



National Property Inspections of Middle Tennessee DBA
National Property Inspections

123 Sample Rd, Mount Pleasant, TN 38474



Tuesday, July 15, 2025
Inspector
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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION:

Type of Property: Single-Family Home	Temperature: 80's F
Primary Construction: Crawl Space, Wood Framing	Weather: Sunny
Property Occupied: Yes	Soil Conditions: Dry
Estimated Age of Property: Two Year(s)	Persons Present: Buyer, Owner(s), Inspector
Property Faces: East	

DEFINITIONS:

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

ACC (ACCEPTABLE)	The item/system appeared to be adequately 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.
RR(REPAIR/REPLACE)	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. The information listed within can only report on the condition of the home, systems, and items at time of inspection only, and is no guarantee of future performance or estimated remaining life. Disassembly, dismantling, destruction, or removal of systems, and/or building materials are not included in the scope of a general home inspection. Items which may be considered cosmetic are not included within the scope of a general home inspection and may not be mentioned in this report. 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 basement, crawlspace, or 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.

The sole recipient of the report is our client, and if applicable, our client's agent for this inspection.



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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.

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

[Tap this link](#) for our full Home Tour and see how 3D and virtual video can help you for planning of your new home. The 3D can be customized for interior themes, furniture, wall color, floor coverings, and more!

Minor

- **ROOF COVERING**

- Recommend further evaluation by a qualified contractor as the apparent underlayment of the roof was secured beneath the drip edge at the lower edge of the roof. The lower edge of the underlayment of the roof should be installed on top of the drip edge to allow for full drainage of any water which may be beneath the layer of shingles.

Safety

- **PORCH, PATIO, STEPS & WALKS**

- Recommend installation of a handrail for the front steps as standards of practice call for an approved handrail for any steps which contain four or more risers.

- **GARAGE / DOOR INTO HOUSE**

- Recommend by a qualified contractor sealing at service openings. Current standards of practice call for the interior of the garage to be thermally sealed and fire-blocked from the rest of the home.

Maintenance

- **GRADING / DRAINAGE**

- Recommend installation of landscaping, or other system to help divert water away from the house foundation.

- **EXTERIOR SURFACES**

- Recommend repair/replace by a qualified contractor for the following:
 1. The sealant was missing / separated at the doors. An approved exterior sealant should be properly applied around the opening / fixture to help prevent water intrusion.
 2. Trim at the rear porch was exposed at the end and may need paint or sealant.
 3. The top course of brick along the foundation brap was near level or sloped toward the home at many locations. The top course should be sloped away from the home to allow for natural flow of drainage.
 4. Bumping the siding at the NE bedroom was causing the window to shake. Further evaluation is needed for framing.

- **GUTTERS/DOWN SPOUTS**

- Recommend the following:
 1. Installation of gutter flashing at the inside corners of gutters to help prevent roof drainage from over-topping the gutters. See image for location(s).
 2. Installation of kick-out flashings at the ends of guttering adjacent to the house. The kick-out flashing



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- helps to divert water into the gutter instead of down the exterior siding. See image for location(s).
3. Recommend locating and clearing the termination end of buried extensions for optimum drainage flow.

- **ATTIC; ROOF FRAMING/SHEATHING**

- Recommend repair as a bracing member above the living room was observed as being loose at time of inspection.

- **ATTIC INSULATION & VENTILATION**

- Recommend repair as some areas of insulation was showing signs of displacement.

- **HVAC SYSTEM & AIR DISTRIBUTION**

- Recommend further evaluation and repair/replace by a qualified HVAC contractor for maintenance and service for cleaning, refrigerant pressure check and evaluation of exhaust systems.

- **KITCHEN / DINING**

- Recommend repair/replace by a qualified contractor as the backsplash was not sealed to the countertop of the walls.

