at 18 years old and near the end of its designed life but was functioning at time of inspection. Recommend budgeting for replacement in the future.

12.2 - The hot water heater may not have required a catch pan and drain line at the time the home was built. However, when replacing with a new unit, it is recommended that a drain pan and drain line going to the exterior be installed for safety reasons.

12.3 - The water heater expansion tank installed to allow for thermal expansion of water in the plumbing pipes was missing at the time of the inspection and creates a potential leak and water damage risk. Recommend having expansion tank added by qualified plumbing contractor.

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Big Dude Enterprises DBA National Property Inspections

Sample Report



Water Heater: Gas Hot Water Heater - Date Of Mfg
7/2003



Water Heater: Water Temp at Kitchen Sink

LAUNDRY FACILITIES

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

Comments:

Suggest checking and cleaning dryer vent on regular basis to prevent build up of flammable lint.

Laundry supply and drains are visually inspected only, no other testing is performed.



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Sample Report



Laundry Facilities: Laundry Hook Up

HEATING

Monitor Condition

Brand: Rheem Model: RGPH-12EARJR BTUs: 85000 Age: 15-20 Year(s)
 Design Life: 15-20 Year(s) SerialNo: FU5D307F430309520

Gas Forced Air

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

85,000 BTU input. The best preventative maintenance for the heating system is a yearly check by a qualified HVAC contractor and regular replacement of filters. Inspection of the heat exchanger is beyond the scope of this inspection and should be performed by a qualified technician. Suggest that buyer consult owner to insure equipment has been inspected within the last 12 months and obtain records of service scheduled service calls before closing. Operation and inspection of timers or digital thermostat is beyond the scope of this inspection.

13.1 - At the time of inspection furnace was working but has a date of manufacture of 10/2003 which puts it at 18 years old and near at the end of it's designed life expectancy and why it is rated marginal. Recommend budgeting for replacement in the near future.

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

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Sample Report



Heating: Furnace In Attic - Date Of Mfg 10/2003



Heating: Furnace Burners Operational

DRAFT CONTROL/VENT

ACC	MAR	NI	NP	RR
<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	RR
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:

Filter Locations & Sizes

Master Hallway - 24x24x1

Guest Hallway - 24x24x1

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Big Dude Enterprises DBA National Property Inspections

Sample Report

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: Rheem

Model: RAKA-048JAZ

Size: 4.0 Ton

Age: 15-20 Year(s)

Design Life: 15-20 Year(s)

SerialNo: 5432F60312785

Electric

Central Air

Comments:

Suggest yearly maintenance check by qualified HVAC contractor per manufactures instructions for safe and efficient operation. If buyer is unable to obtain maintenance records, recommend service unit before closing. No opinion on cooling supply or efficiency or the adequacy and distribution balance of air flow is made as this is a subjective evaluation. Additional evaluation by a qualified HVAC contractor will be called for if, in the inspector's opinion the adequacy seems to be less than normal.

14.1 - At the time of inspection A/C unit was working but the unit has a date of manufacture of 11/2003 which puts it at 18 years old and is near the end of it's designed life expectancy and why it is rated marginal. Recommend budgeting for replacement in the near future.



Cooling: A/C Unit - Date of Mfg 11/2003



Cooling: Return Air Temp

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HI-2059



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Sample Report



Cooling: Supply Air Temp

KITCHEN	<input checked="" type="checkbox"/> Monitor Condition	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 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"/>
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"/>
EXHAUST FAN		<input checked="" type="checkbox"/>	<input 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 checked="" 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"/>
DISHWASHER/CROSS FLOW PROTECTION		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Big Dude Enterprises DBA National Property Inspections

Sample Report

GARBAGE DISPOSAL

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

Inspection of appliances is not within the State Standards of Practice and is performed as a courtesy. Appliances regardless of age can fail at any time. Inspection is only to determine if unit is operating at the time of inspection. No evaluation of overall performance, secondary features, settings, cycles, or life expectancy is made. It is advisable to operate all appliances during the final walk through prior to purchase.

15.1 - Dishwasher cross-flow protection does not appear to be installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes. Some newer dishwashers have build in high loops, recommend asking seller for manual to confirm existence of high loop.



Kitchen: Microwave Operational



Kitchen: Stove Top Operational

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Sample Report



Kitchen: Both Bake Ovens Operational



Kitchen: Both Broil Ovens Operational

FIREPLACE/STOVE

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

Gas Log

Comments:

Gas Log Fireplace was operational at time of inspection.

