



# INSPECTION REPORT

12345 Main St  
El Paso, TX 79938



**PREPARED FOR**  
CLIENT NAME

**INSPECTION DATE**  
Wednesday, January 10, 2024

**INSPECTED BY**  
Ramon Rivera Jr, 26234



NPI-El Paso

El Paso, TX 79935

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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Poured concrete

Foundation Performance Opinion: Satisfactory

Comments:

### B. Grading and Drainage

Comments:

### C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Walking the roof surface

Comments:

- Recommendations\General: In the opinion of the inspector the roof covering has outlived it's usefulness life.

### D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 6 inches

Comments:

- Attic/roof\Insulation: Amount inadequate Notes: Recommend expert adding insulation to minimum 13"

Location(s): Attic

- Attic/roof\Hatch/Door: Not insulated Notes: Attic access panel should have a weatherstrip and insulation.

Location(s): Attic

### E. Walls (Interior and Exterior)

Comments:

### F. Ceilings and Floors

Comments:

### G. Doors (Interior and Exterior)

Comments:

### H. Windows

Comments:

### I. Stairways (Interior and Exterior)

Comments:

### J. Fireplaces and Chimneys

Comments:

- Chimney and vent\Masonry chimney cap (crown): Cracked

# ROOFING

12345 Main St, El Paso, TX January 10, 2024

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<https://npiweb.com/elpaso>

DEFECTS

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

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INTERIOR

SITE INFO

REFERENCE

## Description

**Types of Roof Covering:** • [Asphalt shingles](#)

**Roof Viewed From:** • Walking the roof surface

**Roofing material:** • [Asphalt shingles](#)

**Flashing material:** • Aluminum

**Roof Shape:** • Gable

## Observations and Recommendations

### RECOMMENDATIONS \ General

1. **Condition:** • In the opinion of the inspector the roof covering has outlived it's usefulness life.



1. In the opinion of the inspector the roof...



2. In the opinion of the inspector the roof...



3. In the opinion of the inspector the roof...

## Description

**Type of Wiring:** • [Copper - non-metallic sheathed](#)

**Service entrance cable and location:** • [Not visible](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:** • [Breakers - garage](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

• No GFCI

Exterior outlets are not GFCI nor are the coverings updated with bubble covers.



6. No GFCI

• [GFCI - kitchen](#)

Kitchen outlets are not GFCI protected, recommend replacement when remodeling.

**Smoke alarms (detectors):**

• [Present](#)

smoke alarm is 10+ years, recommend replacing.

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7. Present

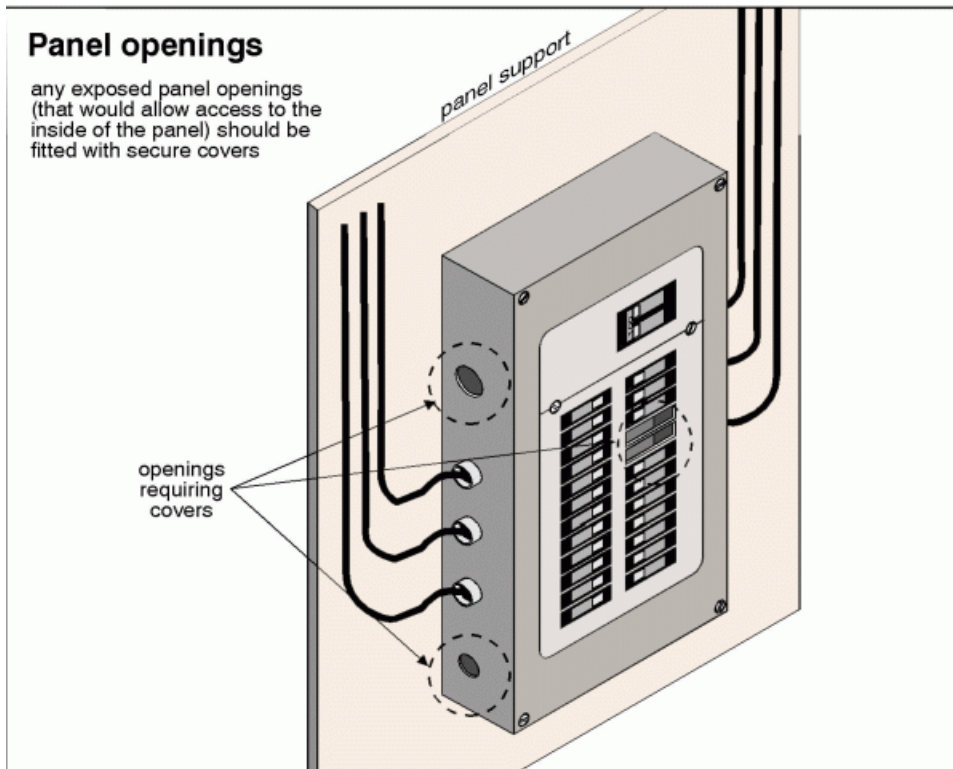
Carbon monoxide (CO) alarms (detectors): • None noted

