



National Property Inspections of Middle Tennessee DBA  
**National Property Inspections**

12345 Sample Dr, Nashville, TN 37204



Thursday, July 17, 2025  
**Inspector**  
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# National Property Inspections of Middle Tennessee DBA National Property Inspections

12345 Sample Dr, Nashville, TN 37204

## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION:

<b>Type of Property:</b> Office Building <b>Primary Construction:</b> ISO - I Wood Frame <b>Property Occupied:</b> No <b>Property Faces:</b> Southeast	<b>Temperature:</b> 90's, 80's F <b>Weather:</b> Sunny <b>Soil Conditions:</b> Dry
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## DEFINITIONS:

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

<b>G (GOOD)</b>	The item/system appeared to be adequately performing its intended function at the time of the inspection.
<b>F (FAIR)</b>	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.
<b>NI (NOT INSPECTED)</b>	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.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>P (POOR)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection and will require repair or replacement.

## SCOPE OF THE INSPECTION

The following report is based on visual, non-invasive 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, nor is this an inspection based on local municipal codes. Disassembly, dismantling, destruction, or removal of systems, and/or building materials are not included in the scope of a general commercial inspection. 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.

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 into the foundation; 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, system upgrades, renovations, and remodels.

Commercial buildings should be viewed as "high-use", "high-traffic". Normal "wear and tear," such as smudges of paint, marring of woodwork, stains in carpet, etc., are not necessarily part of this report. The owner of this building should expect and budget for "on-going" maintenance and expense of various types. This is a visual inspection of readily accessible areas and not technically exhaustive. Some items e.g., windows, doors and electrical outlets, are inspected on a random sampling basis. Hidden or obstructed items may not be observed. This report is not intended to address environmental issues such as asbestos, lead paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection and does not address issues such as ADA (American with Disabilities Act). National Property Inspections expresses no opinion on the condition of this property beyond what is set forth in this written report. National Property Inspections cannot predict how the building may be used or modified in the future.

### How To Read This Report:

Selecting an item within the Table of Contents will take you directly to that section within the report body.



## 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.

To print the summary section only, select Print Pages on your printer dialog box. The summary starts on page five.

### Major

#### • EXTERIOR SURFACES

- Recommend repair/replace by a qualified contractor as possible water damage was causing cracks and deterioration along the brick veneer and rear concrete block walls at various locations. See also Roofing section as evidence of water intrusion was present on the interior of the building. Repointing or sealing the cracks will help prevent further damage. No determination as to the age or status of the cracks could be determined at time of inspection.  
The exterior of the building should be thermally and water (liquid and vapor) sealed to prevent water from gaining access to the interior walls or the interior of the building. The roof and exterior of the building should be repaired before another repairs as water intrusion is the catalyst for most repair issues for this building.

#### • ROOF COVERING

- Recommend repair/replace by a qualified contractor as the parapet walls and rear roof flashing was not sealed and allowing water intrusion into the interior wall structure. Signs of early water intrusion beneath the membrane surface was evident with thermal infrared imaging.  
The exterior of the building should be thermally and water (liquid and vapor) sealed to prevent water from gaining access to the interior walls or the interior of the building. The roof and exterior of the building should be repaired before another repairs as water intrusion is the catalyst for most repair issues for this building.

#### • PLUMBING

- Recommend repair/replace by a qualified contractor for the following:
  1. Evidence of possible water leak(s) were observed at rear wall and utility room walls at time of inspection. Biological growth was likely present and visible on the walls which may be caused by a plumbing leak and/or water intrusion from roofing issues.
  2. The building did not have any visible interior or exterior plumbing cleanouts. Current standards of practice call for plumbing cleanouts within five feet of the exterior foundation and located at least every 100 feet to the city sewer connection.
  3. A sediment trap was missing from the gas supply at the rooftop HVAC unit. Standards of practice call for the trap to be located between the appliance and shut-off valve.
  4. The plumbing and gas will need to be fully tested once service is restored.
  5. All metal drainpipes beneath sinks need to be changed to PVC as signs of past leaks was evident.

### Minor

#### • PARKING LOT / LOT ENTRANCES

- Recommend repair/replace by a qualified contractor for the following:
  1. Surface deterioration of the paved surface was present at various locations. The areas should be repaired to prevent further damage.
  2. The paved surface was cracked at various locations and vegetation was growing between the cracks. Vegetation should be removed, and the cracks sealed.
  3. The surface sealant and striping were worn at many locations. The surface should be sealed to prevent further deterioration and the lot striping and decals repainted.
  4. Evidence of ponding was present at the north parking lot.