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



Fireplace/Stove: Gas Logs Operational

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Big Dude Enterprises DBA National Property Inspections

Sample Report

MASTER BATHROOM	<input checked="" type="checkbox"/> Monitor Condition <input checked="" type="checkbox"/> Recommend Repairs		ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

16.1 - The light over the shower was not working at the time of inspection. Recommend replacing bulb and confirming operation of light fixture prior to close.

16.1 - The toilet leaks at the filler and is creating a leak of water meter. Recommend further evaluation/repair by qualified handyman.

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Big Dude Enterprises DBA National Property Inspections

Sample Report

GUEST BATHROOM

	ACC	MAR	NI	NP	RR
CEILING(S)	<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 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 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:

FAMILY/LIVING ROOM

	ACC	MAR	NI	NP	RR
CEILING(S)	<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:
04/05/2021

Inspector: Dave Faber HI-2059
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HI-2059



Big Dude Enterprises DBA National Property Inspections

Sample Report

Comments:

KITCHEN EATING AREA

	ACC	MAR	NI	NP	RR
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 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

	ACC	MAR	NI	NP	RR
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:

Inspection Date:
04/05/2021

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Big Dude Enterprises DBA National Property Inspections

Sample Report

MASTER BEDROOM

	ACC	MAR	NI	NP	RR
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:

GUEST BEDROOMS (3)

Monitor Condition

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

17.1 - There is a water damage spot in the East bedroom's ceiling that was dry at the time of inspection but is most likely from the flashing concern on the roof. Recommend further evaluation/repair of flashing & roof by qualified contractor.

17.2 - The West bedrooms closet doors are missing striker balls and will not close fully. Recommend further evaluation/repair by qualified handyman.

Inspection Date:
04/05/2021

Inspector: Dave Faber HI-2059
Inspector Phone: (479) 777-1007

Email: dave.faber@npiinspect.com
HI-2059



**Big Dude Enterprises DBA
National Property Inspections**

Sample Report

STAIRS / RAILINGS

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

Comments:

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Sample Report

EXTERIOR STRUCTURES - SHOP

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	RR
ROOF/GUTTER/DOWNSPOUTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRADING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOORS/WINDOWS/HARDWARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STRUCTURAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

18.1 - There was a negative slope on the East side of the building leading into the garage door. The slab appears to have been ground to an angle to offset the negative slope but water may still enter under the garage door during heavy rainfall. Recommend further evaluation/repair by qualified landscape contractor.

18.2 - The North pedestrian door is missing long screws in the hinge that secure the door frame to the framing of the building. Recommend having long screws added by qualified handyman.

18.3 - There is an open junction box on the North wall that presents a potential shock & safety hazard. Recommend having proper junction box cover added by qualified handyman.



Exterior Structures - Shop: Shop

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Sample Report

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 GRADING / DRAINAGE

MARGINAL

1.1 - There is a negative slope in the Southeast front of the house that Negative may cause drainage problems/water intrusion during rainfall. Recommend regular monitoring and further evaluation/repair by qualified landscape contractor if presence of a lot of standing water against foundation.



GRADING / DRAINAGE: Negative Slope Southeast Corner

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Sample Report

2 DECKS / BALCONY

MARGINAL

2.1 - Both the upper and lower decks have all support joists missing properly installed mechanical hangers. This can lead to early rotting of the joists at the end and potential safety concerns. Recommend further evaluation/repair by qualified decking contractor.

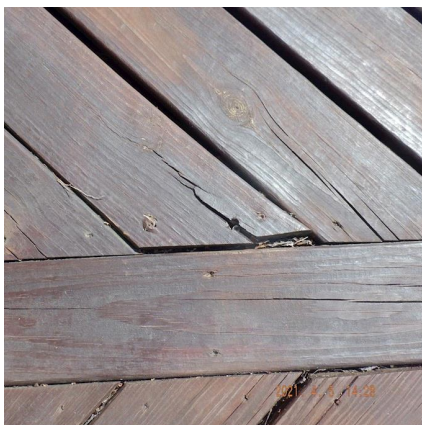
2.2 - There are a few boards on the lower deck with soft wood, rot & deterioration with cupping and separation that will get worse if not addressed. Recommend further evaluation/repair by qualified decking contractor.



