



National Property Inspections

Joe Client, 3136 Any Street, Any Town , USA, 99999

ELECTRICAL

Monitor Condition Recommend Repairs

SERVICE SIZE (Main Panel)

- 110 Volt (Nominal) 110 / 220 Volt (Nominal) 120 / 240 Volt (Nominal) 60 Amp 100 Amp
 125 Amp 150 Amp 200 Amp Undetermined
 110 AMP

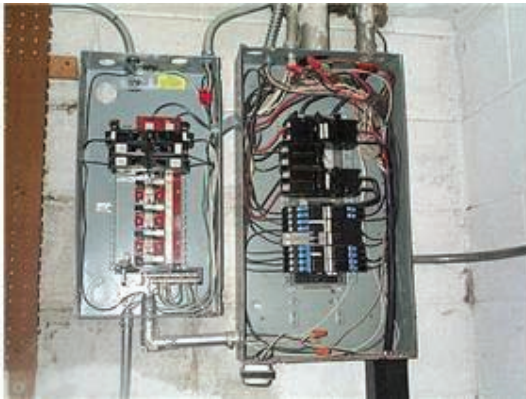
SERVICE SIZE (Sub Panel)

- 40 Amp 60 Amp 100 Amp Undetermined

SERVICE	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
ENTRANCE CABLE	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISCONNECT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Rust / Corrosion	<input type="checkbox"/> Insufficient Access				
<input type="checkbox"/> Loose Connections	<input type="checkbox"/> No Main Disconnect	<input type="checkbox"/> Fuse / Breakers Incorrectly Sized	<input type="checkbox"/> Overheating / Scorching				
<input type="checkbox"/> Improper Splices	<input type="checkbox"/> Open Knockouts	<input type="checkbox"/> Water Meter Not Jumpered	<input type="checkbox"/> Improper Ground				

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

Undersized wires noted at breakers in service panel. Open knock-outs present in panel. Neutral and ground wires are connected on the same bus bar in sub-panel. Under-sized wire feeding sub-panel from service disconnect in main panel. Scorching observed in sub-panel. Missing globe protector on light in basement closet. Open grounded outlet in master bedroom. Recommend further evaluation and repair by a licensed electrician.



ROOFING

Monitor Condition
 Recommend Repairs

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

Age : 10	Year(s)	Design Life : 20-25	Year(s)	Layers : 2	100 % Visible
<input type="checkbox"/> Visual From Ground	<input checked="" type="checkbox"/> Walked On	<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered		
<input type="checkbox"/> Asphalt / Composition	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile		
<input type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate		
<input type="checkbox"/> Membrane					
<input type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Previous Repairs Noted		

Comments : **Leaks not always detectable.**

Roof is showing signs of age by granular loss and worn edges of the shingles. Small abrasions noted. Per homeowner a tree fell on the roof during a winter storm. Recommend further evaluation and repair by a qualified roofing contractor.



AIR CONDITIONER

- Monitor Condition
 Recommend Repairs

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

Brand : Carrier

Model : B281988

Size : 2.5 ton

Age : 18

Year(s)

Design Life : 20-25

Year(s)

OPERATION

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Swamp Cooler |
| <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Wall | <input type="checkbox"/> Outside Temp Too Cold to Test |
| <input type="checkbox"/> Noisy Fan / Compressor | <input type="checkbox"/> Outside Unit Not Level | <input type="checkbox"/> Dirty/Damaged Condenser |
| <input type="checkbox"/> No Pad Under Unit | <input type="checkbox"/> No Outside Disconnect | <input type="checkbox"/> Remove Obstructions / Vegetation |
| <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | <input type="checkbox"/> Missing/Improper Condensate Line |
| <input type="checkbox"/> Window Units Not Inspected | <input type="checkbox"/> Damaged Suction Line | <input type="checkbox"/> Suspected Leak(s) / Clogged Condensate Line |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments :



" Independently Owned and Operated "

Inspection Date : 10/4/2006
 Inspector: John Anyman
 Inspector Phone: 555-555-5555

Email or Web Site: john.anyman@npiweb.com



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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.

DRIVEWAY

Defective

Front side walk where it meets the approach of the driveway is heaved and crack. Recommend repair/replacement by a qualified concrete contractor.

PORCHES / STOOPS

Marginal

Front porch slopes towards house, which causes water to settle towards the house. Since the siding of the home is vinyl and no evidence of water intrusion present, I recco mend monitoring the conditions for future water intrusion issues.

DECKS / BALCONY

Defective

Three steps or more present at deck staircase including deck platform. Recommend installing an appropriate sized handrail for safety. Earth to wood contact at the deck posts. Recommend repairs by a qualified deck contractor

1/2 BATHROOM (BASEMENT)

Defective

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

Defective

Missing GFCI protection in 1/2 bath in basement. Recommend installing GFCI protected outlet by a qualified electrician.

INTERIOR ROOM MASTER BEDROOM

Defective

Electrical (Random sampling of outlets, switches, fixtures.)

Defective

Un-grounded outlet noted in master bedroom North wall. Recommend repair by a qualified electrician.

MAR (MARGINAL)

The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)

DEF (DEFECTIVE)

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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