



National Property Inspections

Sample Residential Report, , Riverside, Ca, 92508



Tuesday, June 07, 2011

Inspector

Johnny Carrillo

(909) 297-3798

teamnpi@charter.net

" Independently Owned and Operated "

Inspection Date :
6/7/2011

Inspector: Johnny Carrillo
Inspector Phone: (909) 297-3798

Email: teamnpi@charter.net



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PRE-INSPECTION AGREEMENT

The client understands that this Property Inspection is only a visual, non-invasive review of readily accessible areas. The Standards of Practice used meet those prescribed by the National Association of Certified Home Inspectors - NACHI (viewable at www.nachi.org / Inspector ID# NACHI07083005). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. Examples of inspection limitations/exclusions can be viewed on the General Information page of the Inspection Report in addition to the InterNACHI web site. The inspection and report do not intend to address the possible presence of or danger from any potentially harmful substances or environmental hazards including radon gas, underground fuel storage tanks, lead base paint, lead solder, mold/mildew, asbestos, urea formaldehyde, low frequency electromagnetic waves and toxic or flammable chemicals. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified. Note: This Inspector is not qualified to detect the presence of Chinese Drywall. According the issue of Chinese Drywall (and its potential problems) is beyond the scope of this Inspection Report.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Property Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party. The client understands, accepts and agrees that except for the Limited Warranty attached hereto, National Property Inspections does not, impliedly or expressly, warrant or guarantee its Property Inspection, Property Inspection Report, or the condition of the subject property.

The Client agrees to read the entire written report when it is received and promptly call the Inspector with any questions or concerns regarding the inspection or written report. Client acknowledges that the Inspector is a generalist and in the interest of the client, the Inspector may provide suggestions, recommendations, advisements and implied need of evaluations, reviews, repair or services by licensed and fully qualified contractors and/or specialist who may identify additional defects as result of their expanded evaluation and expertise, or recommended additional upgrades that could affect your evaluation or property. In the event that any dispute arises out of, or relates to, the Inspection performed or Inspection Report issued under this Agreement, it is mandatory that such dispute be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Property Inspection. The arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules as set out by the American Arbitration Association. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Property Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Inspection Report. According to the InterNACHI "Standards of Practice" inspectors are not required to determine any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection

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purposes. Also, National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

ACKNOWLEDGEMENT

Client acknowledges and agrees that Johnny Carrillo, dba National Property Inspections, is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.

Inspector Signature

Client Signature

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied :	Yes		Property Faces :	<input type="checkbox"/> North	<input type="checkbox"/> South	<input checked="" type="checkbox"/> East	<input type="checkbox"/> West	
Estimated Age Of Property :	13	Year(s)	Weather :	Sunny				
Type of Property :	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Multi	Temperature :	70 F				
Primary Construction :	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	Soil Conditions :	<input checked="" type="checkbox"/> Dry	<input type="checkbox"/> Damp/ Wet	<input type="checkbox"/> Snow	<input type="checkbox"/> Frozen
<input checked="" type="checkbox"/> Other :	Composite & Stucco			Persons Present :	<input checked="" type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Buyer's Agent	<input type="checkbox"/> Seller'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. <i>(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.)</i>
NI	(NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
NP	(NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
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.

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interior and sink areas.

Typical "wear and tear" or general deteriorative conditions as stated randomly throughout this inspection report pertain to common scratching, marring, discoloration, age related to deterioration, small cracks or separation, etc.,etc. that are common with every day usage. These conditions should be monitored on a regular scheduled basis for further developments at which time all repairs and/or further evaluations are recommended to be completed by

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licensed contractors of the appropriate trades.

Detached free standing or separate landscape fixtures such as (but not limited too) gazebos, sheds, out buildings, water fountains and/or appliances (BBQ's) are not inclusive within this inspection process. Recommend all conditions and concerns with installation and operation of all surfaces and safety features be further evaluated by a licensed contractor of the appropriate trades.

Lawn sprinklers, irrigation systems, fixtures and all related components are not inclusive within the industry standards of practice or the scope of this inspection process. All concerns are recommended to be further evaluated by a licensed contractor of the appropriate trades

Alarm and intercom systems are not inclusive within the scope of this inspection any client pertaining to these systems are recommended to be further evaluated by a licensed contractor in this (but not limited to) type of technology.

Special Note: All conditions and findings might not have been revealed or documented within this inspection process. It is recommend that any findings not documented or revealed be further evaluated or repaired by a licensed contractor that is specifically trained for the section or component in need prior to the close of Escrow. Also, following the InterNACHI "Standards of Practice" inspectors are not required to determine any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversights may cause

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GRADING / DRAINAGE

 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"/>

 Near Level

 Positive Slope

 Negative Slope

 Ponding

Comments : Near level grading with positive slopes away from the home are present on the property. Internal drains are also present on the property; recommend keeping drains clear from debris. Recommend monitoring for any possible pooling conditions around or near the perimeter of the home.