#### • GUTTERS / SCUPPERS / DOWN SPOUTS



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Recommend the following:

1. The gutters were filled with debris and vegetation, and the roofing membrane was not overlapping into the gutter for the full length of the gutter.
2. The gutter appeared to be leaking from the downspout openings.
3. Recommend clearing the buried extensions for optimum drainage flow.

## • HVAC AIR DISTRIBUTION & SYSTEM

- Recommend further evaluation and repair/replace by a qualified HVAC contractor for the following:
  1. Maintenance and service for cleaning, refrigerant pressure check and evaluation of exhaust systems.
  2. The cooling temperatures were higher than industry standards.

## Safety

### • ELECTRICAL - SERVICE & PANELS

- Recommend further evaluation and repair/replace by a licensed electrician for the following:
  1. Further evaluation as a bonding clamp was not observed at the main gas service. Current standards of practice call for bonding clamps to be installed on the customer side of the gas meter.
  2. Installation of GFCI protection for all bathroom and exterior outlets.
  3. An outlet was testing as being incorrectly wired within the north prep room.
  4. Wire nut terminations were exposed within the attic and should be enclosed into electrical junction boxes.
  5. Some outlets were loose at the wall.
  6. The interior cover was missing at the HVAC disconnect panel.

### • INTERIOR ROOMS

- Recommend repair/replace by a qualified contractor as areas of possible biological growth was present at the interior walls of rooms along the rear of the building.

### • FIRE SAFETY

- Recommend further evaluation by a qualified contractor for the following:
  1. The emergency lighting did not illuminate when tested.
  2. The emergency signing may not meet current standards.
  3. The fire extinguisher did not have current certification.

## Maintenance

### • EXTERIOR SURFACES

- Recommend repair/replace by a qualified contractor for the following:
  1. The sealant was missing / separated at the service entrances, lighting fixtures, doors, windows, trim and sidewalls at the walkways. An approved exterior sealant should be properly applied around the opening / fixture to help prevent water intrusion.
  2. The paint along the rear wall was peeling and will need refinishing once the water intrusion issue has been solved.
  3. The brick road sign needs cleaning and coating with a masonry sealer or other water-proofing material to prevent further damage from water intrusion.
  4. The thermal seal was damaged around the exterior door frames.

### • ENTRANCES / STEPS / PATIO / WALKWAYS

- Recommend repair by a qualified contractor as cracks were observed at various locations. Sealing and leveling the cracks will help prevent water damage and settlement.

### • STRUCTURAL COMPONENTS

- Recommend further evaluation by a qualified contractor to assess the stability of the exterior walls as signs of



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water intrusion and deterioration was present along the exterior walls.

- **RESTROOMS**

- Recommend repair/replace by a qualified contractor for the following:
  1. Tile flooring and baseboards were loose.
  2. Separation of the caulk/sealant around the edges and corners of the countertop / shower / sink / tub. Resealing will help prevent water intrusion.

- **INTERIOR ROOMS**

- Recommend repair/replace by a qualified contractor for the following:
  1. The door hardware was missing / damaged two doorways and the door wall stops were deteriorated.
  2. The floor covering was damaged within the laboratory.
  3. Various ceiling tiles were stained and need to be changed.
  4. The interior walls need repair in the west bathroom.

Major	Items or systems which were not operable and a qualified contractor is recommended for repair or replacement.
Minor	Items or systems which may not be performing at optimum levels, and attention is needed which a qualified contractor is recommended for repair, replacement or service.
Safety	Items or systems which pose a safety hazard, and a qualified contractor is recommended for repair/replace or service.
Maintenance	Items or systems which are typically part of a routine maintenance and upkeep program to repair and/or replace items due to normal wear and tear. A qualified contractor is recommended.





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## GRADING / DRAINAGE

☒ Near Level      ☒ Drainage Landscaping Present      ☒ Curbing Cut-Outs

	G	F	NI	NP	P
LOT DRAINAGE <input checked="" type="checkbox"/> See Parking Lot Section	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SURFACE DRAINS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RETENSION POND(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Comments:

The lot within four-to-six feet of the building was inspected for elevations, apparent drainage patterns and drainage landscaping. Recommend monitoring conditions during heavy rain.

