



National Property Inspections

Sample , 1000 Sample Ave, Sample, CA, 00000



Monday, September 7, 2020

Inspector

Viktor Mikhailov

(408)410-4557

viktor@npiinspect.com

Inspection Date:
09/07/2020

Inspector: Viktor Mikhailov
Inspector Phone: (408)410-4557

Email: viktor@npiinspect.com



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FENCES / ENCLOSURES

Recommend Repairs

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

Chain Link

Wood

Comments:

Fence gate was dragging the ground located at the back of the building.



Fences / Enclosures: Fence gate was dragging the ground

ROOFING

Recommend Repairs

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

Age: 20- 25 Year(s)

Layers: 1

Walked On

Asphalt / Composition

Excessive Granular Loss

Previous Repairs Noted

Trim Trees / Branches

Comments:

Keep trees and branches trimmed to prevent damage to roof covering.

The asphalt shingles on the roof appear to be suffering from excessive granular loss. Cracked shingles were observed at the time of inspection.

Leaks not always detectable.

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Roofing: Cracked shingles were observed at the time of inspection.
The asphalt shingles on the roof appear to be suffering from excessive granular loss.

FENESTRATION SYSTEMS

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

- Metal
- Vinyl
- Wood
- General Deterioration
- Needs Caulk / Seal
- Single Pane(s)

Comments:

Observed security bars on the window.

Outdated metal and wooden framed windows remaining in property noted to be deteriorated but functional - marked marginal due to age and energy efficiency. Recommend replacement if time and budget allow.



Fenestration Systems: Observed security bars on the window.

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Attic / Roof

Method of Inspection Physical Entry 80 % Visible

ATTIC / ROOF FRAMING AND SHEATHING

Recommend Repairs

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

Rafters

Comments:

Gap was noticed on multiple rafters and between rafter and board sheathing from the original build. Observed previous moisture stain on the board sheathing. Recommend further evaluation by qualified contractor(s).

Leaks not always detectable.



Attic / Roof Framing and Sheathing: Gap was noticed on the multiple rafter.



Attic / Roof Framing and Sheathing: Observed previous moisture stain on the board sheathing.

Interior Foundation

Foundation Type Slab On Grade

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INTERIOR FOUNDATION UNIT 3121

Recommend Repairs

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

Comments:

Settlement type cracks observed on the slab . Monitor regularly and evaluate/repair as required.



Interior Foundation unit 3121: Settlement type cracks observed on the slab

INTERIOR FOUNDATION UNIT 3123

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

Comments:

This was a slab on grade condition. Unable to inspect any interior foundation.

PLUMBING

Recommend Repairs

Water Service

Water Public

Water Off

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Exterior east side

General Deterioration

Water Conditioner Not Part of Inspection

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	ACC	MAR	NI	NP	RR
SUPPLY <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> ABS <input checked="" type="checkbox"/> Cast Iron	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VENTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE SUPPRESSION SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Water pressure tested at 80 PSI (pounds per square inch). Readings of 40-80 are considered normal.
 Limited visibility of plumbing pipes due to paint.

Some sections of the plumbing have signs of rust and holes which can become a possible leakage problem.
 Observed sections of the drain pipe on the back exterior of unit # 2 slope upward. This could cause the drain to clog and not drain properly and should be corrected.
 Recommend further evaluation/repair by qualified contractor(s).

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



Plumbing: Observed sections of the drain pipe on the back exterior of unit #3121 slope upward



Plumbing: Some sections of the plumbing have signs of rust and holes



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OFFICE # 1

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"/>
FLOOR / FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Approximately 90 % electrical outlets had no power at the time of inspection
Missing multiple electrical cover plates.



Office # 1: Missing multiple electrical cover plates.



Office # 1: Missing multiple electrical cover plates.



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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.

FENCES / ENCLOSURES

REPAIR OR REPLACE

Fence gate was dragging the ground located at the back of the building.

ROOFING

REPAIR OR REPLACE

The asphalt shingles on the roof appear to be suffering from excessive granular loss. Cracked shingles were observed at the time of inspection.

FENESTRATION SYSTEMS

MARGINAL

Outdated metal and wooden framed windows remaining in property noted to be deteriorated but functional - marked marginal due to age and energy efficiency. Recommend replacement if time and budget allow.

ATTIC / ROOF FRAMING AND SHEATHING

REPAIR OR REPLACE

Gap was noticed on multiple rafters and between rafter and board sheathing from the original build. Observed previous moisture stain on the board sheathing. Recommend further evaluation by qualified contractor(s).

INTERIOR FOUNDATION UNIT 3121

REPAIR OR REPLACE

Settlement type cracks observed on the slab . Monitor regularly and evaluate/repair as required.

PLUMBING

Supply

MARGINAL

Drains

REPAIR OR REPLACE

Vents

MARGINAL

Some sections of the plumbing have signs of rust and holes which can become a possible leakage problem.

Observed sections of the drain pipe on the back exterior of unit # 2 slope upward. This could cause the drain to clog and not drain properly and should be corrected.

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

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OFFICE # 1

Floor / Finish

MARGINAL

Electrical

REPAIR OR REPLACE

Approximately 90 % electrical outlets had no power at the time of inspection
Missing multiple electrical cover plates.

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 OR 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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