There does not appear to be proper drainage in front of the rear patio. Recommend monitoring for swampy conditions and/or water run off onto the patio surface. If so, contact a licensed contractor to further evaluate and present drain options.



DRIVEWAY

 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"/>

 Concrete

 Asphalt

 Brick

 Gravel

 General Deterioration

 Cracks

 Settlement

Comments : The surface shows typical deteriorative conditions indicative to the age of the driveway. Recommend monitoring for any developments.

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WALKS / STEPS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete Flagstone Brick Wood
 General Deterioration Handrail Loose / Missing Cracks / Settlement Tripping Hazard
 Poor Earth / Wood Clearance

Comments : The surfaces show typical conditions indicative to the age of the concrete and brick. Recommend monitoring for any further developments.

FRONT PORCH

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Enclosed Open
 General Deterioration Settlement Poor Earth / Wood Clearance Handrail Loose / Missing

Comments : **Some cracking is present on the surface on the concrete. Recommend filling in cracks with a concrete base caulk to prevent further damage.**



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REAR PATIO

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete
- Flagstone
- Brick
- General Deterioration
- Cracks
- Settlement
- Slopes Toward House

Comments : The surface of the patio and related components show typical conditions indicative to the age of the home. Recommend monitoring for any further developments.



FENCES / GATES

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Wood
- Plastic / PVC
- Chain Link
- Masonry
- Wrought Iron
- General Deterioration
- Leaning
- Rotting
- Portion(s) Missing
- Needs Repairs

Comments : **The gate on the right side of the home does not operate properly. Recommend adjustments and/or repairs to insure proper usage.**

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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 : 13	Years	Design Life : 30 to 35	Year(s)	Layers : 1	80% Visible
<input checked="" type="checkbox"/> Visual From Ground	<input type="checkbox"/> Asphalt / Composition	<input type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Membrane	<input checked="" type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Excessive Granular Loss
<input type="checkbox"/> Walked On	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Metal	<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Bubbling	<input type="checkbox"/> Ladder at Eaves
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Snow Covered	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slate	<input type="checkbox"/> Previous Repairs Noted	<input type="checkbox"/> Improper Installation			

Comments : **Leaks not always detectable.**

Due to the sensitive material and/or design of roof. A visual of the surface was conducted from the eaves and ground with high powered binoculars.

Note: The inspector cannot, and does not offer an opinion or warranty as to weather the roof has leaked in the past, leaks now or may be subject to future leakage. Many leaks can only be detected during/after a rain storm and sometimes only during certain windy conditions during a rain storm. Recommend further investigation with seller/listing agent on possible leaks.

There are several cracked and/or slid out of position roof tiles throughout the surface. Recommend contacting a licensed roofer to further evaluate the entire surface and replace damaged tiles.

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FLASHING/VALLEYS

Monitor Condition

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

Recommend Repairs

- | | | | |
|-----------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Composition / Membrane | <input checked="" type="checkbox"/> Improper Installation | <input type="checkbox"/> Suspected Leak(s) |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Rust | <input type="checkbox"/> Filled with Debris | |
| <input type="checkbox"/> Exposed Nails | <input type="checkbox"/> Previous Repairs Noted | | |

Comments :

The flashing around the perimeter of the chimney is directing water atop the base of the chimney. Recommend contacting a licensed roofer to further evaluate and present repair options.

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CHIMNEY

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"/>

Brick / Masonry

Framed

Metal

General Deterioration

Suspected Leak(s)

Deteriorated / Missing Cap

Improper Height

Separated from House

Unlined

Deteriorated Brick / Mortar

Out of Plumb

Comments : Flue not inspected. Annual cleaning is recommended.

The kick-out flashing on both sides of the chimney is causing moisture stains on the sides of the chimney base. Once repairs have been completed above, recommend power washing stains and possibly applying touch up paint to blend.



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EXTERIOR SURFACE

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS <input type="checkbox"/> NO GFCI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wood			<input type="checkbox"/> Vinyl		<input checked="" type="checkbox"/> Stucco
<input type="checkbox"/> Synthetic Stucco		<input checked="" type="checkbox"/> Composite	<input type="checkbox"/> Veneer		<input type="checkbox"/> Brick
<input checked="" type="checkbox"/> General Deterioration		<input type="checkbox"/> Needs Paint	<input type="checkbox"/> Missing / Loose		<input type="checkbox"/> Cracked
<input type="checkbox"/> Needs Caulk / Seal		<input type="checkbox"/> Poor Earth / Siding Clearance			

Comments : The exterior stucco shows typical deteriorative conditions indicative to the age of the home with some minor cracking. Recommend monitoring for further developments.