## Observations and Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

4. Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard



# ELECTRICAL

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8. Unprotected openings



9. Unprotected openings

# HEATING

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## Description

Type of Systems: • [Furnace](#)

Energy Sources: • [Gas](#)

Heating system type:

- [Furnace](#)



10. Furnace

- [Furnace](#)



11. Furnace

Fuel/energy source:

- [Gas](#)
- [Gas](#)

# HEATING

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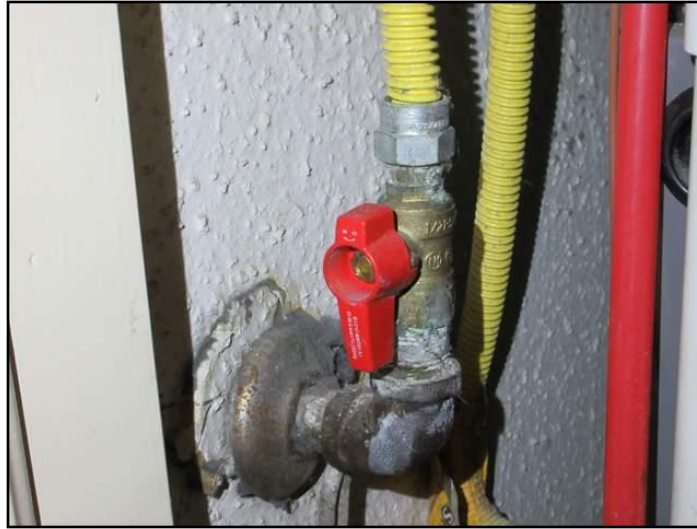
INSULATION

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12. Gas

Furnace manufacturer: • Ruud

Efficiency: • [Mid-efficiency](#)

Approximate age: • [6 years](#)

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

5. **Condition:** • No heating recommendations are offered as a result of this inspection.

6. **Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

7. **Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material



DEFECTS	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
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## Description

**Approximate Average Depth of Insulation:** • 6 inches

**Attic/roof insulation material:** • [Cellulose](#)

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

**10. Condition:** • [Amount inadequate](#)

Recommend expert adding insulation to minimum 13"