- **BATHROOMS**

- Recommend repair/replace by a qualified contractor for the following:
 1. The toilet was not caulked to the floor in the 1/2 bathroom.
 2. Separation of the caulk/sealant around the edges and corners of the countertop & shower and tub. Resealing will help prevent water intrusion.

- **INTERIOR ROOMS**

- Recommend repair/replace by a qualified contractor for the following:
 1. The lower door frames were not caulked to the hard surface flooring.
 2. The floor covering was squeaking at various locations.
 3. Thresholds were missing at the bathroom doors.
 4. Trim in the 1/2 bath appeared incomplete.

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

General Lot Slope: Rear to Front

☒ Drainage Landscaping Present

LOT DRAINAGE

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

Comments:

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



Healthy Home 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 home which helps ensure the water naturally drains away. Some homes have land features which may require landscaping, or other water diversion systems to keep the water away from the foundation.

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

Recommend installation of landscaping, or other system to help divert water away from the house foundation.



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DRIVEWAY

Driveway Surface(s): Concrete

☒ Adequate Driving / Parking Surface

Mailbox: Masonry support

	ACC	MAR	NI	NP	RR
DRIVEWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MAILBOX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The driveway was inspected for general firmness and drivability.



Healthy Home Tip - Driveway Surfaces: Concrete, asphalt, gravel and even dirt driveways need occasional maintenance and repair to keep a smooth, long-lasting driving surface. Applying sealant to asphalt and concrete helps to waterproof the surface and can fill cracks to prevent water intrusion and water related damage. Concrete has surface control joints which allow the concrete to crack at designated areas instead of across the more visible flat surface. A professionally installed caulk along the control joints will prevent water intrusion into these cracks while being flexible enough to move as the seasons change.

Gravel and dirt driveways need to be smoothed occasionally with a box blade as traffic and erosion can make an undesirable driving surface.



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EXTERIOR SURFACES

Exterior Surface(s): Fiber Cement	Spigot Locations: Three Sides	Electrical Outlet Locations: Three Sides	Exterior Door Locations: Front & Rear
Exterior Doors: Wood	Screen/Storm Door(s): None	Safety Glass Within Doors: Yes	<input checked="" type="checkbox"/> No Doorbells
<input checked="" type="checkbox"/> Doors Have Dead Bolt(s)	Window Frames: Vinyl	<input checked="" type="checkbox"/> Windows: Single Hung	<input checked="" type="checkbox"/> Windows: Double / Insulated Panes
<input checked="" type="checkbox"/> Windows: Missing Screen(s)	Exterior Foundation: Brick	Foundation Type: Permanent Foundation (Site-Built)	<input checked="" type="checkbox"/> Limited Observation

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
MAIN DOORS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOOR LOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEAD BOLT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOOR BELL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WEATHER STRIPPING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STORM/SCREEN DOORS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HYDRAULIC CLOSER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DOOR CHECK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW FRAMES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW LOCKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW PANES	<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"/>
WINDOW SILLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW THERMAL SEALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FOUNDATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

EXTERIOR SURFACE:

The siding on the exterior of the house was inspected for structural issues, damage and overall condition. Presence and functionality of door windows, water spigots and electrical outlets were also assessed. Some of the exterior light bulbs may have burned-out.

Healthy Home Tip - Exterior Surface: A gap of at least six inches needs to exist between any vegetation and the surface of the house including along the foundation. This allows for air to help dry the side of the house to prevent undesirable conditions. Over time, some plants can also work their way into and behind the surface veneer. A house wash or pressure washing may be advised if moss or algae become noticeable.

Healthy Home Tip -Exterior Wall Openings: Depending on the exterior wall covering, manufacturers call for all openings for service entrances and light fixtures to be sealed from water intrusion. Some exterior wall coverings may not require sealant around windows and doors due to other systems in-place around the opening which cannot be seen. Wherever sealant is present anywhere on the exterior of the home, it should be monitored and checked at least once a year for stability, cracking, and separation from the exterior surfaces.