**Maintenance Tip: Lot Drainage** - Water is the largest cause of destruction on this planet and it can cause significant damage to a structure in a short amount of time. Current standards of practice call for the first six feet to slope away from the foundation which helps ensure the water naturally drains away. Some areas have land features which may require landscaping, or other water diversion systems to keep the water away from the foundation.

Monitor the areas around the structure, including at the downspouts, when raining to see drainage patterns. Any ponding or drainage patterns within six feet of the foundation should have proper drainage systems installed.

A best practice is to contract a professional landscaping company to keep the landscaping trimmed and presentable. Also, touring the lot with the contractor can help to point out areas which may need more attention such as lot drainage features and other exterior maintenance issues.

### Overall Lot Drainage Patterns





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## PARKING LOT / LOT ENTRANCES

Driveway / Parking Surface(s):  
Asphalt Paving

Entrance(s): East

Perimeter Border:  
Concrete Curbing

Number Of All Parking  
Spaces: 20-30

Lot Striping: Barely Visible

Number of ADA  
Spaces: 1-5

ADA Signing:  
Signposts

☒ Ponding Evident

☒ Cracks

PARKING LOT SURFACE

LOT STRIPING

G	F	NI	NP	P
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Comments:

The parking lot was inspected for drivability, surface stability, cracks, drainage, lot striping, perimeter borders and overall conditions.

**Maintenance Tip:** Concrete paving, as a permanent feature, is still in need of regular maintenance. Sealing cracks as they form and even the sealing an entire lot can ensure the surface will remain smooth for a long time. Repainting, when fading occurs, surface directional arrows and striping can help to bring as new and fresh look to the property.

The parking lot was inspected for drivability, surface stability, cracks, drainage, lot striping, perimeter borders and overall conditions.

**Maintenance Tip:** - Gravel will still need a little attention from time to time. The gravel may need to be smoothed at the higher traffic areas and erosion trenches can be stopped easily by some minor landscaping on the sides to help prevent water from flowing onto the gravel surface.

The parking lot was inspected for drivability, surface stability, cracks, drainage, lot striping, perimeter borders and overall conditions.

**Maintenance Tip:** - Asphalt, as a permanent feature, is still in need of regular maintenance. Sealing cracks as they form and even sealing the entire parking lot can ensure the surface will remain smooth for a long time. Repainting, when fading occurs, surface directional arrows and striping can help to bring as new and fresh look to the property.

### Parking Lot Conditions





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Recommend repair/replace by a qualified contractor for the following:

1. Surface deterioration of the paved surface was present at various locations. The areas should be repaired to prevent further damage.
2. The paved surface was cracked at various locations and vegetation was growing between the cracks. Vegetation should be removed, and the cracks sealed.
3. The surface sealant and striping were worn at many locations. The surface should be sealed to prevent further deterioration and the lot striping and decals repainted.
4. Evidence of ponding was present at the north parking lot.





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1.



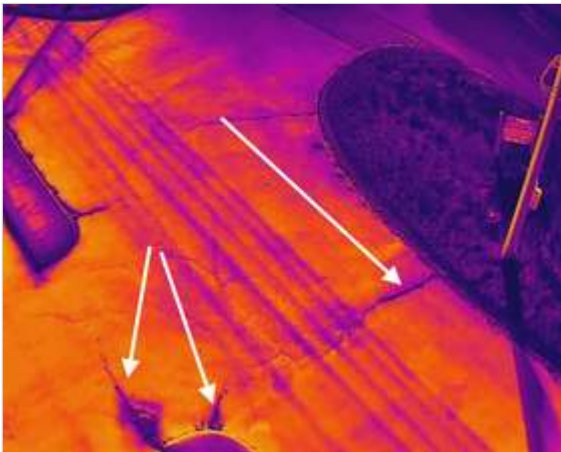
1.



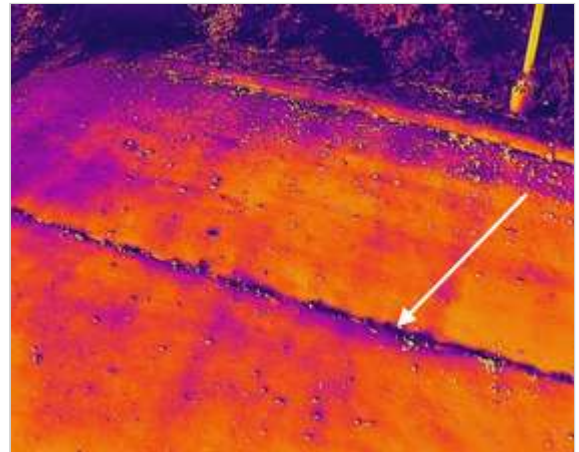
2.



