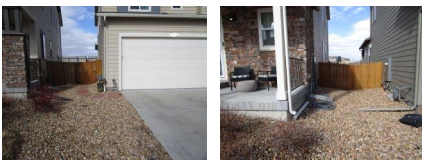




National Property Inspections

Sample



Friday, December 5, 2014

Inspector

Ethan Morgan

(720)759-8374

ethan.morgan@npiinspect.com

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample

GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 0 F
Estimated Age Of Property : 7 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Snow <input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Damp/Wet <input checked="" type="checkbox"/> Frozen
Primary Construction :	<input checked="" type="checkbox"/> Snow
<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Poured Concrete	Persons Present :
	<input checked="" type="checkbox"/> Seller

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.
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.

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.

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample

GUTTERS/DOWN SPOUTS

Monitor Condition

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

Aluminum

Missing Extension / Splash Block

Comments:

Viewed gutters from ground only.

Proper guttering and grading is essential for reducing the risk of water intrusion into the home.

A full inspection of gutter(s) requires wet weather.

Subsurface drainage system noted. Inspecting subsurface drains is beyond the scope of this general home inspection.

Reconnect the detached downspouts and extensions.

Missing extensions at downspouts.

Recommend installing downspout extensions to divert water 4 to 6 feet away from the foundation.

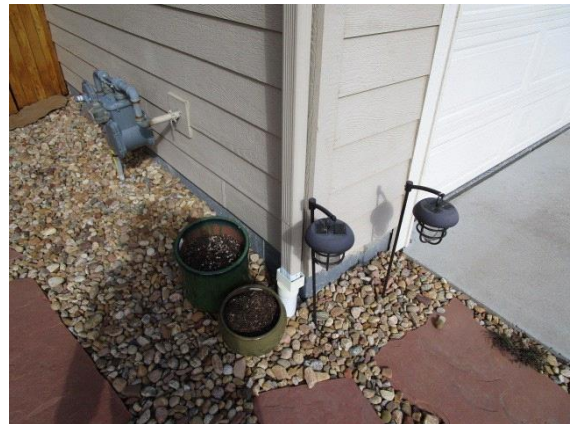
Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation.

Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs.

A complete roof gutter system may help reduce the risk of weather deterioration, recommend contacting a professionally qualified gutter company to evaluate and repair as necessary.



Gutters/Down Spouts:



Gutters/Down Spouts:

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com

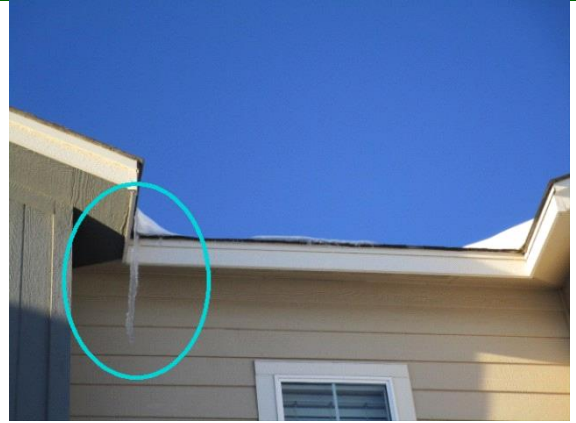


National Property Inspections

Sample



Gutters/Down Spouts: Detached downspout



Gutters/Down Spouts: Ice down fascia on the south side of the house

EXTERIOR SURFACE

Monitor Condition

Vinyl Wood Stone

	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"/>	<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. General deterioration of construction materials noted.

WINDOWS

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

Vinyl Window Wells

Comments:

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

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample



Interior Foundation:

UNDER FLOOR FRAMING & SUPPORT

Monitor Condition

			ACC	MAR	NI	NP	DEF
BEAMS	<input checked="" type="checkbox"/> Engineered	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Engineered	<input checked="" type="checkbox"/> Trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

All framing under the floor was acceptable at time of inspection.



Under Floor Framing & Support:

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample

FLOOR/SLAB

Monitor Condition

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

Concrete

Cracks

Comments:

Small cracks visible. Typical for concrete slabs but should not be structurally significant. Recommend monitoring cracks for movement.

Typical cracks noted. Recommend sealing. Monitor regularly and evaluate/repair as required.



Floor/Slab:



Floor/Slab:

SUMP/SUMP PUMP

Monitor Condition

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

Comments:

Operated sump pump by adding water to sump pit. Water discharged to exterior. Pump did not exhibit any excessive noise.



National Property Inspections

Sample



Sump/Sump Pump:

ELECTRICAL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: SquareD

Main Disconnect Location: Front

200 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 checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

AFC (Arc Fault Circuit Interrupter) breakers present but not inspected due to owner's possessions plugged into receptacles.

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

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com

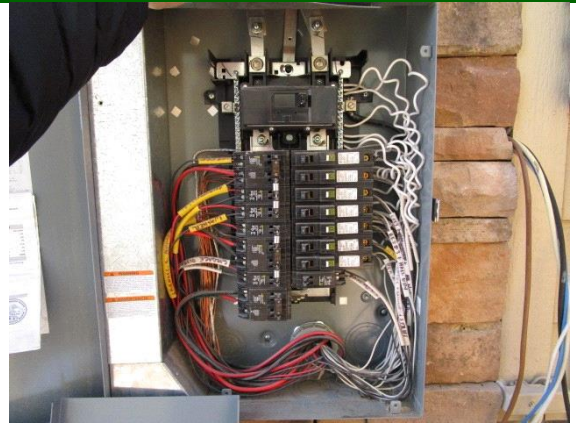


National Property Inspections

Sample



Electrical:



Electrical:

PLUMBING

Monitor Condition

Water Service

Water Public

Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Front

	ACC	MAR	NI	NP	DEF
SUPPLY <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> ABS	<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"/> ABS <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.

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample

WATER HEATER

Monitor Condition

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

Brand: Bradford White
SerialNo: MF36412658

Model: RG1PV50S6N

Size: 50 Gallon(s)

Age: 5-10 Year(s)

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.



Water Heater:



Water Heater:



Water Heater:

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com



National Property Inspections

Sample

Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 WALKS / STEPS

MARGINAL

Some of the flagstone appeared to be loose. Recommend repair and adjustments as needed.

2 GUTTERS/DOWN SPOUTS

MARGINAL

Reconnect the detached downspouts and extensions.

Missing extensions at downspouts.

Recommend installing downspout extensions to divert water 4 to 6 feet away from the foundation.

Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation.

Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs.

A complete roof gutter system may help reduce the risk of weather deterioration, recommend contacting a professionally qualified gutter company to evaluate and repair as necessary.

3 FLOOR/SLAB

MARGINAL

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.

Inspection Date:
12/05/2014

Inspector: Ethan Morgan
Inspector Phone: (720)759-8374

Email: ethan.morgan@npiinspect.com