



National Property Inspections

Sample Report, 12345 Property Address Dr, City, State, Zip



Monday, Inspection Date, Year
Inspector Name

Phone
email@npiinspect.com

Inspection Date:
Date

Inspector: Name
Inspector Phone: #

Email: email@npiweb.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied :	No	Temperature : 48 F
Estimated Age Of Property :	<1 Year(s)	Weather :
Property Faces :	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :		Soil Conditions :
<input checked="" type="checkbox"/> Single-Family		<input checked="" type="checkbox"/> Dry
Primary Construction :		Persons Present :
<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.
DEF (DEFICIENT)	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

- Termite bait stations were not observed around the perimeter of the building, however a termite inspection and/or evaluation of an existing system is beyond the scope of a home inspection.
Recommend builder inquiry if termite and/or pest control systems are responsibility of HOA or Owner.
- Final construction cleanup, including garage and interior.

2 DECKS / BALCONY

DEFICIENT

- Isolated areas of nails protruding above the deck boards, along with some splintering of the deck boards. Both items could present potential safety concerns and correction is recommended.

3 ROOFING

MARGINAL

- There appeared to be some isolated installation debris (abandoned roofing nails, shingle cut-outs) scattered on the rear slope of the roof. Recommend further review and removal of any installation debris.

4 WINDOWS

MARGINAL

- Window screen was missing at one of the windows.
- Window latches may need some minor adjustments. Several latches were difficult to close, and one window latch in the family room was unable to close.

5 EXTERIOR DOORS

MARGINAL

- Daylight gaps were present at the front and deck doors. Doors may require adjustments or additional weather strip shims.

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6 OVERHEAD GARAGE DOORS

DEFICIENT

- The automatic garage door opener may need adjustments, as during testing of the closing function the door would auto reverse upon contact with the concrete slab.
- Although not required, consider installation of manual hardware (lift handle) in order to safely operate the door when manual operation is necessary.

7 HEATING DISTRIBUTION - UNIT 1 GARAGE

Distribution

MARGINAL

- Filter was slightly dirty. Recommend replacement at time of occupancy.

8 HEATING DISTRIBUTION - UNIT 2 ATTIC

Distribution

MARGINAL

- Filter was slightly dirty. Recommend replacement at time of occupancy.

9 KITCHEN

Dishwasher/Cross Flow Protection

DEFICIENT

- Dishwasher drain line was leaking at the connection to the garbage disposal. Draining feature of the dishwasher was not further tested due to active leak and potential for interior water damage.

10 BATHROOM 3 - MAIN OWNERS

Sink/Faucet

MARGINAL

- The left sink was draining slowly, suggesting there is a restriction in the drain pipe under the sink.

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.

DEF (DEFICIENT)

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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DECKS / BALCONY

Recommend Repairs

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

Wood

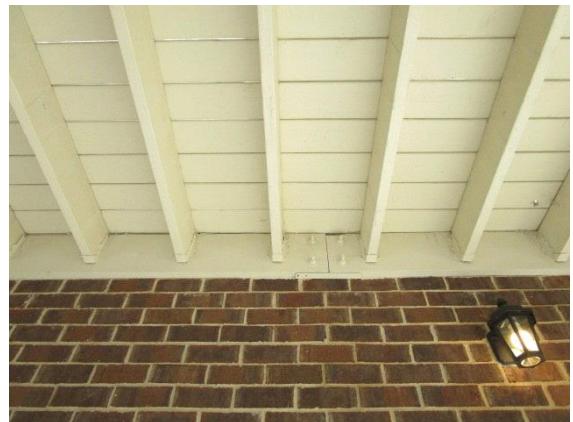
Comments:

Deck is constructed on brick columns and is bolted to the home. Deck joists are set in mechanical hangers. Overall, the deck is in good condition.

- Isolated areas of nails protruding above the deck boards, along with some splintering of the deck boards. Both items could present potential safety concerns and correction is recommended.



Decks / Balcony:



Decks / Balcony:



Decks / Balcony:



Decks / Balcony: Protruding Nails

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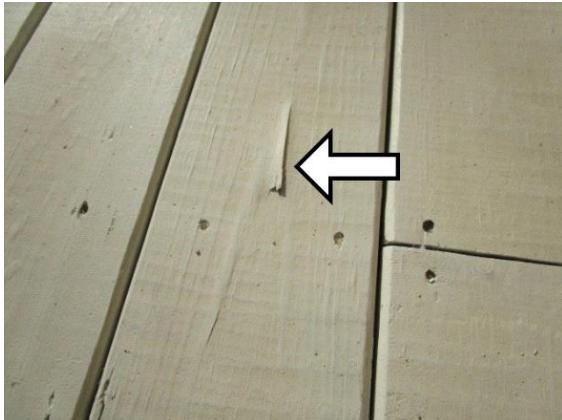
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Decks / Balcony: Splintering



Decks / Balcony:



Decks / Balcony: Splintering

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

ROOFING

Monitor Condition

Age: 01 Year(s)

Design Life: 25-30 Year(s)

Layers: 1

100% Visible

Visual From Ground

Asphalt / Composition

Metal

Comments:

Overall the roof covering is in functional and acceptable condition. Roof appears to be shedding water as designed. No active interior leaks detected. No visible wind or hail damage.