2.



2. Infrared shows moisture within pavement cracks



2. Infrared shows moisture within pavement cracks



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## ROOF COVERING

Type: Modified Bitumen (Mod Bit) Fully Adhered

Design Life: 15-25 Years

Layers: 1

% Visible: 90

☒ Suspected Leak(s)

☒ Ladder at Eaves

☒ Visual From Ground

☒ Walked On

☒ Drone Aerial Photography

	G	F	NI	NP	P
ROOFING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EAVES, FASCIA, SOFFITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLASHING & VALLEYS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PARAPET WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Comments:

The shingle roof covering was inspected for coverage, around openings, visible flashings, overall condition and thermal infrared imaging was used to identify areas of possible roof water leaks. Roof flashing is not always visible around adjacent roof surfaces and inside the building should be monitored at these areas. Roof underlayment will be noted within this report if viewable and can only be noted for presence at accessible areas. 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 material 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. This inspection is made on the basis of what is visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future or certify it for insurability.

**Maintenance Tip: Roofs** - Keeping roofs and gutters clean is the number one way to keep your roof healthy. Tree branches, leaves and other debris that is not removed by the wind or rain can stain and begin to shorten the life of a roof. Cleaning the gutters in the spring and fall will help ensure proper drainage of the roof surface.

**Maintenance Tip: Flashing** - Continuous, base and step flashing should be installed at any change of a roof angle, and at any point a roof intersects a vertical surface. Most flashing is rarely viewable at roof angle changes and should almost always be seen where a roof surface meets brick veneer and wood siding. Inspecting and maintaining, on a yearly basis, any sealant and keeping the visible flashing free of debris will help keep these areas free from leaks.

Leaks are not always visible at time of inspection.





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The metal roof covering was inspected for coverage, around openings, visible flashings and overall condition. Roof flashing is not always visible around adjacent roof surfaces and inside the building should be monitored at these areas. Roof underlayment will be noted within this report if viewable and can only be noted for presence, at accessible areas. 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 material 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. This inspection is made on the basis of what is visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future or certify it for insurability.





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**Maintenance Tip: Roofs** - Keeping metal roofs and gutters clean is the number one way to keep your roof healthy. Tree branches, leaves and other debris that is not removed by the wind or rain can stain and begin to shorten the life of a roof. Cleaning the gutters in the spring and fall will help ensure water proper drainage of the roof surface. Set a yearly maintenance routine to monitor the roofing screws and change them as needed. This will help ensure the rubber washers around the screws stay sealed and the attic moisture free.

**Maintenance Tip: Flashing** - Continuous, base and step flashing should be installed at any change of a roof angle, and at any point a roof intersects a vertical surface. Most flashing is rarely viewable at roof angle changes and should almost always be seen where a roof surface meets brick veneer and wood siding. Inspecting and maintaining, on a yearly basis, any sealant and keeping the visible flashing free of debris will help keep these areas free form leaks.

Leaks are not always visible at time of inspection.

The membrane roof covering was inspected for material, installation method, slope covering evidence of water ponding and overall condition.

This inspection is made on the basis of what is visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future or certify it for insurability. 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 material 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.

**Maintenance Tip: Roofs** - Keeping roofs and gutters clean is the number one way to keep your roof healthy. Tree branches, leaves and other debris that is not removed by the wind or rain can stain and begin to shorten the life of a roof. Cleaning the gutters in the spring and fall will help ensure proper drainage of the roof surface. Also identifying and repairing areas that may be showing signs of pooling water will help prolong the life of the roof surface.

**Maintenance Tip: Flashing** - Continuous, base and step flashing should be installed at any change of a roof angle, and at any point a roof intersects a vertical surface. Most flashing is rarely viewable at roof angle changes and should almost always be seen where a roof surface meets brick veneer, concrete, or wood siding. Inspecting and maintaining, on a yearly basis, any sealant and keeping the visible flashing free of debris will help keep these areas free form leaks.

Leaks are not always visible at time of inspection.