There appears to be dry rot on some of the exterior wood components. Please review the termite report for recommendations concerning the exterior wooden components of the home.

The receptacle in the backyard is exposed. All exterior outlets need to have covers placed over them to protect the circuitry from moisture

An exterior light fixture is missing from the top of the column by the driveway. Recommend the installation of a light fixture.

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WINDOWS

- | | | |
|-----------------------------------------------------|---------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Vinyl | <input checked="" type="checkbox"/> Metal |
| <input checked="" type="checkbox"/> Insulated Panes | <input type="checkbox"/> Single Pane | <input type="checkbox"/> Window Wells |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Defective / Damaged Storm Windows |
| <input type="checkbox"/> Needs Paint / Finish | <input type="checkbox"/> Fogged | <input type="checkbox"/> Painted Shut |

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The windows shows deteriorative conditions indicative to the age of design life. Recommend monitoring for any further developments.

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EXTERIOR DOORS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Wood Metal Vinyl Fiberglass Glass
 General Deterioration Delaminated / Damaged Missing / Damaged Hardware Doorbell Inoperative
 Screen / Storm Door Damaged Evidence of Leak(s) Repair/Replace Weather-Strip Needs Caulk / Seal

Comments : **There is gap at the bottom of the exterior door in the garage. Recommend installing or adjusting the existing door sweep to prevent insect intrusion.**



GARAGE/CARPORT

Monitor Condition Recommend Repairs

- Attached Detached Carport
 One Car Two Cars Three or More Cars

FLOOR/WALLS/CEILING/ELECTRICAL

ROOF

SIDING/TRIM

- General Deterioration Settlement / Movement Obscured / Limited View Cracked
 Outlets NOT GFCI Protected Electrical Deficiencies

Comments : Since the garage is attached to the home, the roof and siding components are addressed in their respective sections in the report.

Exposed electrical wiring is present in the garage. Romex wiring needs to be installed in conduit or behind drywall. Recommend repairs be completed by a licensed electrician.

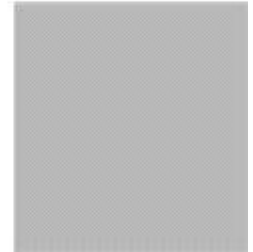
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OVERHEAD GARAGE DOORS

of Openers : 1

- | | | |
|-----------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Fiberglass |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Loose Track | <input type="checkbox"/> Repair / Replace Weather-Stripping |
| <input type="checkbox"/> Missing / Damaged Hardware | <input type="checkbox"/> Damaged / Inoperative | <input type="checkbox"/> Repair / Adjust Automatic Reverse |

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"/>

Comments : The operation of the garage door, opener and all related safety devices appear to be satisfactory at the time of the inspection. Recommend monitoring for any developments.

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GARAGE PEDESTRIAN DOOR INTO HOUSE

Monitor Condition

Recommend Repairs

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

Solid Core

Hollow Core

Metal

General Deterioration

Repair / Replace Weather-Stripping / Seal

Non-Fire Rated Assembly

Comments : **The installation of a pet door compromises the integrity of the fire door. Recommend removing and covering the opening with a metal plate or replacing the door altogether.**

The trim around the perimeter of the door is missing. Recommend installing trim.



Attic / Roof

Method of Inspection

Physical Entry

Visual from Access

No Access / Limited View

75 % Visible

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ATTIC ELECTRICAL

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Open Splices / Junction Boxes

Comments : Limited visibility due to obstructions. See Electrical Section for additional information.

No electrical deficiencies were observed in the attic. The insulation was not lifted to inspect any related components to the electrical/lighting system.

Foundation

Foundation Type Basement Crawl Space Slab On Grade

FOUNDATION FRAMING SUPPORT

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration Horizontal Cracks Step Cracks Vertical Cracks
 Limited Observation Leaning / Bowing Inadequate Ventilation Efflorescence / Suspected Leak(s)

Comments : The framing/support cannot be viewed other than in the attic and sometimes the garage (See the "Attic & "Garage" section). The majority of the framework is located behind walls, ceilings and 2nd floor decking which cannot be observed, although there did not appear to be any obvious deficiencies.

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FOUNDATION FLOOR/SLAB

Monitor Condition

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

Recommend Repairs

Concrete

Wood

Settlement

Cracks

Differential

Obscured / Covered

Comments : The home is built on a concrete slab. The surface of the slab cannot be observed due to the interior floor covering. Recommend evaluating the slab when/if any of the floor covering is lifted in the future. The sidewalls of the slab can sometimes be observed around portions of the exterior perimeter of the home. There does not appear to be any obvious deficiencies or movement.

