



Property Inspector Pros DBA
National Property Inspections

Sample



Saturday, August 22, 2020

Inspector

Eddie Restani

312-771-1293

Eddie.Restani@npiinspect.com

450.012272 Expires: 11/30/2020

Inspection Date:
08/22/2020

Inspector: Eddie Restani
Inspector Phone: 312-771-1293

Email: Eddie.Restani@npiinspect.com
450.012272 Expires: 11/30/2020



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 74 F
Estimated Age Of Property : 32 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent

DEFINITIONS :

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

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
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.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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GRADING / DRAINAGE

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

☒ Near Level

☒ Negative Slope

☒ Positive Slope

Comments:

Exterior grounds and coverings believed to be maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA

The grading on this property was positive, near level and negative. This condition may allow water to accumulate around the house during rains and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.



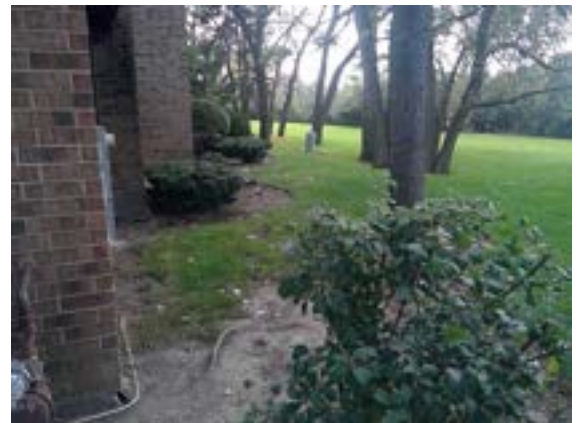
Grading / Drainage: Negative slope.



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:

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DRIVEWAY

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

☒ Brick ☒ General Deterioration ☒ Settlement

Comments:

All driveways are believed to be maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.



Driveway:



Driveway:

WALKS / STEPS

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

☒ Brick ☒ Cracks/Settlement

Comments:

All exterior and grounds are believed to be maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.
Previous repairs noted.

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Walks / Steps:

PORCHES / STOOPS

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

☒ Open

☒ General Deterioration

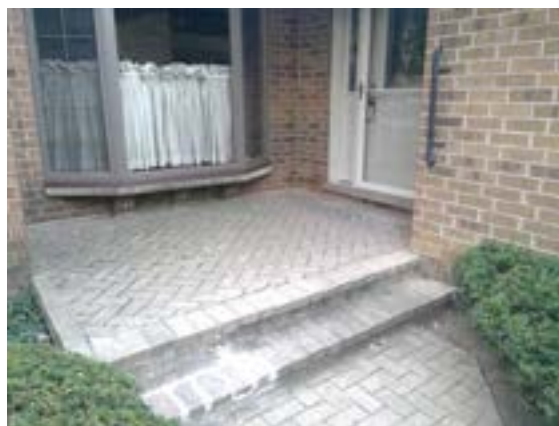
☒ Settlement

Comments:

All exterior and grounds are believed to be maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.
Previous repairs noted.



Porches / Stoops:



Porches / Stoops:

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PATIO

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

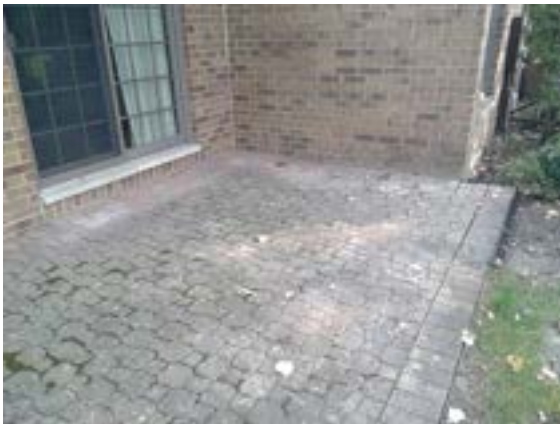
☒ Brick

☒ General Deterioration

☒ Settlement

Comments:

All exterior and grounds are believed to be maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.