- There appeared to be some isolated installation debris (abandoned roofing nails, shingle cut-outs) scattered on the rear slope of the roof. Recommend further review and removal of any installation debris.

Leaks not always detectable.

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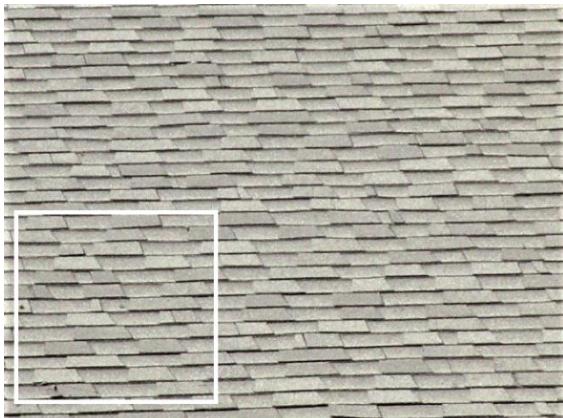
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Roofing:



Roofing:



Roofing: Installation Debris



Roofing:



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Attic / Roof

Method of Inspection Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

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

Plywood / Panel Board / OSB Trusses

Comments:

The home was a townhouse and had the proper firewall(s) installed in the attic area. The attic interior was visually examined for leaks and/or water stains. No cracked trusses, stains, or leaks were observed. H-clips were installed on sheathing seams. Framing/sheathing appeared to be functioning as designed, and appeared to be built within standards of practice for time of construction. All the framing and sheathing that was visible from the attic was acceptable at time of inspection.

Leaks not always detectable.



Attic Framing/Sheathing:

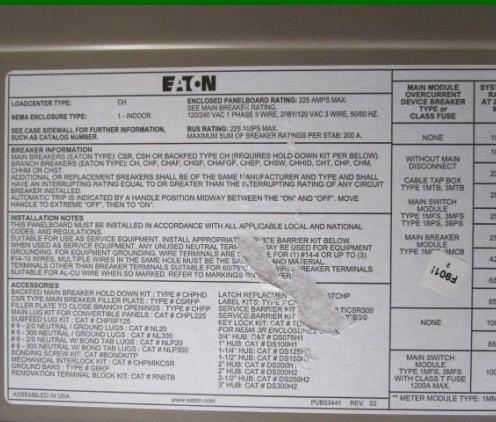


Attic Framing/Sheathing:



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Electrical:

PLUMBING

Water Service

Water Public

Shut Off Location: Garage

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Rear Exterior

		ACC	MAR	NI	NP	DEF
SUPPLY	<input checked="" type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<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"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Plumbing system and components appeared to be in acceptable condition at time of inspection. Water pressure at time of inspection was 65-70 psi (within recommended standards of 40-80 psi). The main interior shut-off and PRV (pressure reduction valve) are located in the garage above the water heater. The exterior hose bib shut-offs are located in the garage and under the sink at the basement bathroom. Plumbing cleanouts were observed in the driveway and at the right rear grounds by the driveway. The water meter/curb-stop is located street side at the left front grounds, and the gas meter is along the rear exterior of the building. The fire suppression system in this home was not operated/tested and is beyond the scope of this inspection. Fire suppression/sprinkler systems should be evaluated by a professional on a routine basis.

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

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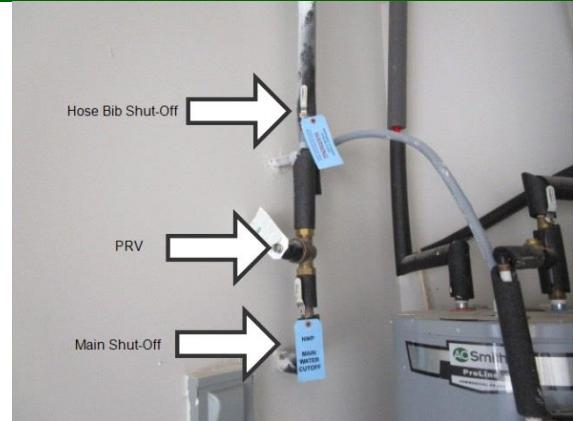


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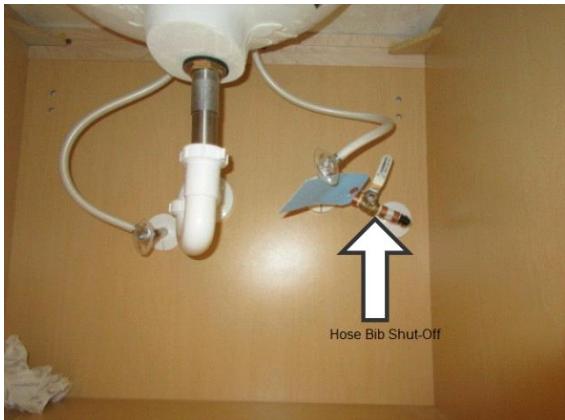
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Plumbing:



Plumbing:



Plumbing:



Plumbing: Gas Meter



Plumbing:



Plumbing:

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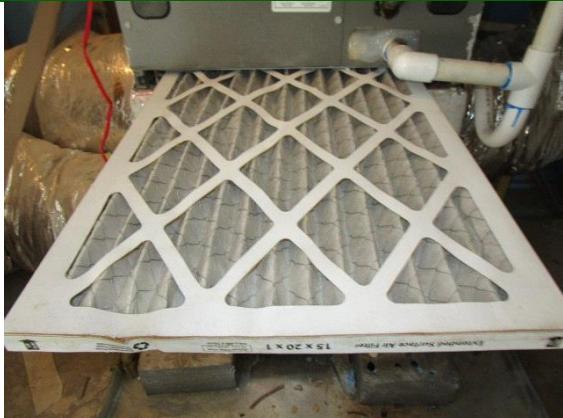
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Heating Distribution - Unit 1 Garage:

HEATING DISTRIBUTION - UNIT 2 ATTIC

Monitor Condition

Ductwork

Dirty Filter

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input checked="" 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:

Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace and ductwork in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning is required as a part proper maintenance. Filter is sized at 16x25x1 and is located at the heating unit filter door.

- Filter was slightly dirty. Recommend replacement at time of occupancy.

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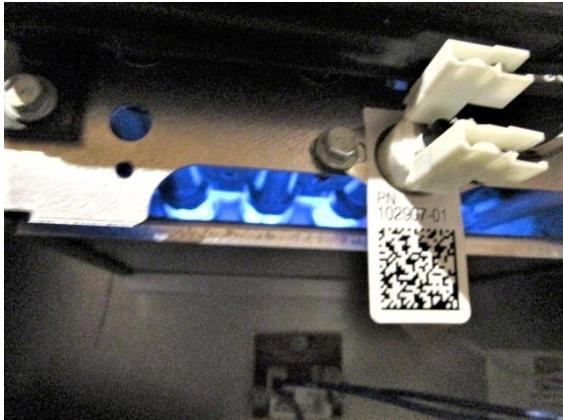
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Heating Distribution - Unit 2 Attic:



Heating Distribution - Unit 2 Attic:



Heating Distribution - Unit 2 Attic:



Heating Distribution - Unit 2 Attic:

COOLING - UNIT 1 (UPPER)

Brand: Lennox

Design Life: 15+/- Year(s)

Model: 14ACXS024-230A22

SerialNo: 1919E41904

Size: 2.0 Ton

Age: 01 Year(s)

Electric

Outside Temperature too cold to test

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

Comments:

A/C unit should not be tested in cool mode with temperature below 65 degrees for fear of damaging compressor. Recommend further evaluation by a qualified professional when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures. Determining correct size for an air conditioning system is beyond the scope of a home inspection. Clearances between the individual A/C units, and between the A/C and the fencing, may be inadequate.

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Cooling - Unit 1 (Upper):



Cooling - Unit 1 (Upper):



Cooling - Unit 1 (Upper):



Cooling - Unit 1 (Upper):

COOLING - UNIT 2 (BSMT/MAIN)

Brand: Lennox

Model: ML14XP1-024-230A01

Size: 2.0 Ton

Age: 01 Year(s)

Design Life: 15+- Year(s)

SerialNo: 1919F46024

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

Electric

Heat Pump

Outside Temperature too cold to test

Comments:

Heat pump was operated in heat mode only. Unable to operate in cooling mode due to outdoor temperature below 65 degrees. Determining correct size for an air conditioning system is beyond the scope of a home inspection. Clearances between the individual A/C units, and between the A/C and the fencing, may be inadequate.

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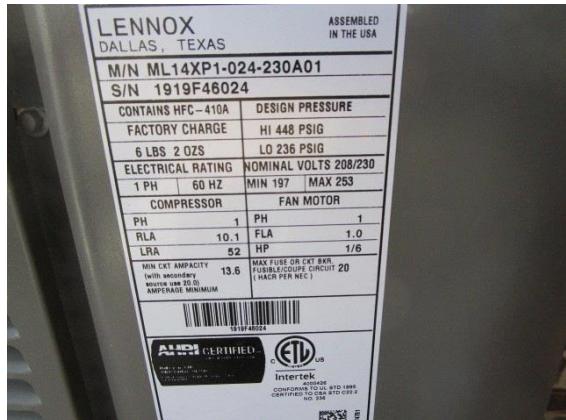
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Cooling - Unit 2 (Bsmt/Main):



Cooling - Unit 2 (Bsmt/Main):



Cooling - Unit 2 (Bsmt/Main):



Cooling - Unit 2 (Bsmt/Main):

KITCHEN

CEILINGS

Recommend Repairs

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

WALL(S)

WINDOWS/TRIM

WINDOW SCREENS

FLOOR/FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)

GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)

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