



# National Property Inspections

John Q. Client, 123 Sample Avenue, Some City, NY, 10000



Tuesday, August 3, 2021

**Inspector**

Charlie Spataro

845-579-5010

[charlie.spataro@npiinspect.com](mailto:charlie.spataro@npiinspect.com)

Inspection Date:  
08/03/2021

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Inspector Phone: 845-579-5010

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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<b>Property Occupied :</b> Yes <b>Estimated Age Of Property :</b> 7                                    Year(s) <b>Property Faces :</b> <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West <b>Type of Property :</b> <input checked="" type="checkbox"/> Single-Family <b>Primary Construction :</b> <input checked="" type="checkbox"/> Wood	<b>Temperature :</b> 76    F <b>Weather :</b> <input checked="" type="checkbox"/> Partly Cloudy  <b>Soil Conditions :</b> <input checked="" type="checkbox"/> Damp <b>Persons Present :</b> <input checked="" type="checkbox"/> Buyer's Agent <input checked="" type="checkbox"/> Seller
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### DEFINITIONS :

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

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

### SCOPE OF THE INSPECTION :

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

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

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## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### 1 GRADING / DRAINAGE

MARGINAL

An exterior drainage system was observed that terminated to daylight approximately 100 feet from the rear of the home. The pipe terminated into a swale which led to a natural stream approximately 50-75 feet away. The ground area around the termination was very wet and soft and some pooling was observed about 30 feet from the termination. You may wish to have this condition evaluated by a landscaper.

### 2 WALKS / STEPS

MARGINAL

The front paver walkway was in generally acceptable condition. However, there a few areas where paving stones had settled which may become a tripping hazard. We recommend this condition be monitored for additional settling and repaired as necessary.

There was a significant amount of fungi/algae growth on the outdoor basement stairs and adjacent wall. We recommend removal of this fungi/algae as part of regular maintenance to avoid damage to the exterior of the home as well as spread to the interior of the home.

### 3 RETAINING WALLS

REPAIR/REPLACE

A collapse of a small section of the natural stone retaining wall adjacent to the driveway and right side of the home was observed. The earth behind the collapsed area has not moved. However, it is recommended that this condition be repaired to avoid erosion and further deterioration of the wall.

### 4 FLASHING/VALLEYS

MARGINAL

All roof penetrations had roofing cement and/or caulking applied around their flashing. Since the home is less than 10 years old, this may indicate that faulty flashing/boots are present or they were installed improperly. Although there was no evidence of past or active leaks observed at the time of inspection, you may wish to have a qualified professional further evaluate this condition and repair as necessary.

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## RETAINING WALLS

Recommend Repairs

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

Driveway

Right

Stone

Collapse

### Comments:

A collapse of a small section of the natural stone retaining wall adjacent to the driveway and right side of the home was observed. The earth behind the collapsed area has not moved. However, it is recommended that this condition be repaired to avoid erosion and further deterioration of the wall.



Retaining Walls: Retaining wall collapse



Retaining Walls:

## ROOFING

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

Age: 5-10 Year(s)

Design Life: 20-25 Year(s)

Layers: 1

100% Visible

Asphalt / Composition

### Comments:

The roofing material appeared in acceptable condition at the time of inspection.

Leaks not always detectable.

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## Attic / Roof

Method of Inspection  Physical Entry

### ATTIC FRAMING/SHEATHING

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

Plywood / Panel Board / OSB  Rafters

#### Comments:

Roof rafters were 2 inch x 10 inch wood, 16 inches on center with plywood sheathing. There were no signs of cracked roof rafters or signs of water penetration. The attic framing and sheathing was in acceptable condition.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:

### ATTIC VENTILATION

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

Ridge  Soffit

#### Comments:

The attic was ventilated properly. No deficiencies were observed at time of inspection.

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Attic Ventilation: Venting at eaves



Attic Ventilation: Venting at roof ridge

## ATTIC INSULATION

Monitor Condition

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

Fiberglass Batt

Disturbed

### Comments:

Fiberglass Batt insulation was in generally acceptable condition

Some areas of attic insulation were disturbed. Recommend the insulation be returned to its proper placement to insure maximum energy efficiency.



Attic Insulation: Fiberglass batt insulation



Attic Insulation: Disturbed insulation

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Plumbing: Water Pressure, 84 psi

## WATER HEATER

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

Brand: Bosch  
SerialNo: 7 703 311 073

Model: C 1210 NS EG

Age: 5-10 Year(s)

Design Life: 15-20 Year(s)

Gas

Tankless

### Comments:

Tankless waster heater was in acceptable condition at the time of inspection.



Water Heater: Tankless water heater



Water Heater: Water heater piping

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Water Heater: Hot water - 105.2 degrees F

## LAUNDRY FACILITIES

Monitor Condition

Location: Laundry room - 1st Floor

	ACC	MAR	NI	NP	R/R
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input checked="" 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:

The components of the Laundry Room appeared acceptable at the time of inspection except as otherwise noted. The washer and dryer operated as expected and were in acceptable condition at the time of inspection.

The dryer vent, which terminates on the right exterior wall of the home, appeared to have a significant build up of lint. We recommend this condition be corrected. Regular cleaning of the dryer venting system is necessary to reduce the risk of fire.

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Laundry Facilities: Dryer vent - clogged with lint



Laundry Facilities:



Laundry Facilities: Washer - data tag



Laundry Facilities: Dryer - data tag

## HEATING - MAIN

Brand: Luxaire      Model: TG8S080C16MP113      BTUs: 80000      Age: 5-10 Year(s)  
 Design Life: 15-20 Year(s)      SerialNo: WIL3191812

Gas       Forced Air

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

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**Comments:**

From a visual only inspection, the main house furnace was clean and appeared acceptable at time of inspection. The system was not operated because it was set for summer air conditioning operation and the temperature was above 65 degrees farenhiet.

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



Heating - Main: Main house furnace located in attic



Heating - Main: Main house furnace interior

## HEATING - BASEMENT

Brand: Luxaire      Model: TG9S080B12M11      BTUs: 64000      Age: 5-10 Year(s)  
 Design Life: 15-20 Year(s)      SerialNo: W1G4981869

Gas       Forced Air

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

**Comments:**

From a visual only inspection, the basement furnace was clean and appeared acceptable at time of inspection. The system was not operated because it was set for summer air conditioning operation and the temperature was above 65 degrees farenhiet.

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## BASEMENT BATHROOM

	ACC	MAR	NI	NP	R/R
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 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"/>

### Comments:

All components in the basement bathroom were acceptable at time of inspection.



Basement Bathroom:



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## LAWN SPRINKLER

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

# of Zones: 6

Automatic

Manual

### Comments:

The sprinkler system was tested for basic operation of all zones. Confirming the operation or location of every sprinkler head, determining underground plumbing leaks and testing of automated control systems is beyond the scope of this inspection. You may wish to have an irrigation specialist further evaluate the sprinkler system.

Underground leaks may not be detected.



Lawn Sprinkler: Sprinkler System - Timer/Controller  
Located in Garage



Lawn Sprinkler: Sprinkler System - Zone valves -  
Located on left side of home.

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