Patio:



Patio:



Patio:

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ROOFING

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

Age: 5-10 Year(s)

Design Life: 15-20 Year(s)

☒ Asphalt / Composition

Comments:

All exterior roof coverings and structures are believed to be maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.

Leaks not always detectable.



Roofing:



Roofing:



Roofing:



Roofing:

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Roofing:

FLASHING/VALLEYS

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

☒ Composition / Membrane

☒ Metal

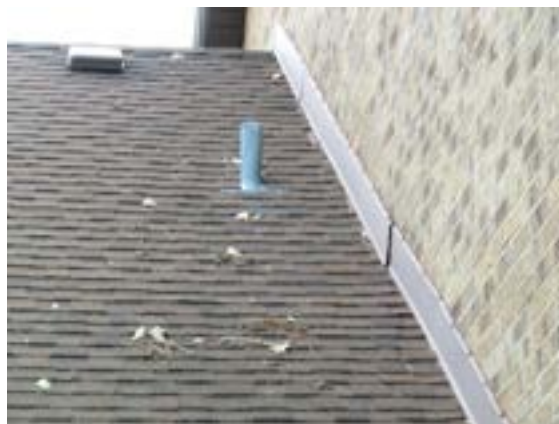
☒ Filled with Debris

Comments:

Roof and valley flashings are believed to be maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.



Flashing/Valleys:



Flashing/Valleys:

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Flashing/Valleys:



Flashing/Valleys:

GUTTERS/DOWN SPOUTS

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

☒ Aluminum

☒ Filled with Debris

Comments:

All exterior gutters and downspouts are believed to be maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA. Recommend cleaning gutters.



Gutters/Down Spouts:



Gutters/Down Spouts:

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Gutters/Down Spouts:



Gutters/Down Spouts:

CHIMNEY

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

☒ Brick / Masonry

☒ Framed

☒ Metal

☒ General Deterioration

Comments:

All exterior chimney and related structures are believed to be maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.

Flue not inspected. Annual cleaning is recommended.



Chimney:



Chimney:

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Chimney:



Chimney:

EXTERIOR SURFACE

☒ Recommend Repairs

☒ Brick

☒ General Deterioration

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All exterior and grounds are believed to be maintained by HOA (Home Owners Association) repairs and improvements should be handled by the HOA as necessary.

Electrical outlet(s) at exterior was inoperable at the time of the inspection.

Outlet did not have a weather cap that allows long term fixtures to be plugged in while cap is closed. Recommend replacing with a weather cap cover that accommodates plug.

Recommend further evaluation/repair by qualified contractor.

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Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

WINDOWS

☒ Vinyl

☒ Wood

☒ General Deterioration

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

Comments:

Random sampling of windows was performed and appeared to be in good condition.

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Windows:



Windows:



Windows:

EXTERIOR DOORS

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

☒ Fiberglass

☒ Metal

Comments:

Doors appear to be functioning properly and seal properly when closed.

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Exterior Doors:



Exterior Doors:

FOUNDATION

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

☒ Concrete

☒ General Deterioration

Comments:

All visible exterior foundation walls appear in acceptable condition at time of inspection with no major defects or movement noted.



Foundation:



Foundation:

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GARAGE/CARPORT

☒ Recommend Repairs

☒ 2 Cars

☒ Attached

☒ Cracked

☒ Electrical Deficiencies

☒ Outlets (NOT GFCI) Protected

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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

Light inoperable.

Hole/opening needs to be covered.

Recommend further evaluation/repair by qualified contractor(s).



Garage/Carport:



Garage/Carport:

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Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:

OVERHEAD GARAGE DOORS

☒ Recommend Repairs

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

of Openers: 2

☒ Metal

☒ Repair / Adjust Automatic Reverse

Comments:

Automatic reverse on garage door was missing or not operating.

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Overhead Garage Doors:



Overhead Garage Doors:

GARAGE PEDESTRIAN DOOR INTO HOUSE

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

☒ Metal

Comments:

Door had self closure and seals were acceptable.