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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

SERVICE SIZE (Sub Panel)

- 40 Amp 60 Amp 100 Amp Undetermined

SERVICE	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground							
ENTRANCE CABLE	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper							
PANEL	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/> Right Side of Home					
SUB-PANEL	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination						
BRANCH CIRCUITS	<input type="checkbox"/> Solid Aluminum	<input type="checkbox"/> Copper							
BONDING/GROUNDING									
GFCI(IN PANEL)*									
ARC FAULT									
SMOKE DETECTORS*									
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Rust / Corrosion	<input type="checkbox"/> Insufficient Access						
<input type="checkbox"/> Looses 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.**

The home is supplied with an underground electrical entrance cable. Cannot confirm the type and/or condition of the entrance cable.

The home is equipped with a fire suppression system with the gauge and pressure valve located in the garage. The observation of this system is informational only. No pressure test or confirmation of smoke detectors were performed. Recommend smoke detectors are always supplied with fresh batteries and to have the system inspected bi-annually.

Special Note: California new residential building code require the installation of carbon monoxide detectors in all new homes. Existing homes need to be compliant before July 2011. Recommend installing detectors for each level of the home according the manufacturers' instructions.

Open knock-out is present in panel. Recommend installing a blank to prevent any possible contact with a live bus bar and/or circuitry.

The smoke detector in one of the upstairs bedrooms is missing. Recommend the installation of an additional smoke detector.

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Email: teamnpi@charter.net



National Property Inspections

Sample Residential Report, , Riverside, Ca, 92508



" Independently Owned and Operated "

Inspection Date :
6/7/2011

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Sample Residential Report, , Riverside, Ca, 92508

PLUMBING

Monitor Condition Recommend Repairs

Water Service : Water Public Water Private Water Off

Water Shut Off Location : Front of Home

Sewage Service : Sewage Public Sewage Private Fuel Off

Fuel Shut Off Location : Right Side of Home

	ACC	MAR	NI	NP	DEF
SUPPLY <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> PEX <input checked="" type="checkbox"/> Lead	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input checked="" type="checkbox"/> ABS	<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 type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> General Deterioration <input type="checkbox"/> Improper Connections <input type="checkbox"/> Low Flow <input type="checkbox"/> Water Conditioner Not Part of Insp.					
<input type="checkbox"/> Missing / Improper Cleanouts <input type="checkbox"/> Suspected Leak(s) <input type="checkbox"/> Improper Venting <input type="checkbox"/> Water Hammer / Noise					

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

All components related to the main plumbing system appear to be satisfactory. Recommend monitoring for any developments.

All underground pipes related to water and fuel supply, waste or sprinkler use are not included within the scope of this inspection. Leakage, corrosion or conventional installation in underground pipes cannot be detected by a visual inspection. Recommend all concerns be further evaluated by a licensed contractor of the appropriate trade.

A wrench needs to be located by the gas meter for quick emergency shut off. Recommend hanging a gas or crescent wrench on one of the pipes for easy access.



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HEATING - DOWNSTAIRS

Monitor Condition Recommend Repairs

Brand : **Comfortmaker** Model : **NBF050B12A1** BTUs : **50000**

Age : 13 to 15	Year(s)	Design Life : 30 to 35	Year(s)	Serial No: L9825 86104	ACC	MAR	NI	NP	DEF
OPERATION					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

- | | | | |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input checked="" type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

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

The exterior ambient temperature is higher than 65 degrees at the time of inspection. Current industry standards recommend heating units not be activated unless temperatures remain below the 65 degree mark. Activation of burners was momentarily (turned on / turned off) confirmed by this inspector only. The temperature change was not checked. Recommend further evaluation be completed by a licensed HVAC technician once temperature drops below 65 degree mark.

The condition of the heating unit and installation appear to be satisfactory. Recommend monitoring for any developments.



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HEATING - UPSTAIRS

Monitor Condition Recommend Repairs

Brand : **Comfortmaker**

Model : **NBF050B12A1**

BTUs : **50000**

Age : 13 to 15 Years	Design Life : 30 to 35 Years	Serial No: L9825 86087	ACC	MAR	NI	NP	DEF
OPERATION			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

- | | | | |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input checked="" type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

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

The exterior ambient temperature is higher than 65 degrees at the time of inspection. Current industry standards recommend heating units not be activated unless temperatures remain below the 65 degree mark. Activation of burners was momentarily (turned on / turned off) confirmed by this inspector only. The temperature change was not checked. Recommend further evaluation be completed by a licensed HVAC technician once temperature drops below 65 degree mark.

The condition of the heating unit and installation appear to be satisfactory. Recommend monitoring for any developments.



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DRAFT CONTROL/VENT

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|------------------------------------------------|----------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Metal Pipe | <input type="checkbox"/> PVC | |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size | <input type="checkbox"/> Inadequate Flue Clearance |
| <input type="checkbox"/> Obstruction | <input type="checkbox"/> Loose Connection | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation |

Comments : The ventilation of the heating units appear to be sufficient. Recommend monitoring for any developments.

DISTRIBUTION

Monitor Condition Recommend Repairs

	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"/>

- | | | |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Ductwork | <input type="checkbox"/> Radiators | <input type="checkbox"/> Baseboard |
| <input type="checkbox"/> Rusted | <input checked="" type="checkbox"/> Dirty Filter | <input type="checkbox"/> Crushed / Disconnected Ducts <input type="checkbox"/> Noisy Blower |
| <input checked="" type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints | <input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable | |

Comments : The distribution of the HVAC systems in the "air conditioning" mode appears to be adequate. Recommend monitoring for any developments and to change out the air filter on a regular basis.

The upstairs air filter is dirty. Recommend cleaning, if applicable, or installing a new filter to improve air quality and to insure optimal efficiency.

The penetration where the pressurized lines enter the evaporators are not sealed and air is escaping while the HVAC system is running. Recommend contacting a licensed HVAC technician to further evaluate and seal the penetration to improve efficiency.

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AIR CONDITIONER - DOWNSTAIRS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : **Comfortmaker**
Age : **13 to 15 Years**

Model : **ACS036A2C1**
Design Life : **20 to 25 Years**

Size : **3 Ton**
Serial No:**L9830 51623**

OPERATION

- | | | |
|---------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Evaporative 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"/> Rust / Corrosion |
| <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 |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments : The operation, condition and installation of the air conditioning unit appears to be satisfactory. Recommend monitoring for any developments.

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AIR CONDITIONER - UPSTAIRS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : **Comfortmaker** Model : **ACS036A2C1** Size : **3 Ton**
 Age : **13 to 15 Years** Design Life : **20 to 25 Years** Serial No:**L9835 40442**

OPERATION

- | | | |
|---------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Evaporative 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"/> Rust / Corrosion |
| <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 |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments : The operation, condition and installation of the air conditioning unit appears to be satisfactory. Recommend monitoring for any developments. (No photo provided)

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KITCHEN / LAUNDRY ROOM / DINING ROOM

Monitor Condition Recommend Repairs

		ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
EXHAUST FAN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/> Leaking Seal <input type="checkbox"/> Clogged Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/> Seized <input type="checkbox"/> Noisy <input type="checkbox"/> Improper Elec. Connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **The window screen above the sink is missing. Recommend installing a screen for additional ventilation while preventing insect intrusion.**

GFCI circuitry is not present at all required outlets in the kitchen. Standards dictate all outlets located above counter tops need to be GFCI protected. Recommend upgrades be completed by a licensed electrician.

Photos of the following deficiency is located at the end of the report.

At least two of the lower kitchen cabinet doors are damaged. Recommend repairs.

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FAMILY ROOM

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET/STORAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT IN SHELVING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WET BAR <input type="checkbox"/> No GFCI Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : **Window screens are missing. Recommend installing screens for additional ventilation while preventing insect intrusion.**

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FIREPLACE

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"/>

- | | | | |
|---------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Wood Burning | <input checked="" type="checkbox"/> Gas Log | <input checked="" type="checkbox"/> Gas Starter | <input checked="" type="checkbox"/> Fireplace Insert |
| <input type="checkbox"/> Masonry Firebox | <input type="checkbox"/> Metal Firebox | <input type="checkbox"/> Clean Out Trap | |
| <input type="checkbox"/> Damper Bent / Inoperable | <input type="checkbox"/> Poor Drafting | <input type="checkbox"/> Damaged Mortar / Firebrick | |
| <input checked="" type="checkbox"/> Damaged / Defective Doors | <input checked="" type="checkbox"/> Missing Damper Stopper | <input type="checkbox"/> Recommend Cleaning | |

Comments : Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

The safety device which does not allow the damper to completely close is missing. Recommend installing a stopper to allow the fireplace to vent even when the damper is closed.

The handles from the glass doors are missing. Recommend the installation of these components.

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DOWNSTAIRS BATHROOM

Monitor Condition Recommend Repairs

					ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/> No Service Access	<input type="checkbox"/> No GFCI			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN					<input type="checkbox"/>	<input checked="" 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 : **There is excessive debris on the surface of the exhaust fan cover. Recommend clearing to prevent debris from entering movable fan parts and cause premature failure.**

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UPSTAIRS BATHROOM

Monitor Condition Recommend Repairs

					ACC	MAR	NI	NP	DEF
CEILING(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously			<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"/> No Service Access	<input type="checkbox"/> No GFCI			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 : The condition of surfaces and components are typical indicative to the age of the home.
Recommend monitoring for any further developments.

" Independently Owned and Operated "

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MASTER BATHROOM

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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 type="checkbox"/> Leaking <input type="checkbox"/> Cracked / Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input type="checkbox"/> Loose at Base <input type="checkbox"/> Runs Continuously	<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"/> No Service Access <input type="checkbox"/> No GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 : The condition of surfaces and components are typical indicative to the age of the home.
Recommend monitoring for any further developments.

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ENTRY / FORMAL DINING ROOM

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING s <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL s <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREEN s <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The condition of surfaces and components are typical indicative to the age of the home.
Recommend monitoring for any further developments.



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OFFICE / DEN

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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"/>
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"/>

Comments : **One of the interior window panes is cracked. Recommend contacting a licensed window contractor to replace the window pane.**



UPSTAIRS LOFT & HALLWAY

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **Portions of the carpet is damaged. Recommend repairs or replacement.**

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1ST BEDROOM ON RIGHT

Monitor Condition Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILING	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<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"/>
CLOSET				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				<input type="checkbox"/>	<input checked="" 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"/>

Comments : **One of the receptacles is damaged. Recommend replacement.**

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2ND BEDROOM

Monitor Condition Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILING	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<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 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"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **The window screen is missing. Recommend the installation of screen to insure ventilation while preventing insect intrusion.**



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3RD BEDROOM

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : The condition of surfaces and components are typical indicative to the age of the home. Recommend monitoring for any further developments.



MASTER BEDROOM

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **A portion of the floor creaks when walked upon. Recommend lifting carpet to secure wood boards underneath.**

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STAIRS / RAILINGS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Missing Hand Rail
- Rail Opening Unsafe
- Railing / Handrail Loose
- Tripping Hazard
- Loose / Damaged Tread Riser

Comments : The stairs/railing and related components appear to show conditions indicative to the age of the home. Recommend monitoring for any developments.



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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.

GRADING / DRAINAGE

There does not appear to be proper drainage in front of the rear patio. Recommend monitoring for swampy conditions and/or water run off onto the patio surface. If so, contact a licensed contractor to further evaluate and present drain options.

FENCES / GATES

The gate on the right side of the home does not operate properly. Recommend adjustments and/or repairs to insure proper usage.

ROOFING

There are several cracked and/or slid out of position roof tiles throughout the surface. Recommend contacting a licensed roofer to further evaluate the entire surface and replace damaged tiles.

FLASHING/VALLEYS

The flashing around the perimeter of the chimney is directing water atop the base of the chimney. Recommend contacting a licensed roofer to further evaluate and present repair options.

CHIMNEY

The kick-out flashing on both sides of the chimney is causing moisture stains on the sides of the chimney base. Once repairs have been completed above, recommend power washing stains and possibly applying touch up paint to blend.

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EXTERIOR SURFACE

Siding/Trim
Exterior Electrical Outlets
Exterior Lighting

There appears to be dry rot on some of the exterior wood components. Please review the termite report for recommendations concerning the exterior wooden components of the home.

The receptacle in the backyard is exposed. All exterior outlets need to have covers placed over them to protect the circuitry from moisture

An exterior light fixture is missing from the top of the column by the driveway. Recommend the installation of a light fixture.

GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

Exposed electrical wiring is present in the garage. Romex wiring needs to be installed in conduit or behind drywall. Recommend repairs be completed by a licensed electrician.

GARAGE PEDESTRIAN DOOR INTO HOUSE

The installation of a pet door compromises the integrity of the fire door. Recommend removing and covering the opening with a metal plate or replacing the door altogether.

The trim around the perimeter of the door is missing. Recommend installing trim.

ELECTRICAL

Panel

Open knock-out is present in panel. Recommend installing a blank to prevent any possible contact with a live bus bar and/or circuitry.

The smoke detector in one of the upstairs bedrooms is missing. Recommend the installation of an additional smoke detector.

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PLUMBING

Supply

A wrench needs to be located by the gas meter for quick emergency shut off. Recommend hanging a gas or crescent wrench on one of the pipes for easy access.

DISTRIBUTION

Distribution

The upstairs air filter is dirty. Recommend cleaning, if applicable, or installing a new filter to improve air quality and to insure optimal efficiency.

The penetration where the pressurized lines enter the evaporators are not sealed and air is escaping while the HVAC system is running. Recommend contacting a licensed HVAC technician to further evaluate and seal the penetration to improve efficiency.

KITCHEN / LAUNDRY ROOM / DINING ROOM

Window Screens

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

Countertops/Cabinets

The window screen above the sink is missing. Recommend installing a screen for additional ventilation while preventing insect intrusion.

GFCI circuitry is not present at all required outlets in the kitchen. Standards dictate all outlets located above counter tops need to be GFCI protected. Recommend upgrades be completed by a licensed electrician.

Photos of the following deficiency is located at the end of the report.

At least two of the lower kitchen cabinet doors are damaged. Recommend repairs.