Recommend repair/replace by a qualified contractor as the parapet walls and rear roof flashing was not sealed and allowing water intrusion into the interior wall structure. Signs of early water intrusion beneath the membrane surface was evident with thermal infrared imaging.

The exterior of the building should be thermally and water (liquid and vapor) sealed to prevent water from gaining access to the interior walls or the interior of the building. The roof and exterior of the building should be repaired before another repairs as water intrusion is the catalyst for most repair issues for this building.



Membrane gutter overlap is loose at the flashing



Parapet walls





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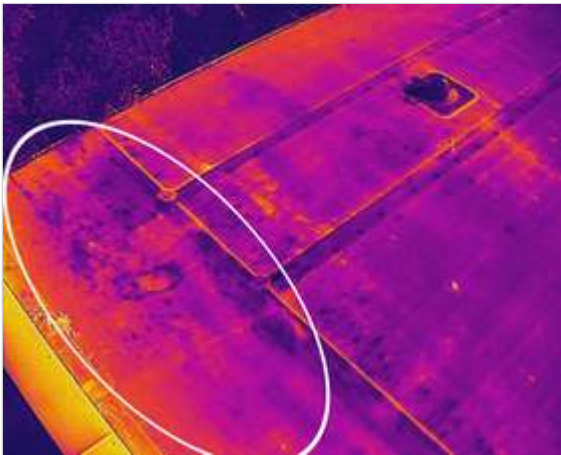
12345 Sample Dr, Nashville, TN 37204



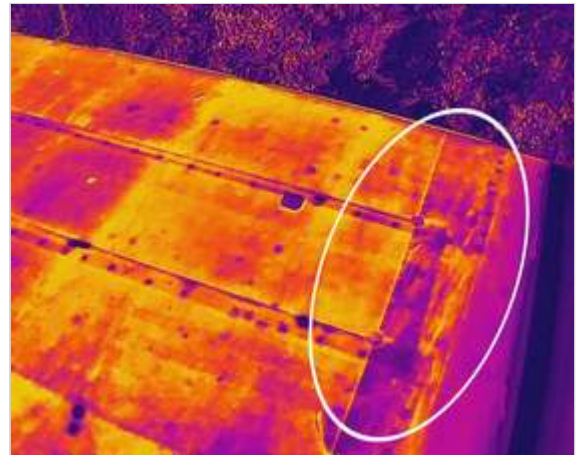
Loose screws



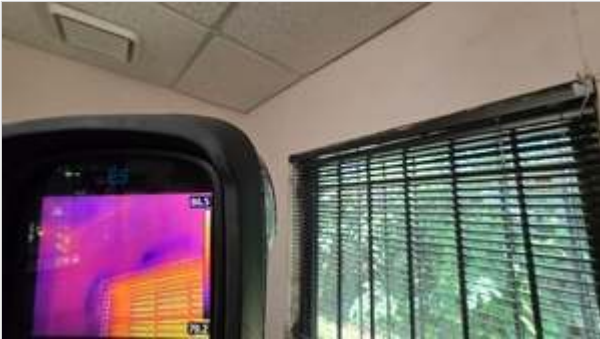
Deteriorated sealant



Signs of water intrusion beneath the membrane surface



Signs of water intrusion beneath the membrane surface



Current water detected at the south bathroom wall



Current water detected at the south bathroom wall



Current water detected at the laboratory wall



Current water detected at the south office wall



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## STRUCTURAL COMPONENTS

Interior Foundation Type: Slab-On-Grade

Walls: Concrete Block

☒ Efflorescence / Suspected Leak(s)

☒ Limited Observation

	G	F	NI	NP	P
EXTERIOR FOUNDATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR WALLS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR SLAB FLOORING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR SUBFLOORING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INTERIOR FRAMING SUPPORT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOAD-BEARING WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

All visible structural components were inspected for type and general condition.

The visible structural components were as follows:

1. Poured concrete slab-on-grade
2. Concrete block exterior walls
3. Metal wall framing along exterior and interior walls. The interior hallway walls were load bearing or had a support post along the hallway walls for roof truss support.
4. Steel truss roof supports
5. Metal roof sheathing



Metal wall framing



Concrete block exterior walls



Steel roof trusses & metal roof sheathing



Support loading onto load bearing hallway walls

Recommend further evaluation by a qualified contractor to assess the stability of the exterior walls as signs of water intrusion and deterioration was present along the exterior walls.



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## ELECTRICAL - SERVICE & PANELS

Brand: Siemens	Main Disconnect Location: Utility Room	Service size: 120 / 240 Volt (Nominal)	Service: Underground				
Panel Rating: 300 AMP	Type: Breakers	Branch Circuits: Copper					
			G	F	NI	NP	P
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS (in panel)			<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 (in 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"/>
CONDUCTOR TERMINATIONS			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTLETS GROUNDED			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTLETS SECURED / WIRED CORRECTLY			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTLETS IN APPROVED LOCATIONS			<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:

- The main service to the building was inspected for service size, service connections and overall conditions. A representative number of outlets were tested for power and correct wiring and for presence and operation of AFCI & GFCI circuits.  
Note: Recommend requesting owner ensure all interior and exterior light bulbs illuminate and replace any which are burned-out before closing.

Visible electrical service

**Maintenance Tip: Electrical Safety** - There are two main electrical safety devices that can be installed in structure that help prevent shock and fire hazards; GFCI and AFCI outlets and breakers.

**Ground-fault circuit interrupter**, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which can result in lethal shock, typically due to moisture/water. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults. If a GFCI breaker or outlet trips, ensure there is not water present and reset the safety device.

Recommended GFCI protected locations: All locations where water is or can be present; all bathrooms, kitchens, break rooms, laundry, loading areas, unfinished basements, exterior, crawl space, pool & spa and boathouse outlets.

**Arc-fault circuit interrupters** (AFCIs) are special types of electrical receptacles or outlets and circuit breakers designed to detect and respond to potentially dangerous electrical arcing in branch wiring. As designed, AFCIs function by monitoring the electrical waveform and promptly opening (interrupting) the circuit they serve if they detect changes in the wave pattern that are characteristic of a dangerous arc. In addition to the detection of dangerous wave patterns (arcs that may cause fires), AFCIs are also designed to differentiate safe, normal arcs. An example of this arc is when a switch is turned on or a plug is pulled from a receptacle. Very small changes in wave patterns can be detected, recognized, and responded to by AFCIs. If an AFCI trips with no obvious cause, it is generally a good idea to call an electrician due to the fact the cause of the trip may not be visible.

Recommended AFCI protected locations: All outlets on branch circuits for, closets, dining rooms, hallways, libraries, offices, recreation rooms, storage rooms and waiting rooms.

**Maintenance Tip: Ground & Electrical Bonding** - Grounded circuits have been the standard since the 1970's and is easily identified by the round opening on wall receptacles, within the U.S. The ground wire allows excess electricity, overcurrent, to safely pass out and into the ground. Typically, a circuit breaker would trip as well, to shut the power off to the overpowered circuit.





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*The other grounding system is electrical bonding and essentially acts like a lightning rod which allows energized items to safely pass electricity out of the house. Steel gas pipes, metal water pipes, large appliances and other larger metallic objects should be electrically bonded. The grounding system and electrical bonding system of a structure should not be joined together until the last disconnect panel before the grounding rod connection. Doing so can cause the excess electricity to enter the grounding system of the which can cause serious harm.*

**Maintenance Tip: Smoke & Carbon Monoxide (CO) Detectors** - Current standards of practice call for Smoke & Carbon Monoxide detectors to be hard-wired at approved locations. Both are required outside sleeping areas, on every level of the, and sleeping rooms with fireplaces. Smoke detectors are also required within each sleeping room, but not within three feet of a bathroom or within six, ten or twenty feet of a cooking appliance depending on smoke sensor type. Dual purpose smoke and CO detectors are available which can reduce the number of detectors to be installed.

*Keep the covers free of dust to help prevent clogging of the sensors. Batteries need to be changed when they start beeping and the detectors need to be tested once a month. If a security system is present, call the monitoring company before testing and let them know when testing is complete. This will help prevent false alarms to fire departments.*

Most smoke detectors have a life span of about 10 years, and all should be checked once a month and batteries replaced as needed.



- Recommend further evaluation and repair/replace by a licensed electrician for the following:
  1. Further evaluation as a bonding clamp was not observed at the main gas service. Current standards of practice call for bonding clamps to be installed on the customer side of the gas meter.
  2. Installation of GFCI protection for all bathroom and exterior outlets.
  3. An outlet was testing as being incorrectly wired within the north prep room.
  4. Wire nut terminations were exposed within the attic and should be enclosed into electrical junction boxes.
  5. Some outlets were loose at the wall.
  6. The interior cover was missing at the HVAC disconnect panel.