Garage Pedestrian Door into House:

Attic / Roof

Method of Inspection

☒ Physical Entry

☒ Visual from Access

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ATTIC FRAMING/SHEATHING

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

☒ Rafters

Comments:

All the framing and sheathing that was visible from the attic was acceptable at time of inspection.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:

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Attic Framing/Sheathing:



Attic Framing/Sheathing:

ATTIC VENTILATION

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

☒ Gable

☒ Soffit

☒ Static Vent

Comments:

At time of inspection ventilation was acceptable.



Attic Ventilation:



Attic Ventilation:

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Attic Ventilation:



Attic Ventilation:

ATTIC INSULATION

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

☒ Blanket

Comments:

Insulation acceptable at time of inspection.



Attic Insulation:



Attic Insulation:

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ATTIC ELECTRICAL

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

Comments:

Cannot inspect attic utilities (electrical, gas, plumbing, etc.) due to obstruction and hazard.

Limited visibility due to obstructions. See Electrical Section for additional Information.



Attic Electrical:



Attic Electrical:

Interior Foundation

Foundation Type ☒ Crawl Space

INTERIOR FOUNDATION

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

☒ General Deterioration

Comments:

Settlement type cracks, previous moisture and repairs observed. Appeared typical at this time. Monitor regularly and evaluate/repair as required.

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Interior Foundation:



Interior Foundation:



Interior Foundation:



Interior Foundation:

UNDER FLOOR FRAMING & SUPPORT

		ACC	MAR	NI	NP	RR
BEAMS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PIERS	<input checked="" type="checkbox"/> Block <input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:

FLOOR/SLAB

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

Comments:

All visible concrete flooring was in good condition at time of inspection with no major defects noted.

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Floor/Slab:



Floor/Slab:

ELECTRICAL

☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Brand: GE

☒ Main Disconnect Location: Utility room

☒ 120 / 240 Volt (Nominal)

☒ 100 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<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"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Some lights in house turned on and off by themselves and or were flickering.

GFCI breaker triple tapped.

Some wires frayed in electrical panel.

Be aware of exposed bulb in closet. Items close to, or in contact with, bulb could ignite. Lights in closets should be in an enclosed fixture for fire safety.

Recommend adding smoke/carbon monoxide detectors to all living rooms, hallways, bedrooms and kitchen area for safety.

Recommend further evaluation/repair by qualified contractor(s).

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



Electrical:



Electrical:



Electrical:



Electrical:



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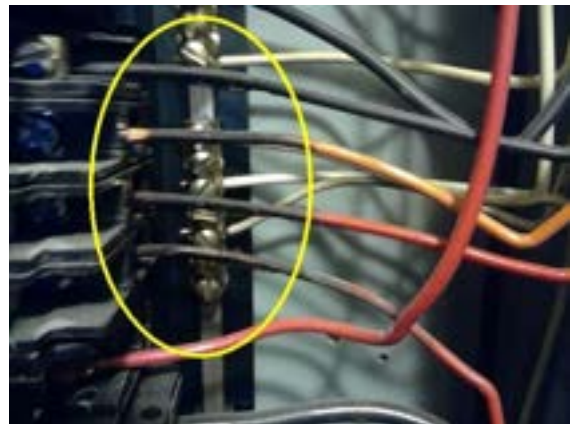
Electrical:



Electrical: Triple wire tapped.



Electrical:



Electrical: Several wires appeared to be frayed.

PLUMBING

Water Service

☒ Water Public

Sewage Service

☒ Sewage Public

Fuel Service

☒ Shut Off Location: Exterior rear

☒ General Deterioration

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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"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects were found pertaining to the main plumbing system.

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



Plumbing:



Plumbing:



Plumbing:

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WATER HEATER

☒ Monitor Condition

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

Brand: Fury
SerialNo: RHLN 0106504678

Size: 50

Age: 14 Year(s)

Design Life: 10-12 Year(s)

☒ Gas

Comments:

Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.



Water Heater:



Water Heater:



Water Heater:

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LAUNDRY FACILITIES

☒ Recommend Repairs

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

Comments:

Black rubber feeder hoses could burst. Recommend replacing with one-piece braided type hoses.



