



**JCM Property Ventures, LLC DBA
National Property Inspections**

Sample Report



Tuesday, June 6, 2023

Inspector

JC Manalo

909-728-3556

julius.manalo@npiinspect.com

Inspection Date:
06/06/2023

Inspector: JC Manalo
Inspector Phone: 909-728-3556

Email: julius.manalo@npiinspect.com



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Sample Report

GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

| | |
|---|--|
| Property Occupied : Yes Estimated Age Of Property : 22 Year(s) Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Wood | Temperature : 75 F Weather : Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present : <input checked="" type="checkbox"/> Buyer |
|---|--|

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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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.

FENCES / GATES

MARGINAL

Several areas of wood rot observed on the wood fence. Correct as necessary.

FLASHING/VALLEYS

MARGINAL

Minor debris accumulation in one or more valleys. Debris should be cleared to allow for proper runoff. Plumbing boot on vent has deteriorated and may allow for water intrusion. Repair or Replace as necessary.

COOLING

MARGINAL

Due to the age of unit, be aware that it could need repairs or replacing at any time.

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 (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.



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Sample Report

GRADING / DRAINAGE

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

Positive Slope

Comments:

Appeared to be a positive slope around all sides of the home.



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:

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FENCES / GATES

Monitor Condition

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

Wood

Wrought Iron

Rotting

Comments:

Several areas of wood rot observed on the wood fence. Correct as necessary.



Fences / Gates:



Fences / Gates: Area of wood rot to fence slat.



Fences / Gates:



Fences / Gates:

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Fences / Gates:



Fences / Gates:

ROOFING

Monitor Condition

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

Age: 22 Year(s)

Design Life: 40-50 Year(s)

Layers: 1

80% Visible

Tile

Fiberglass

Comments:

Overall the roof was in acceptable condition with no active leaks noted on day of inspection. Recommend monitoring for future deterioration and repair/replace as required. Solar panels were present on roof, but are not within the scope of the inspection and were not inspected.

Leaks not always detectable.



Roofing:



Roofing:

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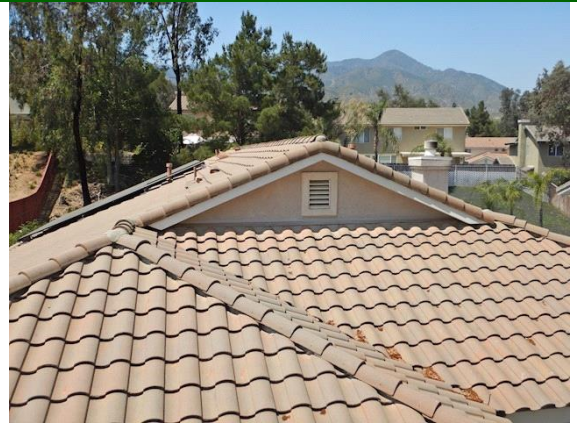


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Roofing:



Roofing:



Roofing:



Roofing:



Roofing:



Roofing:

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FLASHING/VALLEYS

Monitor Condition

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

Metal

Filled with Debris

General Deterioration

Comments:

Minor debris accumulation in one or more valleys. Debris should be cleared to allow for proper runoff. Plumbing boot on vent has deteriorated and may allow for water intrusion. Repair or Replace as necessary.



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:

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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 Obscured / Covered

Comments:

All visible concrete flooring was in good condition at time of inspection with no major defects noted. Slab on grade. Limited visibility. The concrete floors of the home were covered by carpet, tiles and/or floor coverings. Where possible, that portion of the foundation between grade and exterior wall covering was inspected.

ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Cutler Hammer Main Disconnect Location: Exterior Wall 120 / 240 Volt (Nominal)
 100 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"/> Exterior Wall | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ARC FAULT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| SMOKE DETECTORS* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Overall, the electrical system was in good condition.

Front cover on panel not clearly labeled to identify what breakers supply what circuits. For additional safety, recommend identification and labeling of all specific breaker functions.

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

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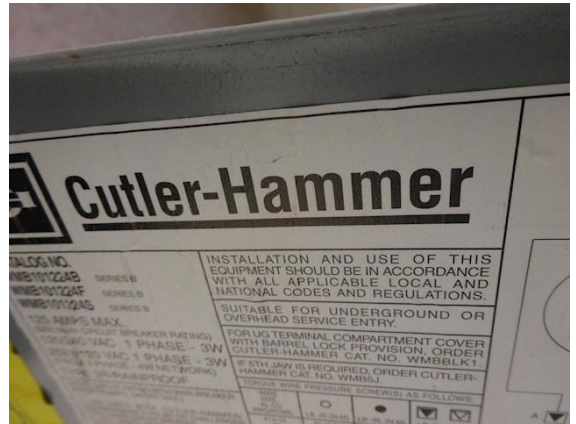
Electrical: Main Panel



Electrical:



Electrical: Main breaker 100 amp



Electrical:



Electrical:



Electrical:

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COOLING

Monitor Condition

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

Brand: Comfortmaker
Design Life: 15-20 Year(s)

Model: CA9048VKD2
SerialNo: L9932 25897

Size: 4.0

Age: 24 Year(s)

Electric

Central Air

Comments:

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

Due to the age of unit, be aware that it could need repairs or replacing at any time.



Cooling:



Cooling:

KITCHEN

| | 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 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"/> |

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| | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> Gas | <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GARBAGE DISPOSAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:
All components in kitchen were acceptable at time of inspection.



Kitchen:



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