Healthy Home Tip - Painted Exterior Surfaces: Painted surfaces will need re-finishing at regular intervals, to keep weather from intruding behind the painted surfaces. A quality exterior paint with a high elastomer content is the better option as it will expand and contract much easier without cracking. A regular observation around the home two-three times a year can help to identify areas that have become damaged. Catching and repairing damage early can prevent large repairs and expenses later. The chinking of log homes will also need regular maintenance with an approved wood sealant. Also, a best practice is to treat the home against Wood Destroying Organisms.



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ROOF COVERING

☒ Asphalt /
Composition

Type: Architectural

Design Life: 20-30
Years

Layers: One

% Visible: 90

Drip Edge Flashing?: Yes w/ incorrect
Underlayment

☒ Ladder at
Eaves

☒ Visual From
Ground

☒ Walked On

☒ Drone Aerial Photography

	ACC	MAR	NI	NP	RR
ROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EAVES, FASCIA, SOFFITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLASHING & VALLEYS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The 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 home 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.

Leaks are not always visible at time of inspection.





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Healthy Home 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 water is not backing-up against the house. On roofs which are otherwise clear of debris, common darker staining of shingle roofs is usually caused by algae and can be treated and cleaned quickly by a professional or with cleaners found at home improvement stores.

Healthy Home Tip - Roof 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.

Recommend further evaluation by a qualified contractor as the apparent underlayment of the roof was secured beneath the drip edge at the lower edge of the roof. The lower edge of the underlayment of the roof should be installed on top of the drip edge to allow for full drainage of any water which may be beneath the layer of shingles.



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ATTIC; ROOF FRAMING/SHEATHING

Method Of Attic Inspection:
Physical Entry

Percentage Inspected:
50

Access: Ladder Access

Access Location:
Garage

Insulated Access: No

☒ Plywood / Panel
Boards / OSB

Attic Lighting: Yes,
Switch in Attic

☒ Trusses

	ACC	MAR	NI	NP	RR
ROOF FRAMING / SHEATHING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ATTIC ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All visible framing, sheeting and fasteners were inspected for construction methods and overall attic conditions. This inspection is made based on 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. Buyers are encouraged to consult sellers about the presence of any current or prior leaks. This inspection and rating are on the visible framing and sheathing 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.

Leaks are not always visible at time of inspection.





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Home Healthy Tip: Roofing Trusses - Trusses are an engineered system and are to be installed as designed. Individual truss members can either be supporting, carrying or distributing a load to another area of the truss. Any damage or modification of the trusses must be repaired and a structural engineer must approve the repair with documentation. Without the approval of a structural engineer, the repaired truss may not perform as designed.

Recommend repair as a bracing member above the living room was observed as being loose at time of inspection.



Above south bedroom



Above kitchen



Above rear porch



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ATTIC INSULATION & VENTILATION

Blanket Insulation Type(s):
Fiberglass

Blown-In Insulation Type(s): Poly
Blown-In

☒ Soffit Vents
Present

☒ Ridge Vents
Present

ATTIC INSULATION

ATTIC VENTILATION

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

Comments:

Visible insulation was inspected for type and depth at various locations. Thermal infrared imaging was used within the home to identify areas of possible insulation gaps. Some settlement may have occurred from time of installation and unable to inspect all electrical components within the attic due to insulation cover and/or obstructed view.

Healthy Home Tip - Attic Insulation: The warmer air and insulation provide a welcoming environment for many pests. An active pest control program for the house including the attic, can help protect the overall health and longevity of your house.

The ventilation systems were inspected for types present and general functionality.

Healthy Home Tip - Attic Ventilation: Even with a well-insulated attic, ventilation plays a large roll in energy efficiency in a home. Most homes allow for the natural flow of hot air to rise and exit the attic through vents. As the hot air exits at the top of the attic, it also pulls in cooler outside air through the soffit vents located at the horizontal surface below the gutters on the exterior of the house. Some homes take it to the next level with powered vents (gable, roof, whole house fan) which can move the air much quicker. The powered fans move-out the hot attic air and replace it with cooler outside air, which in turn increases the energy efficiency of the home.