Laundry Facilities:



Laundry Facilities:

HEATING

☒ Monitor Condition

Brand: Carrier	Age: 15 Year(s)	Design Life: 15-20 Year(s)	SerialNo: 3105A01626
<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Forced Air		

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Rated marginal due to age. Unit functional at time of inspection.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

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Email: Eddie.Restani@npiinspect.com
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Sample



Heating:



Heating:

DRAFT CONTROL/VENT

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

☒PVC

Comments:

The furnace flue pipes were installed and venting properly.



Draft Control/Vent:

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HEATING DISTRIBUTION

☒ 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"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Distribution was acceptable at time of inspection.



Heating Distribution:



Heating Distribution:



Heating Distribution:

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Sample

COOLING

☒ Monitor Condition

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

Brand: Carrier

Age: 15 Year(s)

Design Life: 10-15 Year(s)

SerialNo: 1805E15232

☒ Electric

☒ Central Air

Comments:

Rated marginal due to age of unit. Budget for eventual replacement.



Cooling:



Cooling:



Cooling:

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Sample

KITCHEN	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	RR
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the kitchen did not respond to the test button.
Recommend further evaluation/repair by qualified contractor(s).

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Sample



Kitchen:



Kitchen:



Kitchen:

FIREPLACE/STOVE

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

☒ Gas Log

Comments:

Fireplace was in good condition with operational flue damper.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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Sample



Fireplace/Stove:

BATHROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Sample

Comments:

All components in bathroom were acceptable at time of inspection.



Bathroom:



Bathroom:

MASTER BATHROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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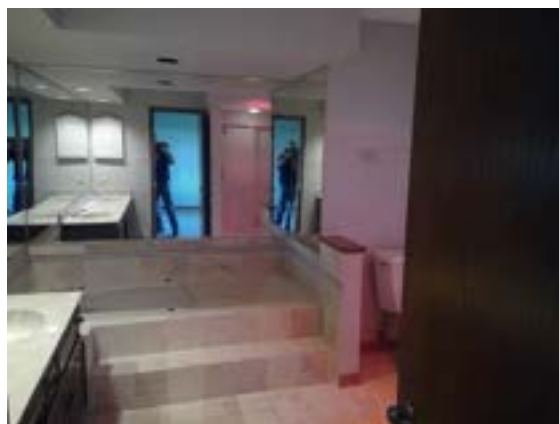
Sample

Comments:

All components in bathroom were acceptable at time of inspection.



Master Bathroom :



Master Bathroom :



Master Bathroom :

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Sample

ENTRANCE/DINING ROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Floors were uneven and sloped. This may indicate improper settlement or deterioration of the framing. Recommend further evaluation/repair by qualified contractor(s).



Entrance/Dining Room: Floor uneven and popping up.



Entrance/Dining Room:

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Sample



Entrance/Dining Room:



Entrance/Dining Room:



Entrance/Dining Room:

BEDROOM 1

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Sample

Comments:

Ceiling, walls, window(s), lights and receptacles were acceptable.



Bedroom 1:



Bedroom 1:

MASTER BEDROOM 2

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Sample

Comments:

Ceiling, walls, window(s), lights and receptacles were acceptable.



Master Bedroom 2:



Master Bedroom 2:

FAMILY/BREAKFAST

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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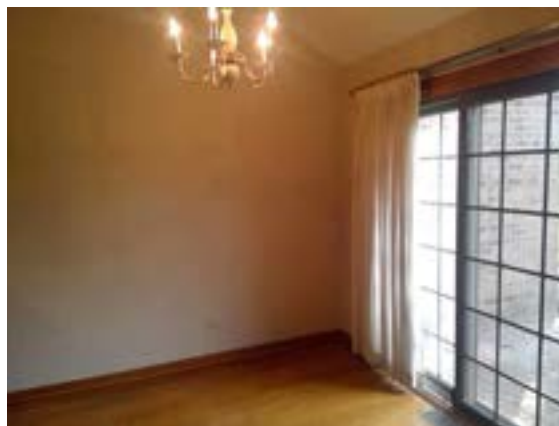
Sample

Comments:

Ceiling, walls, window(s), lights and receptacles were acceptable.



Family/Breakfast:



Family/Breakfast:



Family/Breakfast:



Family/Breakfast:

Inspection Date:
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Sample



Family/Breakfast:

SCREENS

☒ Recommend Repairs

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

Comments:

Several screens missing throughout the house.
Some screens were stored in the attic.
Recommend replacing missing screens.



Screens:



Screens:

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Sample

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.

1 EXTERIOR SURFACE

Exterior Electrical Outlets

REPAIR/REPLACE

All exterior and grounds are believed to be maintained by HOA (Home Owners Association) repairs and improvements should be handled by the HOA as necessary.

Electrical outlet(s) at exterior was inoperable at the time of the inspection.

Outlet did not have a weather cap that allows long term fixtures to be plugged in while cap is closed.

Recommend replacing with a weather cap cover that accommodates plug.

Recommend further evaluation/repair by qualified contractor.



EXTERIOR SURFACE:



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Sample

2 GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

REPAIR/REPLACE

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

Light inoperable.

Hole/opening needs to be covered.

Recommend further evaluation/repair by qualified contractor(s).



GARAGE/CARPORT:



GARAGE/CARPORT:

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Sample

3 OVERHEAD GARAGE DOORS

REPAIR/REPLACE

Automatic reverse on garage door was missing or not operating.

4 ELECTRICAL

Branch Circuits

REPAIR/REPLACE

GFCI(in panel)*

REPAIR/REPLACE

Smoke Detectors*

REPAIR/REPLACE

Closets

REPAIR/REPLACE

Some lights in house turned on and off by themselves and or were flickering.

GFCI breaker triple tapped.

Some wires frayed in electrical panel.

Be aware of exposed bulb in closet. Items close to, or in contact with, bulb could ignite. Lights in closets should be in an enclosed fixture for fire safety.

Recommend adding smoke/carbon monoxide detectors to all living rooms, hallways, bedrooms and kitchen area for safety.

Recommend further evaluation/repair by qualified contractor(s).



ELECTRICAL:



ELECTRICAL:

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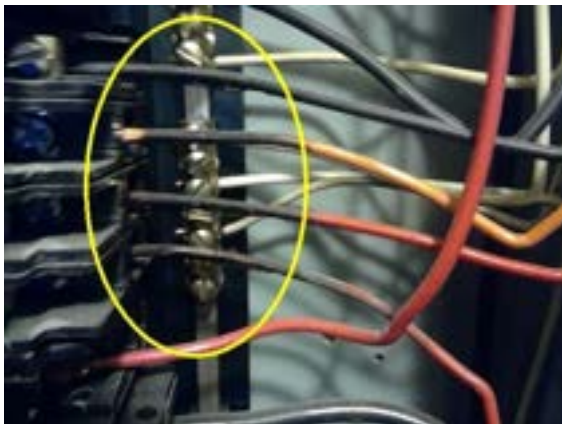
Sample



ELECTRICAL:



ELECTRICAL: Triple wire tapped.



ELECTRICAL: Several wires appeared to be frayed.



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Sample

5 WATER HEATER

MARGINAL

Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.



WATER HEATER:



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Sample

6 LAUNDRY FACILITIES

Utility Hookups

REPAIR/REPLACE

Black rubber feeder hoses could burst. Recommend replacing with one-piece braided type hoses.



LAUNDRY FACILITIES:

7 HEATING

Operation

MARGINAL

Rated marginal due to age. Unit functional at time of inspection.



HEATING:

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Sample

8 COOLING

MARGINAL

Rated marginal due to age of unit. Budget for eventual replacement.



COOLING:

9 KITCHEN

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

REPAIR/REPLACE

A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the kitchen did not respond to the test button.

Recommend further evaluation/repair by qualified contractor(s).



KITCHEN:

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10 ENTRANCE/DINING ROOM

Floor/Finish

REPAIR/REPLACE

Floors were uneven and sloped. This may indicate improper settlement or deterioration of the framing. Recommend further evaluation/repair by qualified contractor(s).



ENTRANCE/DINING ROOM: Floor uneven and popping up.



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Sample

11 SCREENS

REPAIR/REPLACE

Several screens missing throughout the house.
Some screens were stored in the attic.
Recommend replacing missing screens.