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Improve

### ATTIC/ROOF \ Hatch/Door

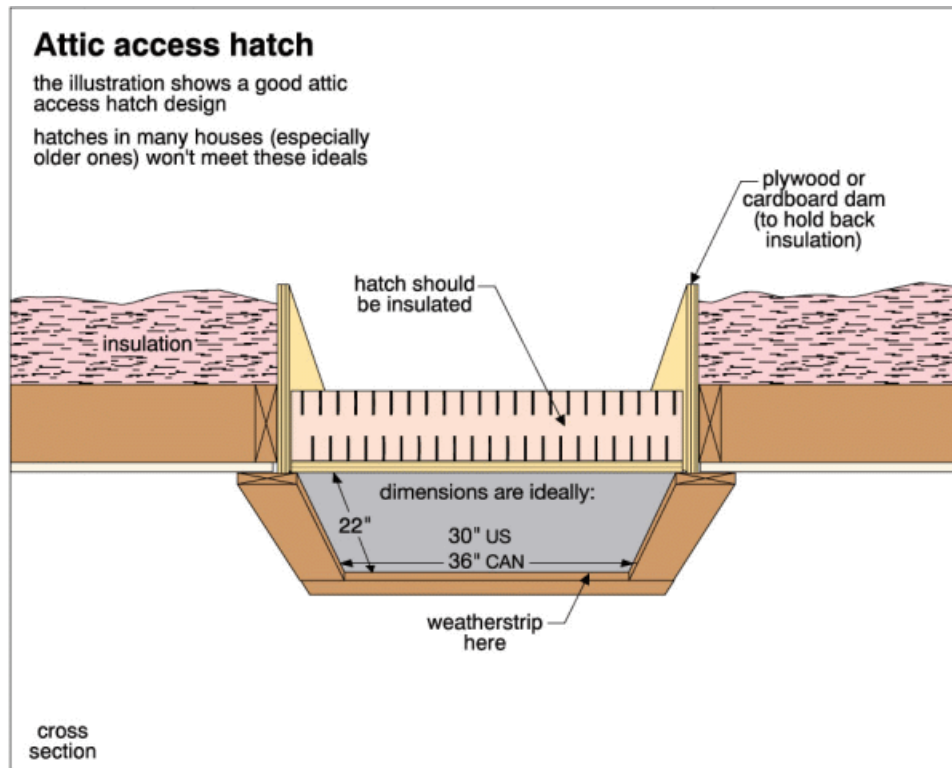
**11. Condition:** • [Not insulated](#)

Attic access panel should have a weatherstrip and insulation.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic

**Task:** Improve



- DEFECTS
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### Description

- Location of water meter:** • Water meter located on sidewalk on northern side of the home.
- Location of Main water supply valve:** • North
- Static water pressure reading:** • [80 psi](#)
- Type of supply piping material:** • Not visible
- Type of drain piping material:** • Plastic
- Water Heating Energy Source:** • [Gas](#)
- Water Heating Capacity:** • [50 gallons](#)
- Location of gas meter:** • Exterior right side
- Type of gas distribution piping material:** • Steel
- Water supply source (based on observed evidence):** • Public
- Main water shut off valve at the:** • North
- Water flow and pressure:** • [Functional](#)
- Water heater type:** • Tank
- Water heater location:** • Hall closet
- Water heater fuel/energy source:** • [Gas](#)
- Water heater exhaust venting method:** • Direct vent

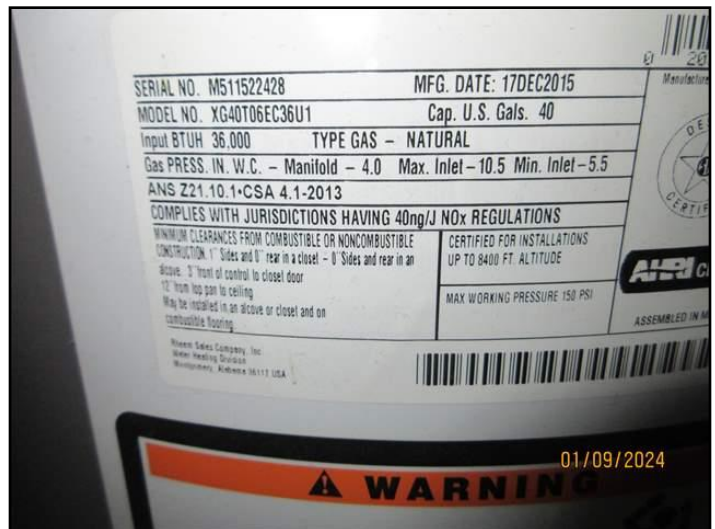
### Observations and Recommendations

#### RECOMMENDATIONS \ Overview

12. **Condition:** • No plumbing recommendations are offered as a result of this inspection.



13. No plumbing recommendations are offered as...



14. No plumbing recommendations are offered as...

# REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS