



Pressgrove Property Inspection DBA National Property Inspections

Pressgrove Sample Report , 987 Main St, Anywhere, ar, 12345



Friday, May 5, 2023

Inspector

Ronald Jeremy Pressgrove

501-733-3981

jeremy.pressgrove@npiinspect.com

Inspection Date:
05/05/2023

Inspector: Ronald Jeremy Pressgrove
Inspector Phone: 501-733-3981

Email: jeremy.pressgrove@npiinspect.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 60 F
Estimated Age Of Property : 40 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast <input checked="" type="checkbox"/> Rain
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Damp/Wet
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood	

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 (DEFICIENT)	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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PORCHES / STOOPS

DEFICIENT

Observed no screen on door to screened porch area

Damage to screen porch in two places. Recommend repair by handyman or contractor



PORCHES / STOOPS:

PATIO

MARGINAL

Roof covering over deck leaked at seams and appears to be negatively sloped towards the home. The home owner also reported leaking and negative slope. Recommend repair by qualified professional

Patio has some minor cracking present throughout (less than 1/4 inch). Recommend filling the cracks with an approved concrete sealant to prevent any future water damage/deterioration.



PATIO: Roof covering leaks at seams and slopes towards home

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GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

MARGINAL

After testing electric receptacle(s) with a tester and pushing the test button(s), it was determined that the wall receptacle(s) were not GFCI protected. Receptacles in a carport/garage have been required to be GFCI protected since 1978.

GARAGE PEDESTRIAN DOOR INTO HOUSE

MARGINAL

Observed a hollow core (interior door) between garage and home. Door from garage into house should be metal or solid core fire rated door. Recommend upgrading door with installation from qualified contractor or handyman.

ELECTRICAL

Panel

MARGINAL

GFCI(in panel)*

DEFICIENT

Recommend complete labeling of panel and all circuits by licensed electrician

GFCI not present, it is recommended in exterior, garage, kitchen. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.



ELECTRICAL:

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ATTIC FRAMING/SHEATHING

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

Rafters

Trusses

Comments:

The attic interior was visually examined for leaks and/or water stains. All the framing and sheathing that was visible from the attic was acceptable at time of inspection. No cracked trusses or rafters, stains, or leaks were observed at time of inspection.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:



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Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:

ATTIC VENTILATION

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

Comments:

At time of inspection ventilation was acceptable.

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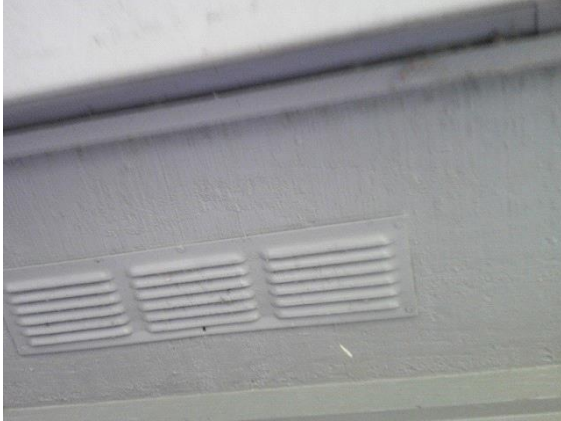
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Attic Ventilation:



Attic Ventilation:

ATTIC INSULATION

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

Blanket

Comments:

Blanket insulation was observed in attic and appears to be an adequate depth at the time of the inspection



Attic Insulation:

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

Concrete

Comments:

Foundation construction included a slab-on-grade. Inspection of the slab-on-grade foundation was limited by the fact that typically, most of the foundation and slab are hidden underground or by interior floor coverings. Where possible, that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering was inspected.

ELECTRICAL

- Monitor Condition
- Recommend Repairs

SERVICE SIZE (Main Panel)

Main Disconnect Location: Garage

120 / 240 Volt (Nominal)

	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input checked="" 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"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

AFCI (Arc Fault Circuit Interrupter) breaker outlets and breakers were not present. AFCI outlets were not a requirement when the home was constructed, however, the installation of AFCI outlets/breakers is recommended. Recommend complete labeling of panel and all circuits by licensed electrician

GFCI not present, it is recommended in exterior, garage, kitchen. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.

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

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Electrical:



Electrical:



Electrical:



Electrical:



Electrical:



Electrical:

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PLUMBING

Monitor Condition

Water Service

Water Public

Shut Off Location: exterior front

Sewage Service

Sewage Public

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

Observed a clean out with a broken cap. Recommend replacement or repair of cap to prevent debris from entering sewage line from the yard

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



Plumbing:



Plumbing: broken cap, replacement or repair

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Plumbing: main disconnect

WATER HEATER

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

Brand: AO Smith

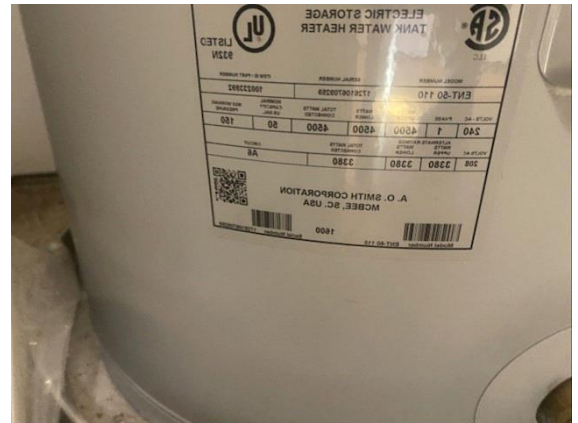
Electric

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 manufacturer's specifications before doing any maintenance on your water heater.



Water Heater:



Water Heater:

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Water Heater:



Water Heater:

LAUNDRY FACILITIES

Location: Laundry room

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in laundry room were acceptable at time of inspection.



Laundry Facilities:

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HEATING DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

COOLING

Brand: Trane

Age: < 5 Year(s)

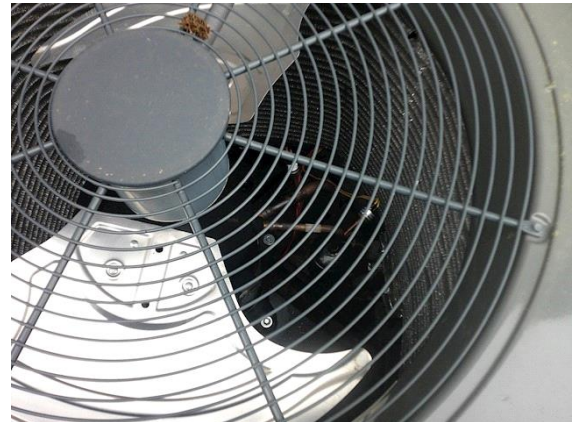
ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner.



Cooling:



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Cooling:



Cooling:

KITCHEN

Recommend Repairs

	ACC	MAR	NI	NP	DEF
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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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