Recommend repair as some areas of insulation was showing signs of displacement.



Photos:



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ELECTRICAL - EXTERIOR DISCONNECT PANEL x 2

Brand: Eaton
Panel Rating: 200
AMP

Main Disconnect Location:
Exterior side
Type: Breakers

Service size: 120 / 240 Volt
(Nominal)
Entrance Cable: Aluminum

Service:
Underground
Branch Circuits:
Copper

	ACC	MAR	NI	NP	RR
SERVICE	<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"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The main service to the home was inspected for service size, service connections and overall conditions.

Note: Recommend requesting owner ensure all interior and exterior light bulbs illuminate and replace any which are burned-out before closing.

- Main Exterior Disconnect Panel A



- Main Exterior Disconnect Panel B





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ELECTRICAL - SUB PANEL DISCONNECT

Brand: Eaton	Sub Panel Location: Laundry Room	Service size: 120 / 240 Volt (Nominal)	Service: From Main Panel
Panel Rating: 125 AMP	Type: Breakers	Entrance Cable: Aluminum	Branch Circuits: Copper
GFCI Protection: Restroom(s), Kitchen, Garage, Exterior, Laundry Room	Bathrooms GFCI Reset Location: Disconnect SubPanel	Kitchen GFCI Reset Location: Disconnect Sub Panel	Exterior GFCI Reset Location: Disconnect Sub Panel
Garage GFCI Reset Location: Garage Outlet	GFCI At All Locations For This Age House: Yes	AFCI Protection: All Interior Living Space Circuits & Smoke Detectors	AFCI Reset Location(s): Disconnect Sub Panel
Smoke Detectors All Required Locations: Yes	CO detectors All Required Locations: Yes		

	ACC	MAR	NI	NP	RR
SERVICE	<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"/>
ENTRANCE CABLE	<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"/>
BRANCH CIRCUITS - IN PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI - IN PANEL - (Test Every Three Months)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT - IN PANEL - (Test Every Three Months)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI OUTLETS - (Test Every Month)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENCLOSED 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"/>
SMOKE DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARBON MONOXIDE DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The service to the home was inspected for service size, service connections and overall conditions. All operational electrical service appeared to be adequate for this house at time of inspection. All readily accessible, visible outlets in the home were tested for power and correct wiring and for presence and operation of AFCI & GFCI circuits. Outlets were not tested if receptacles were not available due to full receptacles or stored items blocking the receptacles.

Note: Recommend requesting owner ensure all interior and exterior light bulbs illuminate and replace any which are burned-out before closing.

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

Arc-fault circuit interrupters (AFCIs) are special types of electrical receptacle or circuit breaker designed to detect and respond to potentially dangerous electrical arcs in home 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 plugging or unplugging an outlet does cause the AFCI to trip on a regular basis, a possible cause is a loose connection on the outlet, and it should be checked by an electrician.

Recommended AFCI protected locations: All outlets on branch circuits for bedrooms, closets, dens, dining rooms, family rooms, hallways, libraries, living rooms, parlors, recreation rooms, and sunrooms.



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A **ground-fault circuit interrupter**, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between the hot wire and a neutral return wire. 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 and short circuits.

Recommended GFCI protected locations: All locations where water is or can be present; all bathroom, kitchen, laundry, garage, unfinished basements, exterior, crawl space, pool & spa and boathouse outlets.

NOTE: If a GFCI trips, make sure everything is safe and no water is contacting an outlet, and reset the breaker or outlet. If an AFCI trips for an unknown reason, call an electrician as the cause of the tripped circuit may be hidden.

Healthy Home 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 of the house and into the ground. Typically, a circuit breaker would trip as well, to shut the power off to the overpowered circuit.