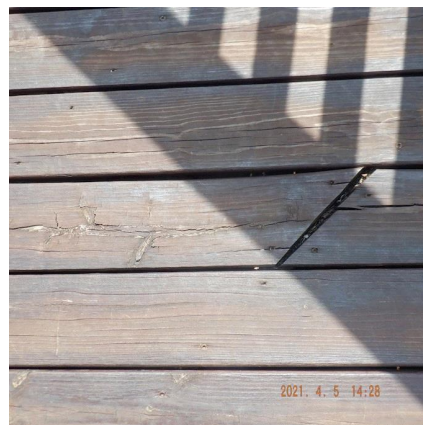
DECKS / BALCONY: No Mechanical Joist Hangers -
Upper Deck



DECKS / BALCONY: No Mechanical Joist Hangers -
Lower Deck



DECKS / BALCONY: Deterioration of Deck Surface
Boards



DECKS / BALCONY: Deterioration of Deck Surface
Boards

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Sample Report

3 FENCES / GATES

REPAIR/REPLACE

3.1 - There are at least 3 posts on the South side of the fence and at least 1 on the West back side of the fence that are broken and being supported by 2x4 and boards. These put additional pressure on the remaining posts. Recommend further evaluation/repair by qualified fencing contractor.



FENCES / GATES: Broken Fence Posts



FENCES / GATES: Broken Fence Posts

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Sample Report

4 ROOFING

MARGINAL

4.1 - Overall the roof was in acceptable condition with no active leaks noted on day of inspection. It was rated marginal due to a few exposed nails, moss, deterioration caulk on repairs and overall age. Recommend monitoring for future deterioration and repair/replace as required.



ROOFING: Lifted & Exposed Nail



ROOFING: Lifted & Exposed Nail



ROOFING: Moss On Roof



ROOFING: Deteriorating Caulk

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Sample Report

5 FLASHING/VALLEYS

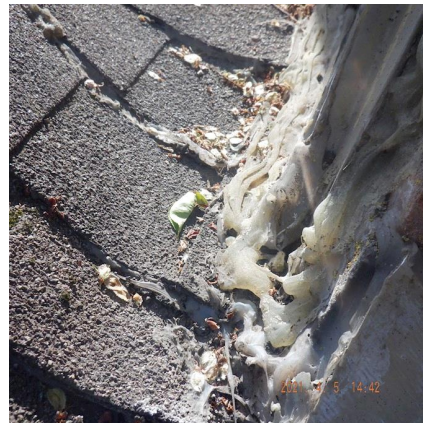
REPAIR/REPLACE

5.1 - The flashing on the South side of the porch brick veneer and the roof was previously repaired with caulk in an unconventional manner and the caulk has already separated and is need of repair. Water damage was noted in ceiling of bedroom where areas on roof was noted but was dry at the time of inspection. Recommend further evaluation/repair by qualified roofing contractor.

5.2 - There are some repairs to the roof in the valley of the North facing front South of the front porch that has caulk repairs that appear to be deteriorating and in need of current repair that could lead to potential leaks. Recommend further evaluation/repair by qualified roofing contractor.



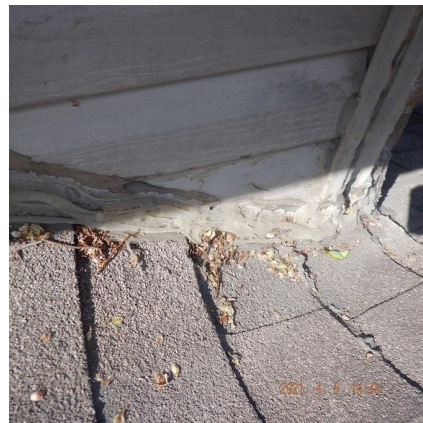
FLASHING/VALLEYS: Caulk Around Flashing Lifted & Deteriorating



FLASHING/VALLEYS: Deterioration Caulk



FLASHING/VALLEYS: Deterioration Caulk



FLASHING/VALLEYS: Deterioration Caulk

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Sample Report



FLASHING/VALLEYS: Repairs In Valley

6 EXTERIOR SURFACE

Siding/Trim

MARGINAL

6.1 - Condensate line & TPR drain line entering the home through the brick veneer have gaps that create an avenue for future water, pest & insect intrusion. Recommend caulking around all of the openings into the brick veneer to maintain a watertight environment.

6.2 - The dryer vent flap is missing and creates the potential for moisture, pest & insect intrusion. Recommend having cover replaced by qualified handyman.



EXTERIOR SURFACE: Condensate Plumbing Opening Into Home



EXTERIOR SURFACE: TPR Plumbing Opening Into Home

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EXTERIOR SURFACE: Broken Dry Vent Cover -
Missing Flap

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Sample Report

7 WINDOWS

MARGINAL

7.1 - Lentils under windows around brick veneer are not painted and already show signs of rusting posing a potential support issue to brick veneer surface. Recommend having lentils painted with rust preventing paint.

7.2 - Many of the vinyl windows have air gaps and cracked caulk around the exterior window frames and the brick openings. These gaps have created an avenue for future water intrusion. Recommend re-caulking around all of the vinyl window frames and brick to maintain a watertight environment.



WINDOWS: Unpainted Lentils



WINDOWS: No Caulk on Exterior Windows



WINDOWS: Cracks in Caulk on Exterior Windows

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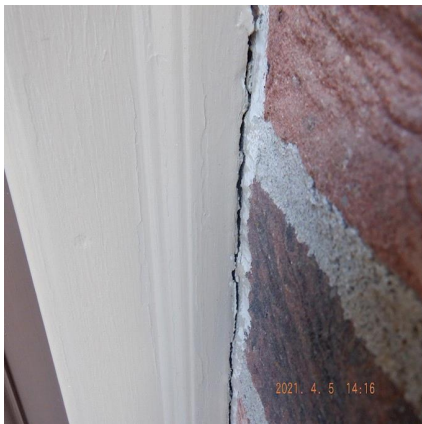
Sample Report

8 EXTERIOR DOORS

MARGINAL

8.1 - The front door frame has cracked caulk around the exterior front door frame and the brick openings. These gaps have created an avenue for future water intrusion. Recommend caulking around all of the door frames and brick to maintain a watertight environment.

8.2 - Lentils under the front door and garage door are not painted and already show signs of rusting posing a potential support issue to brick veneer surface. Recommend having lentils painted with rust preventing paint.



EXTERIOR DOORS: Cracked Caulk Between Brick & Door Frame



EXTERIOR DOORS: Cracked Caulk Between Brick & Door Frame



EXTERIOR DOORS: Unpainted Lintel

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Sample Report

9 OVERHEAD GARAGE DOORS

MARGINAL

9.1 - The black rubber weather-stripping has a piece missing from a section of the bottom of the garage door. Recommend repair/replace by qualified handyman.



OVERHEAD GARAGE DOORS: Missing Weather Strip

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Sample Report

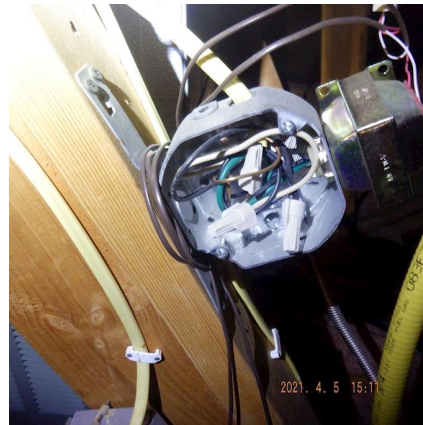
10 ATTIC ELECTRICAL

REPAIR/REPLACE

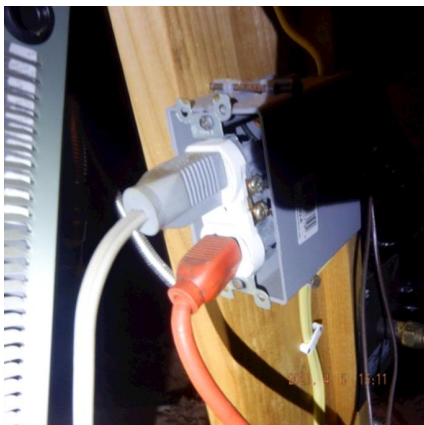
10.1 - The light switch cover plate is broken, the outlet for the furnace does not have a cover plate and there is an open junction box near the furnace. All of these present the potential for fire and shock & safety hazards. Recommend further evaluation/repair by qualified electrical contractor.



ATTIC ELECTRICAL: Broken Cover On Light Switch



ATTIC ELECTRICAL: No Cover On Junction Box



ATTIC ELECTRICAL: No Cover On Outlet

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Sample Report

11 PLUMBING

Supply

REPAIR/REPLACE

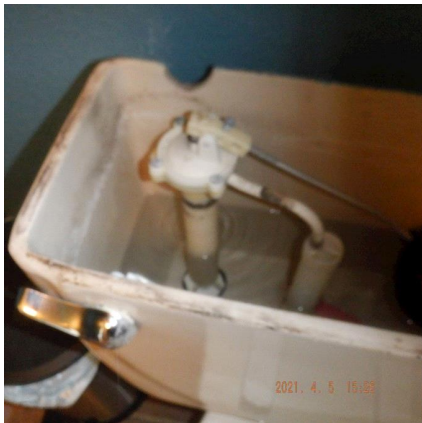
11.1 - There was a leak detected at the meter that was confirmed as a leak at the master toilet filler. Recommend fixing leak at toilet by qualified handyman and confirming no other leaks in the house prior to close.



PLUMBING: Initial Meter Reading



PLUMBING: Meter Reading 6 Minutes Later - Leak Detected - Master Toilet



PLUMBING: Leak At Master Toilet Filler Valve

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Sample Report

12 WATER HEATER

REPAIR/REPLACE

12.1 - Hot Water Heater has a date of manufacture of 07/2003 which puts it at 18 years old and near the end of it's designed life but was functioning at time of inspection. Recommend budgeting for replacement in the future.

12.2 - The hot water heater may not have required a catch pan and drain line at the time the home was built. However, when replacing with a new unit, it is recommended that a drain pan and drain line going to the exterior be installed for safety reasons.

12.3 - The water heater expansion tank installed to allow for thermal expansion of water in the plumbing pipes was missing at the time of the inspection and creates a potential leak and water damage risk. Recommend having expansion tank added by qualified plumbing contractor.



WATER HEATER: Gas Hot Water Heater - Date Of Mfg
7/2003



WATER HEATER: No Drain Pan or Drain Line

Inspection Date:
04/05/2021

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Sample Report



WATER HEATER: No Expansion Tank

13 HEATING

Operation

MARGINAL

13.1 - At the time of inspection furnace was working but has a date of manufacture of 10/2003 which puts it at 18 years old and near at the end of it's designed life expectancy and why it is rated marginal. Recommend budgeting for replacement in the near future.



HEATING: Furnace In Attic - Date Of Mfg 10/2003

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Sample Report

14 COOLING

MARGINAL

14.1 - At the time of inspection A/C unit was working but the unit has a date of manufacture of 11/2003 which puts it at 18 years old and is near the end of it's designed life expectancy and why it is rated marginal. Recommend budgeting for replacement in the near future.



COOLING: A/C Unit - Date of Mfg 11/2003

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04/05/2021

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Big Dude Enterprises DBA National Property Inspections

Sample Report

15 KITCHEN

Dishwasher/Cross Flow Protection

MARGINAL

15.1 - Dishwasher cross-flow protection does not appear to be installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes. Some newer dishwashers have built in high loops, recommend asking seller for manual to confirm existence of high loop.



KITCHEN: Improper Dishwasher Cross-Flow

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Big Dude Enterprises DBA National Property Inspections

Sample Report

16 MASTER BATHROOM

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

REPAIR/REPLACE

Toilet

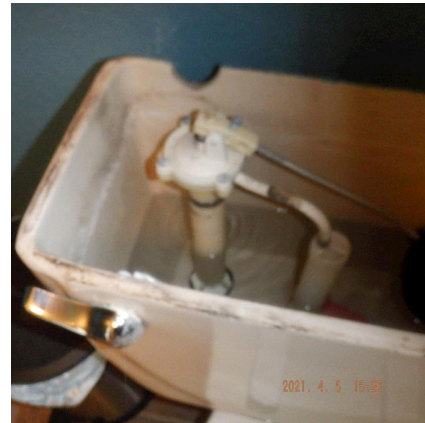
MARGINAL

16.1 - The light over the shower was not working at the time of inspection. Recommend replacing bulb and confirming operation of light fixture prior to close.

16.1 - The toilet leaks at the filler and is creating a leak of water meter. Recommend further evaluation/repair by qualified handyman.



MASTER BATHROOM: Light Out Over Shower



MASTER BATHROOM: Leak At Filler Valve

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Sample Report

17 GUEST BEDROOMS (3)

Ceilings

MARGINAL

Closet

MARGINAL

17.1 - There is a water damage spot in the East bedroom's ceiling that was dry at the time of inspection but is most likely from the flashing concern on the roof. Recommend further evaluation/repair of flashing & roof by qualified contractor.

17.2 - The West bedrooms closet doors are missing striker balls and will not close fully. Recommend further evaluation/repair by qualified handyman.



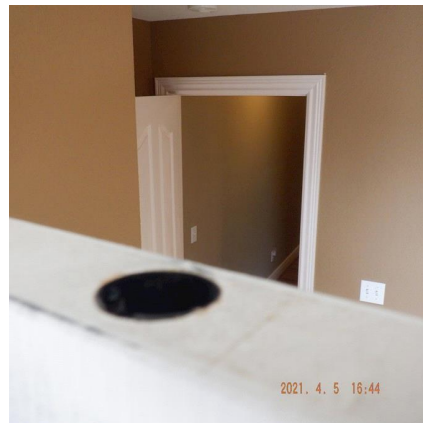
GUEST BEDROOMS (3): Water Damage Spot In Ceiling



GUEST BEDROOMS (3): Water Damage Spot In Ceiling



GUEST BEDROOMS (3): No Striker Ball



GUEST BEDROOMS (3): No Striker Ball

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Sample Report

18 EXTERIOR STRUCTURES - SHOP

Grading

MARGINAL

Doors/Windows/Hardware

MARGINAL

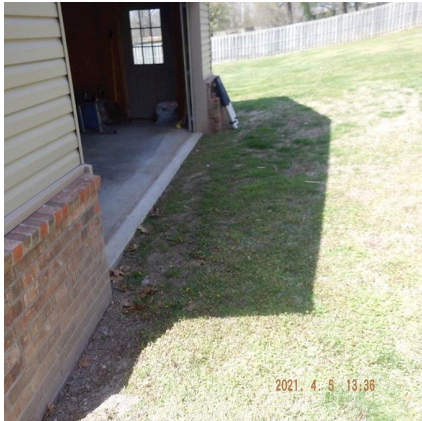
Electrical

REPAIR/REPLACE

18.1 - There was a negative slope on the East side of the building leading into the garage door. The slab appears to have been ground to an angle to offset the negative slope but water may still enter under the garage door during heavy rainfall. Recommend further evaluation/repair by qualified landscape contractor.

18.2 - The North pedestrian door is missing long screws in the hinge that secure the door frame to the framing of the building. Recommend having long screws added by qualified handyman.

18.3 - There is an open junction box on the North wall that presents a potential shock & safety hazard. Recommend having proper junction box cover added by qualified handyman.



EXTERIOR STRUCTURES - SHOP: Negative Slope Into Shop



EXTERIOR STRUCTURES - SHOP: Negative Slope Into Shop

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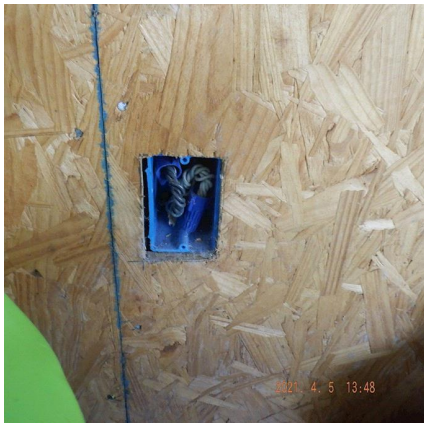
Sample Report



EXTERIOR STRUCTURES - SHOP: Missing Long Screws



EXTERIOR STRUCTURES - SHOP: Missing Long Screws



EXTERIOR STRUCTURES - SHOP: Junction Box - No Cover

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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Sample Report

Limited Warranty

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by Dave Faber HI-2059 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:

Date inspected: 4/5/2021

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.

Exclusions are: Any mechanical systems or appliances that are not inspected, marginal or defective as noted in the property inspection report. Also excluded is any item marked at/or near it's design life and any item(s) listed on the Summary Section of the inspection report. Additional exclusions are listed in this Limited Warranty Form.

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.

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Big Dude Enterprises DBA National Property Inspections

Sample Report

- 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.
- 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,

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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 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.

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DEFINITIONS:

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