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FAMILY ROOM

Window Screens

Window screens are missing. Recommend installing screens for additional ventilation while preventing insect intrusion.

FIREPLACE

The safety device which does not allow the damper to completely close is missing. Recommend installing a stopper to allow the fireplace to vent even when the damper is closed.

The handles from the glass doors are missing. Recommend the installation of these components.

DOWNSTAIRS BATHROOM

Exhaust Fan

There is excessive debris on the surface of the exhaust fan cover. Recommend clearing to prevent debris from entering movable fan parts and cause premature failure.

OFFICE / DEN

Windows/Trim

One of the interior window panes is cracked. Recommend contacting a licensed window contractor to replace the window pane.

2ND BEDROOM

Window Screens

The window screen is missing. Recommend the installation of screen to insure ventilation while preventing insect intrusion.

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UPSTAIRS LOFT & HALLWAY

Floor/Finish

Portions of the carpet is damaged. Recommend repairs or replacement.

1ST BEDROOM ON RIGHT

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

One of the receptacles is damaged. Recommend replacement.

MASTER BEDROOM

Floor/Finish

A portion of the floor creaks when walked upon. Recommend lifting carpet to secure wood boards underneath.

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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Inspection Date :
6/7/2011

Inspector: Johnny Carrillo
Inspector Phone: (909) 297-3798

Email: teamnpi@charter.net



National Property Inspections

Sample Residential Report, , Riverside, Ca, 92508

" Independently Owned and Operated "

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National Property Inspections

Sample Residential Report, , Riverside, Ca, 92508

1



Damaged kitchen cabinet door

2



Damaged kitchen cabinet door

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Limited Warranty

This Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by Johnny Carrillo with the following conditions:

1. The fee for the home inspection must be received by National Property Inspections within 10 days from the date of the inspection.
2. This warranty begins when the fee for the home inspection is received and expires 180 days from the date of the inspection.
3. If there are any other insurance policies or warranties applicable, this warranty becomes excess.
4. This warranty applies only to those mechanical systems and/or appliances identified in the NPI Inspection Report which details the inspector's findings at the property.

Address of Property Inspected :

Date inspected : **6/7/2011 4:30:00 PM**

The following items are excluded from protection under this Limited Warranty due to the fact that they were dysfunctional or inoperative at the time of the inspection or have reached the end of their normal life expectancy.

All components and systems which were observed and documented to be "not Inspected", "marginal" and/or "defective".

TERMS, LIMITATIONS AND DEDUCTIBLE -- READ CAREFULLY.

National Property Inspections (hereinafter NPI) will, during the term of this Limited Warranty, repair or replace at its option, the protected items and components should they become inoperative due to mechanical failure, subject to the terms, limitations, and deductible specified below. This Limited Warranty covers only those mechanical systems and appliances listed below.

- I. Warranty Limit :
 - A. NPI's maximum liability under this warranty for all mechanical defects arising during, and not pre-existing to, the 180 days warranty term is limited to \$2,500. All mechanical claims carry a \$250 deductible.
- II. To present a claim :
 - A. Call the NPI inspector first, not a service contractor. NPI will not pay for any service that is not authorized in advance. The client is expected to make any necessary temporary repairs to prevent any further damage to the item(s) in question.
 - B. Payment of the \$250 deductible is the responsibility of the client for each service call for each protected item. The deductible must be paid directly to the contractor affecting authorized repairs or replacement.
 - C. NPI has the sole option to repair or replace.
 - D. The client must promptly notify NPI when any covered item(s) has a mechanical failure. NPI shall have no responsibility for claims which are not reported within 5 days of its mechanical failure.
- III. Protection Limit :
 - A. NPI will not pay for repair or replacement as a result of fire, wind, rain, hail, freezing, smoke, lightning, flood, earthquake, storm, theft, accidents, vandalism, riot, power failure, pest or insect damage, lack of capacity, inadequacy, improper installation, negligence, alterations, modifications, consequential damages of any kind, or acts of God.

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- B. NPI will make no reimbursement for materials or labor it did not authorize.
 - C. NPI will not be liable for the expense to open or close walls, floors, or ceilings, nor for the removal and replacement of tiles, carpet, wallpaper or vinyl to perform a covered service.
 - D. If the client performs or authorizes any repairs, alterations, or installations, or modifies any protected item or component or causes any consequential damage, NPI will have no responsibility with regard to that item
 - E. If the covered property is a condominium or similar ownership, NPI will not pay for repairs or service beyond the interior of the client's unit.
 - F. NPI will not be liable for damage that results from contractor's delay of service such as riots or unavailability of parts or labor. NPI will not be responsible for color match.
 - G. NPI will not pay to improve or upgrade an item or items due to lack of capacity, design or failure to meet building code or zoning requirements. Any expense incurred to meet code or zoning requirements, above that needed to remedy the mechanical failure, is the client's sole responsibility.
- IV. The NPI warranty is non-transferable. Should the client sell, vacate or rent the covered property, the warranty becomes null and void.
- V. If NPI waives a right under the warranty, it does not waive any additional or future rights.