The other grounding system is electrical bonding and essentially acts like a lightning rod which allows energized items within the home 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.

Healthy Home Tip - Smoke & Carbon Monoxide (CO) Detectors: Current standards of practice call for Smoke & Carbon Monoxide detectors to be hard-wired at approved locations around the home. Both are required outside sleeping areas, on every level of the home, and sleeping rooms with fireplaces. Smoke detectors are required within each sleeping room and outside of each sleeping area, 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 home 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.

- Exterior & Interior of Disconnect Panel



- Service Connections



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PLUMBING

Water Service: Public Utility	Water Shut Off Location: Main Utility Shut-Off	Water Supply Pipes: PEX	Sewage Service: Private Septic Tank
Main Waste Clean-Out Location: Crawl Space	Probable Septic Tank Location: North Side	Drain Pipes: PVC	Plumbing Vent Termination Locations: Rooftop
Plumbing Vents: PVC	Trap Arms beneath Sinks: Yes	Gas / Propane Supply: Gas Utility Service	Gas / Propane Supply Pipes: Steel
Primary Fuel Shut Off Location: Exterior Meter			

	ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

Inspection is limited to visible components only and 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. A sewer camera inspection of the main waste line of the home was offered and recommend being completed at time of the scheduled home inspection service.

Healthy Home 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. The hot water will help loosen potential clogs and the water flow will help move any items that may start to clog a pipe. The kitchen sink may need a regular strength pipe cleaner applied about once a month to help wash the hair, shaving cream, cooking grease and other food particles away.

Healthy Home Tip - Septic Tanks: Septic tanks need regular maintenance to help keep the tank from filling-up and subsequently causing a hazardous situation. 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.

National Property Inspections can perform a **SewerScan** to detect and locate damage and clogs within the buried pipe, to the city sewer or septic tank connection. Damage and clogs can cause the plumbing to become unusable, and if the plumbing doesn't work, the home is unlivable.

Main Water Shut-off



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HVAC SYSTEM & AIR DISTRIBUTION

HVAC Systems: One Air Filter Size(s): 20x30 Number Of Air Returns: One Number of Thermostats: One

☒ Ductwork

	ACC	MAR	NI	NP	RR
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"/>
THERMOSTAT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

Healthy Home 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 must work harder and that can decrease the 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 may be the better option.

Healthy Home Tip - Air Flow: A lack of proper and effective air flow within the home can cause drywall cracks, nail-pops, sagging paint, and stagnant air which leads to a host of poor air quality issues that are directly attributed to health problems in people. HVAC contractors have calculations and formulas to help determine the optimum placement for each air register and return. A basic tenant of HVAC theory is to introduce supply air at exterior walls around doors and windows and have that air flow fully into open spaces as the air is pulled into the air return. Interior rooms should have registers placed on the far wall from the door with some exceptions for smaller rooms like water closets and storage.

All air registers and returns should be open into the room with at least four inches of clearance. Furniture, stored items and even cabinets block and trap air which create stagnant air and can facilitate areas of biological growth.

Home Healthy Tip - HVAC Service: Regular service by a qualified contractor of the HVAC systems is key for the extended life and overall efficiency of any HVAC unit. Typical service includes testing the refrigerant pressure and leaks, cleaning the compressor and evaporator coils, replacing the insulation of the refrigerant lines when needed, cleaning the condensate drain, condition of any exhaust systems present, and more.

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 has been stated as the most common factor of HVAC unit failure. Manufacturers recommended that they be changed once a month, and some may need to be changed sooner. Set a monthly reminder of your phone because a common practice for homeowners with HVAC units that have exceeded the design life is changing the air filters often and regular maintenance by HVAC techs.