2.



2. & 5.





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3. Reversed hot & neutral



6.



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## PLUMBING

Water Service: Public Utility	Water Shut Off Location: Utility Room	<input checked="" type="checkbox"/> Water is Shut Off	Water Supply Pipes: Copper
Sewage Service: Public Utility	Drain Pipes: PVC	Plumbing Vent Termination Locations: Rooftop	Plumbing Vents: PVC
Gas / Propane Supply: Gas Utility Service	Gas / Propane Supply Pipes: Steel	Primary Fuel Shut Off Location: Exterior Meter	<input checked="" type="checkbox"/> Fuel is Shut Off

	G	F	NI	NP	P
SUPPLY <input checked="" type="checkbox"/> No Water or Gas Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

The water service was inspected for pressure, flow, drainage and visible plumbing was inspected for overall conditions. Thermal infrared imaging was used to help identify areas of possible water leaks at time of inspection. Any supply, drain or vent not readily accessible, obstructed or underground is excluded from this inspection. It is not within the 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 lines is NOT within the scope of this inspection. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Main utility line, septic systems, well, and gray water systems are excluded from this Inspection.

**Maintenance Tip: Drains** - It is beneficial to allow hot water to run for ten to twenty seconds after use to help ensure the traps and pipes are rinsed-out as well. The hot water will help loosen and the water flow will help move any items that may start to clog a pipe. The break room / kitchen sink may need a regular strength pipe cleaner applied around once a month to help remove the grease and other food particles.

**Maintenance Tip - Septic Tanks:** Septic tanks are in need of regular maintenance to help keep the tank from filling-up and subsequently causing an unintended clean-up bill. Establishing a monthly routine of using an item like Rid-X, will help maintain healthy levels of bacteria in the tank for smooth operations. Perhaps equally as important is monitoring what goes into the septic tank. Food waste and harsher chemicals can allow the growth of bacteria that interrupt the normal operations of your septic tank.

Water Supply Shut-Off, Backflow Prevention & Gas Meter



Recommend repair/replace by a qualified contractor for the following:

1. Evidence of possible water leak(s) were observed at rear wall and utility room walls at time of inspection. Biological growth was likely present and visible on the walls which may be caused by a plumbing leak and/or water intrusion from roofing issues.
2. The building did not have any visible interior or exterior plumbing cleanouts. Current standards of practice call for plumbing cleanouts within five feet of the exterior foundation and located at least every 100 feet to the city sewer connection.
3. A sediment trap was missing from the gas supply at the rooftop HVAC unit. Standards of practice call for the trap to be located between the appliance and shut-off valve.
4. The plumbing and gas will need to be fully tested once service is restored.
5. All metal drainpipes beneath sinks need to be changed to PVC as signs of past leaks was evident.



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## WATER HEATER

Water Heater			
Location(s): Utility Room	Size: 30 Gallon	Age: 6-10 Years	Brand: Whirlpool, by American Water Heater
Model #: 30S6-30NG 400 3	Serial #: 16091026792770	Fuel / Power Source: Gas	Temperature Pressure Release Extension: Properly Installed
Catch Pan Installed: Yes	Catch Pan Drain: Yes, Terminated To Exterior Or Other	Thermal Expansion Tank: No	Seismically Strapped: No - Not Regional Requirement

	G	F	NI	NP	P
WATER HEATER OPERATION <input checked="" type="checkbox"/> No Water or Gas Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER HEATER INSTALLATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER HEATER UNIT	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

The water heater was inspected for installation, operation and thermal infrared imaging was used to identify possible water leaks.

**Maintenance Tip: Water Heaters** - Routine maintenance such as draining the water heater may prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater. Electric water heaters may need the heating element inspected, cleaned, or replaced during the regular maintenance to prolong the life of the water heater. Please Note: If water has been shut off, Temperature Pressure Relief Valves (TPR) often leak when water is turned back-on. Buyer should inspect TPR Valve for leakage immediately after water service is restored.