PROTECTED ITEMS :

INTERIOR ELECTRICAL SYSTEMS :

- Covered :** General wiring and components within the perimeter of the main foundation; the electrical panel and subpanel. The following items are limited to a \$100.00 payment: fire alarm system; door bells; smoke detection systems; garage door openers; receptacles.
- Not Covered :** Power failure or shortages; overload or inadequate wiring capacity; intercom systems; garage door opener sending units; burglar alarm systems; exhaust, wall, attic, or ceiling fans; light fixtures; any pre-existing condition.

INTERIOR PLUMBING SYSTEMS :

- Covered :** Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, plumbing fixtures; faucets; toilet tank, bowl and internal components.
- Not Covered :** Any plumbing outside the perimeter of the main foundation or contained in or under the main foundation or concrete slab, or wrapped in asbestos; conditions of excessive or insufficient water pressure; water quality; holding tanks; solar hot water systems; septic tank systems; sewage ejector pumps; sewer and water laterals; wells; any condition caused by rust, corrosion or chemical deposits; galvanized pipes; solar systems; jet and sump pumps; pressure tanks; holding tanks; shower stalls, enclosures, doors and base pans; caulking or grouting; hot tubs; whirlpools and spas and their mechanical components including electrical components; repairs of walls, floors, or ceilings when plumbing repairs are made; sprinkler systems; any pre-existing condition.

AIR CONDITIONING : *(primary system only) (\$1,000 maximum)*

- Covered :** Central air conditioning system using ductwork for the distribution of air; condensers; compressors; thermostats; condenser fan motors; blower fan motors; interior refrigerant lines; accessible ductwork.
- Not Covered :** Window, wall, gas, or portable air condition units; electronic air cleaners; dehumidifiers, deionizers; ductwork that is concrete encased or otherwise inaccessible; registers; filters; grill guards or condenser housings; exterior refrigerant lines; any condition caused by rust or corrosion; any pre-existing condition.

CENTRAL HEATING : *(primary system only) (\$1,000 maximum)*

- Covered :** Central forced air, gravity, heat pump systems; hot water boiler systems; electric baseboard heat, if it is the only

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source of heat; built-in humidifiers; accessible ductwork and piping.

Not Covered : Steam boiler systems; heat exchanger; ductwork or steam or radiant heating coils or lines that are wrapped in asbestos, encased in concrete or otherwise inaccessible; ceiling, wall or floor radiant heating systems; dehumidifiers, wood burning stoves; individual space heaters; outside fuel storage tanks and lines; electronic air filters; registers; filters; solar heating systems; fireplaces; fireplace inserts and components of any kind; any condition caused by rust or corrosion; any pre-existing condition.

APPLIANCES :

Covered : Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in microwave; range exhaust fan.

Not Covered : Individual freezer; washer; dryer; compactor; timers or clocks; rotisseries; meat probes; removable racks or baskets; lock or key assemblies; ice makers; filters; gaskets; scratches, marring or dents; self-cleaning components of oven; any condition caused by rust or corrosion; any pre-existing condition.

VI. Cancellation :

NPI may cancel this warranty for any fraud or misrepresentation on the part of the client.

VII Additional exclusions and conditions :

A. **Excluded From Protection Under This Limited Warranty** is any item in the report which is said to be defective, faulty, inoperative, inoperable, in any way impaired, of suspect utility, at or beyond its normal life expectancy, or specifically excluded, as well as any item identified as not inspected or not tested, as indicated by any words or phrases which, by reasonable interpretation, would communicate any of the foregoing.

Also Excluded From Protection is any item, device apparatus, component, element, part or class of items at, in, on, or pertinent to the subject property premises which is not included in or specifically mentioned in the report.

B. Since each item or system in a house has a normal life expectancy, this warranty will pay for repair, or replacement on a prorated basis.

DEFINITIONS :

1. **Mechanical Failure:** Condition which causes a covered item or system to stop performing its designed function.
2. **Inaccessible :** That which cannot be readily accessed for inspection due to design and/or obstacles, such as permanent partitions, chimney, etc.
3. **Service :** Repair or replacement of non-functioning covered item.
4. **Pre-Existing Condition :** Condition which caused a covered item to fail, which after prudent investigation, is determined to have existed prior to this warranty's effective date.
5. **Consequential Damages :** Condition which results from any cause other than the direct mechanical failure of that item or system.
6. **Building Code or Zoning Violations :** Condition which does not meet building code specifications or zoning board requirements.

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