SCREENS:



SCREENS:

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.

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.

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Limited Warranty

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by Eddie Restani with the following conditions:

1. The fee for the home inspection must be received by National Property Inspections within 10 days from the date of the inspection.
2. This warranty begins when the fee for the home inspection is received and expires 90 days from the date of the inspection.
3. If there are any other insurance policies or warranties applicable, this warranty becomes excess.
4. This warranty applies only to those mechanical systems and/or appliances identified in the NPI Inspection Report which details the inspector's findings at the property.

Address of Property Inspected:

Date inspected: 8/22/2020

The following items are excluded from protection under this Limited Warranty due to the fact that they need servicing, were dysfunctional or inoperative at the time of the inspection or near the end of their normal life expectancy.

Air Conditioner was not inspected due to outside temperature and due to it being at or past its design life of 10-15 years.

Washer and Dryer not part of warranty.

Electrical-Defective lighting, wiring and tapping.

Furnace excluded as it was at or past its design life of 15 to 20 years.

No Smoke Detectors.

TERMS, LIMITATIONS AND DEDUCTIBLE -- READ CAREFULLY.

National Property Inspections (hereinafter NPI) will, during the term of this Limited Warranty, repair or replace at its option, the protected items and components should they become inoperative due to mechanical failure, subject to the terms, limitations, and deductible specified below. This Limited Warranty covers only those mechanical systems and appliances listed below.

I. Warranty Limit:

- A. NPI's maximum liability under this warranty for all mechanical defects arising during, and not pre-existing to, the 90 days warranty term is limited to \$2,500. All mechanical claims carry a \$250 deductible.

II. To present a claim:

- A. Call the NPI inspector first, not a service contractor. NPI will not pay for any service that is not authorized in advance. The client is expected to make any necessary temporary repairs to prevent any further damage to the item(s) in question.
- B. Payment of the \$250 deductible is the responsibility of the client for each service call for each protected

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Sample

item. The deductible must be paid directly to the contractor affecting authorized repairs or replacement.

C. NPI has the sole option to repair or replace.

D. The client must promptly notify NPI when any covered item(s) has a mechanical failure. NPI shall have no responsibility for claims which are not reported within 5 days of its mechanical failure.

III. Protection Limit:

A. NPI will not pay for repair or replacement as a result of fire, wind, rain, hail, freezing, smoke, lightning, flood, earthquake, storm, theft, accidents, vandalism, riot, power failure, pest or insect damage, lack of capacity, inadequacy, improper installation, negligence, alterations, modifications, consequential damages of any kind, or acts of God.

B. NPI will make no reimbursement for materials or labor it did not authorize.

C. NPI will not be liable for the expense to open or close walls, floors, or ceilings, nor for the removal and replacement of tiles, carpet, wallpaper or vinyl to perform a covered service.

D. If the client performs or authorizes any repairs, alterations, or installations, or modifies any protected item or component or causes any consequential damage, NPI will have no responsibility with regard to that item

E. If the covered property is a condominium or similar ownership, NPI will not pay for repairs or service beyond the interior of the client's unit.

F. NPI will not be liable for damage that results from contractor's delay of service such as riots or unavailability of parts or labor. NPI will not be responsible for color match.

G. NPI will not pay to improve or upgrade an item or items due to lack of capacity, design or failure to meet building code or zoning requirements. Any expense incurred to meet code or zoning requirements, above that needed to remedy the mechanical failure, is the client's sole responsibility.

IV. The NPI warranty is non-transferable. Should the client sell, vacate or rent the covered property, the warranty becomes null and void.

V. If NPI waives a right under the warranty, it does not waive any additional or future rights.

PROTECTED ITEMS :

INTERIOR ELECTRICAL SYSTEMS: (\$1,000 maximum)

Covered: General wiring and components within the perimeter of the main foundation; the electrical panel and subpanel. The following items are limited to a \$100.00 payment: fire alarm system; door bells; smoke detection systems; garage door openers; receptacles.

Not Covered: Power failure or shortages; overload or inadequate wiring capacity; intercom systems; garage door opener sending units; burglar alarm systems; exhaust, wall, attic, or ceiling fans; light fixtures; any pre-existing condition.