### Service Connections & Drain Valve





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## HVAC PACKAGE UNIT #1

Unit Location: Rooftop	Service Area: Whole Building	A/C Size: 7 Ton	BTUs: 150K
Brand: Rheem, by Paloma	Model: RKNL-B090CM15E	Serial #: 2N7867ADAAF210902677	Heat Pump: No
Age: 15-20 Years	Design Life: 15-20 Years	Cooling Source: Refrigerant Compressor	Refrigerant Type: R-410A
Heat Fuel: Gas	Max Fuse/Breaker Size (A/C): 50 AMP	Installed Fuse/Breaker (A/C): 50 AMP	<input checked="" type="checkbox"/> At Or Near Design Life

☒ Needs Normal Maintenance / Cleaning

	G	F	NI	NP	P
HEATING OPERATION <input checked="" type="checkbox"/> No Gas Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COOLING OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PACKAGE UNIT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

The HVAC package unit was inspected for operation, installation and thermal infrared imaging was used to determine service production temperature from the HVAC registers within the building.

Recommend yearly maintenance service by qualified HVAC contractor per manufactures instructions for safe and efficient operation, including any exhaust systems. If no service/maintenance records are available, recommend service of HVAC unit(s) before closing. No opinion on cooling or heating supply or efficiency or the adequacy and distribution balance of air flow is made as that is a subjective evaluation. Additional evaluation by a qualified HVAC contractor will be called for if, in the opinion of the inspector, the adequacy seems to be less than industry standard.

**Maintenance Tip: Planning For Replacement Units** - A best practice is to obtain HVAC service records from the current owners and to set a yearly/quarterly HVAC cleaning and service schedule with a reputable HVAC contractor. When regular service is completed, the useful life of the HVAC units tends to increase. An HVAC unit replacement schedule an important task and setting a replacement schedule with the HVAC contractor will help break-up the high cost of replacing every unit at once.

**Maintenance Tip: Filters** - There are many types of air filters from expensive to basic, reusable to disposable. Whichever you chose, the most important thing you can do for the overall health of your HVAC unit is to change the filter when needed. Reduced air flow due to dirty filters one of the most common factors of HVAC unit failure and diminished performance. Manufacturers recommended that they be changed once a month, and some may need to be changed sooner. A best practice is to contract an HVAC company for regular service for all HVAC units and filters.

**Maintenance Tip: HVAC Lines** - Condensation lines are an often over-looked item in a healthy HVAC system. The condensation drain line (usually a white PVC pipe) removes water away from the evaporator coils and can produce a lot of water while the A/C is running. If not, water is observed dripping from the condensation pipe during normal A/C operation, there may be a clog. The pipe can be rinsed-out about once a year to keep slimy algae from growing inside the pipe and is typically included within a HVAC contractor's cleaning and service visit.







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### HVAC AIR DISTRIBUTION & SYSTEM

HVAC Systems: One

Number Of Air Returns: Two

Number of Thermostats: One

☒ Ductwork

DISTRIBUTION

BLOWER

THERMOSTAT

SYSTEM

G	F	NI	NP	P
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Comments:

The HVAC system was tested for air production from HVAC registers, overall operation and thermal infrared imaging was used to identify possible HVAC duct air leaks. The thermostat was tested only for basic operation and no functions, settings, or timers were evaluated.

**Maintenance Tip: Air Vents** - It is advised to leave air vents open at all times, with temporary exceptions. By closing air vents, the HVAC unit generally has to work harder and that can cause a decreased life of your HVAC unit. If the air flow from a vent needs to be shut off for more than a few days or weeks, blocking the branch line to the air vent with a damper may be the better option.

Recommend further evaluation and repair/replace by a qualified HVAC contractor for the following:

1. Maintenance and service for cleaning, refrigerant pressure check and evaluation of exhaust systems.
2. The cooling temperatures were higher than industry standards.



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**DRAFT CONTROL / VENT**

Gas Powered Appliances: HVAC Package Unit, Water Heater

Type(s) Of Exhaust Flues: Metal

	G	F	NI	NP	P
DRAFT CONTROL / VENTING <input checked="" type="checkbox"/> No Gas Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

The available fuel burning systems within the building were inspected for combustion, draft, make-up air.

**Maintenance Tip: Gas Powered Appliances** - As part of an NPI Inspection, interior gas powered appliances have been tested for leaks around the exhaust flue with our Tif 8800X exhaust detector. It is important that all of these flues be checked for leaks on a regular basis and an air gap around the exhaust flue is a vital element for safe operation. For buildings with gas powered appliances or attached garages, carbon monoxide alarms are required outside all sleeping areas since 2009. Get more help <https://www.epa.gov/indoor-air-quality-iaq/carbon-monoxides-impact-indoor-air-quality>.