



National Property Inspections

Sample , 000 Sample Ct, Sample, SM, 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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DRIVEWAY

Monitor Condition

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

Concrete

Comments:

General deterioration, cracking. Driveway was functional at time of inspection.



Driveway:

RETAINING WALLS

Recommend Repairs

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

Front

Rear

Block

Timber

Leaning

Comments:

The retaining wall was showing signs of bowing/leaning. This retaining wall was holding up a significant static load (i.e. lateral pressure of the soil). If this wall has not been properly designed, the earth pressures will continue to push the wall forward or overturn it.

Noticed loose brick on the top of the retaining wall in front of the house.

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

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Retaining Walls: Noticed loose brick on the top of the retaining wall



Retaining Walls: The retaining wall was showing signs of bowing/leaning

GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Steel

Filled with Debris

Leaking

Rust / Corroded

Comments:

The gutters were filled with debris which was inhibiting water to drain off the roof and flow through the gutters and downspouts properly.

Observed damaged/rustet gutters in multiple location of the house.
Recommend further evaluation/repair by qualified contractor(s).



Gutters/Down Spouts: Observed damaged/rustet gutters

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FOUNDATION

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

Concrete

Limited Observation

Comments:

Foundation walls were found to have minimal cracking.



Foundation:



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Attic / Roof

Method of Inspection Physical Entry 70 % Visible

ATTIC FRAMING/SHEATHING

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

Rafters Water Stains/Suspected Leak(s)

Comments:

Water staining on roof sheathing, mainly around vent penetration. Dry at time of inspection. Noticed possibly sign of rodent activity in the attic.

Leaks not always detectable.



Attic Framing/Sheathing: Noticed possible sign of rodent activity in the attic.



Attic Framing/Sheathing: Water staining on roof sheathing, mainly around vent penetration

LIVING ROOM/DINING ROOM

Monitor Condition
 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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Comments:

The window lock was broken or inoperable. This should be replaced for safety reasons.
Minor crack was noticed on the ceiling.



Living Room/Dining Room: The window lock was broken or inoperable.



Living Room/Dining Room: Minor crack was noticed on the ceiling.



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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.

RETAINING WALLS

REPAIR OR REPLACE

The retaining wall was showing signs of bowing/leaning. This retaining wall was holding up a significant static load (i.e. lateral pressure of the soil). If this wall has not been properly designed, the earth pressures will continue to push the wall forward or overturn it.
Noticed loose brick on the top of the retaining wall in front of the house.
Recommend further evaluation/repair by qualified contractor(s).

GUTTERS/DOWN SPOUTS

REPAIR OR REPLACE

Observed damaged/rustet gutters in multiple location of the house.
Recommend further evaluation/repair by qualified contractor(s).

ATTIC FRAMING/SHEATHING

MARGINAL

Water staining on roof sheathing, mainly around vent penetration. Dry at time of inspection.
Noticed possibly sign of rodent activity in the attic.

LIVING ROOM/DINING ROOM

Windows/Trim

REPAIR OR REPLACE

The window lock was broken or inoperable. This should be replaced for safety reasons.
Minor crack was noticed on the ceiling.

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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