Home Healthy Tip - HVAC Efficiency: The overall operation of the cooling temperatures within the home can be limited due to the condition of the outside A/C unit. Keeping the unit free of obstructions and even some shade over the unit will help keep the cooling temperatures within the home at an optimum level. The refrigerant lines within the unit are trying to release as much heat as they can and any obstructions that block the air movement around the unit can prevent proper heat dissipation. The insulation around the refrigeration suction line (the bigger copper pipe) needs to be monitored and replaced if noticed to be damaged. The insulation helps keep the refrigerant within the suction line cold and prevents water accumulation from condensation.

Home Healthy Tip - HVAC Size & Sizing: BTU's, Tons and SEER-Ratings are terms which define the size of HVAC equipment and how HVAC theory determines the size each home needs.

1. **BTU, British Thermal Unit** is defined as the measure of heat content of fuels or energy sources. It is the amount of energy required to raise one pound of water one degree Fahrenheit (at sea level) and plays an important role in system sizing and performance.
2. **Tons, or Tonnage,** is the cooling capacity of an A/C compressor unit and is a term left over from when homes were cooled by blocks of ice. The power of an A/C unit is how many tons of ice the unit can melt in a 24-hour span. The heat needed to melt the ice is how much heat the A/C compressor unit removed from the interior spaces of the home.
3. **SEER rating, Seasonal Energy Efficiency Ratio,** is a newer standard to rate A/C compressor cooling efficiency as related to cost of operation. The higher the SEER rating, the more cost effective the unit will be.

There are variables such as climate zone, insulation effectiveness, sun and shade, ceiling height and number of windows which will affect the needed size. [Here is a calculator example with an advanced settings tab.](#)



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HVAC theory also suggests a slightly undersized unit can increase the air quality of the home by making the units run longer to satisfy the thermostat which allows for more air changes during a cycle.

Air Return(s) & Thermostat(s)



Dining room register

Recommend further evaluation and repair/replace by a qualified HVAC contractor for maintenance and service for cleaning, refrigerant pressure check and evaluation of exhaust systems.



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HVAC PACKAGE UNIT

Unit Location: Side	Service Area: Whole House	A/C Size: 3 Ton	BTUs: 70,000 - 79,000
Brand: American Standard, by Trane	Model: 4YCC4036E1070AA	Serial #: 231311567L	Cooling Source: Refrigerant Compressor
Refrigerant Type: R-410A	Heat Pump: No	Heat Fuel: Gas	Age: 1-5 Years
Design Life: 10-15 Years	Max Fuse/Breaker Size (A/C): 40 AMP	Installed Fuse/Breaker (A/C): 40 AMP	<input checked="" type="checkbox"/> Needs Normal Maintenance / Cleaning
<input checked="" type="checkbox"/> Sitting on Pad	<input checked="" type="checkbox"/> Level Pad		

	ACC	MAR	NI	NP	RR
HEATING PRODUCTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COOLING PRODUCTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PACKAGE UNIT	<input type="checkbox"/>	<input checked="" 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 home.

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.

HVAC Package Unit



Cooling Fan Condensate Drain





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Heat Setting



Cool Setting



FUEL BURNING APPLIANCES - DRAFT CONTROL / VENTING

Gas Powered Appliances: Fireplace,
HVAC Package Unit, Range

Type(s) Of Exhaust
Flues: Metal, PVC

Carbon Monoxide (CO) Detector(s) Installed:
Yes, All Approved Locations

DRAFT CONTROL / VENTING

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

Comments:

The fuel burning systems within the home were inspected for exhaust flue and exhaust flue types, combustion, draft, make-up air and sniffer was used to identify possible exhaust leaks within the home.

Healthy Home Tip - Gas Powered Appliances: As part of an NPI Home Inspection, all interior gas-powered appliances have been tested for leaks around the exhaust flue with our Tif 8800X exhaust detector. It is important that all exhaust flues be checked for leaks on a regular basis and an air gap be present between the exhaust flue and any combustible material as this is a vital element for operation. For homes with gas powered appliances or attached garages, carbon monoxide alarms are required outside all sleeping areas since 2009. Get more help [here from the EPA](#).