INTERIOR PLUMBING SYSTEMS: (\$1,000 maximum)

Covered: Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, tankless water heaters, plumbing fixtures; faucets; toilet tank, bowl and internal components.

Not Covered: Any plumbing outside the perimeter of the main foundation or contained in or under the main foundation or concrete slab, or wrapped in asbestos; conditions of excessive or insufficient

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water pressure; water quality; holding tanks; solar hot water systems; septic tank systems; sewage ejector pumps; sewer and water laterals; wells; any condition caused by rust, corrosion or chemical deposits; galvanized pipes; solar systems; jet and sump pumps; pressure tanks; holding tanks; shower stalls, enclosures, doors and base pans; caulking or grouting; hot tubs; whirlpools and spas and their mechanical components including electrical components; repairs of walls, floors, or ceilings when plumbing repairs are made; sprinkler systems; any pre-existing condition.

AIR CONDITIONING: (primary system only) (\$1,000 maximum)

Covered: Central air conditioning system using ductwork for the distribution of air; condensers; compressors; thermostats; condenser fan motors; blower fan motors; interior refrigerant lines; accessible ductwork.

Not Covered: Window, wall, gas, or portable air condition units; electronic air cleaners; dehumidifiers, deionizers; ductwork that is concrete encased or otherwise inaccessible; registers; filters; grill guards or condenser housings; exterior refrigerant lines; any condition caused by rust or corrosion; any pre-existing condition.

CENTRAL HEATING: (primary system only) (\$1,000 maximum)

Covered: Central forced air, gravity, heat pump systems; hot water boiler systems; electric baseboard heat, if it is the only source of heat; built-in humidifiers; accessible ductwork and piping.

Not Covered: Steam boiler systems; heat exchanger; ductwork or steam or radiant heating coils or lines that are wrapped in asbestos, encased in concrete or otherwise inaccessible; ceiling, wall or floor radiant heating systems; dehumidifiers, wood burning stoves; individual space heaters; outside fuel storage tanks and lines; electronic air filters; registers; filters; solar heating systems; fireplaces; fireplace inserts and components of any kind; any condition caused by rust or corrosion; any pre-existing condition.

APPLIANCES: (\$500 maximum)

Covered: Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in micro-wave; range exhaust fan.

Not Covered: Individual freezer; washer; dryer; compactor; timers or clocks; rotisseries; meat probes; removable racks or baskets; lock or key assemblies; ice makers; filters; gaskets; scratches, marring or dents; self-cleaning components of oven; any condition caused by rust or corrosion; any pre-existing condition.

VI. Cancellation:

NPI may cancel this warranty for any fraud or misrepresentation on the part of the client.

VII. Additional exclusions and conditions:

- A. **Excluded From Protection Under This Limited Warranty** is any item in the report which is said to be deficient, faulty, inoperable, in need of repair or in any way impaired, of suspect utility, at or beyond its normal life expectancy, or specifically excluded, as well as any item identified as not inspected or not tested, as indicated by any words or phrases which, by reasonable interpretation, would communicate any of the foregoing.

Also Excluded From Protection is any item, device, component, element, part or class of items at, in, on, or pertinent to the subject property premises which are inaccessible, concealed or a latent defect and which is not included in or specifically mentioned in the report.

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- B. Since each item or system in a house has a normal life expectancy, this warranty will pay for repair, or replacement on a prorated basis.

DEFINITIONS:

1. **Mechanical Failure:** Condition which causes a covered item or system to stop performing its designed function.
2. **Inaccessible:** That which cannot be readily accessed for inspection due to design and/or obstacles, such as permanent partitions, chimney, etc.
3. **Service:** Repair or replacement of non-functioning covered item.
4. **Pre-Existing Condition:** Condition which caused a covered item to fail, which after prudent investigation, is determined to have existed prior to this warranty's effective date.
5. **Consequential Damage** Condition which results from any cause other than the direct mechanical failure of that item or system.
6. **Building Code or Zoning Violations:** Condition which does not meet building code specifications or zoning board requirements.
7. **Concealed or Latent Defect:** A deficient condition which is not visible or not readily accessible.

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