



National Property Inspections of Middle Tennessee DBA  
**National Property Inspections**

Your Street, Middle, TN



Sunday, July 1, 2018

**Inspector**

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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.

To print the summary section only, select Print Pages on your printer dialog box. The summary starts on page four.

Most dry wall issues, or other item of damage, have been marked by blue tape on the interior and exterior of the house and each issue could not be separately listed.

### Minor

- **UNDER FLOOR FRAMING & SUPPORT**

- Recommend further evaluation by a qualified structural contractor as some of the piers appeared to be improperly shimmed. Standards of practice call for the installation of the engineered system to that the beam rest fully of the block piers or, if shimmed, for the shims to be supporting the beam for the full length of the pier.

- **GRADING / DRAINAGE**

- Recommend installation of landscaping, or other system to help divert water and condensation drainage from the HVAC units, away from the house foundation.

- **ROOFING**

- Recommend repair/replace of the siding at the east facing of the patio roof as it appeared to be loose at time of inspection.

- **EXTERIOR SURFACE**

- Recommend repair/replace of the exterior water faucets as they did not have handles and could not be tested.
- Recommend caulking around trim windows, doors, service entrances, and electrical outlets as gaps were visible between the brick and metal trim.

- **GUTTERS/DOWN SPOUTS**

- Recommend installation of downspout extensions to help divert water 4-6 feet away from the house foundation.

- **WINDOWS**

- Recommend repair/replace as many windows around the house were difficult to latch.

- **EXTERIOR DOORS**

- Recommend caulking at the base of the door frames at the threshold as damaged or missing caulk was observed at the front and rear doors at time of inspection.

- **GARAGE/CARPORT**

- Recommend caulking around trim of the garage door as gaps were visible between the brick and metal trim.

- **CRAWL SPACE**

- Recommend repair of insulation at an area of HVAC ducting that was showing signs of damage at time of inspection,

- **ATTIC; INSULATION & ELECTRICAL**

- Insulation blankets were pulled back in various locations. Insulation needs to be replaced in position to provide adequate coverage.



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- **HVAC PACKAGE UNIT**

- Recommend repair/replace of the HVAC service cowl as the seal was damaged at the connection to the house, and was showing signs of improper drainage as an area of rust was observed along the top of the cowl.

- **KITCHEN / DINING**

- Recommend repair/replace of the electrical outlet to the left of the stove top as it was showing signs of damage at time of inspection.

- **STAIRS / RAILINGS**

- Recommend completion of guardrail spindle balusters as the top spindle was missing and the others had loose base trim.

## Safety

- **GARAGE PEDESTRIAN DOOR INTO HOUSE**

- Recommend installation of self-closing hinges to help prevent unwanted fumes and outside air from entering the living space.

## Maintenance

- **WINDOWS**

- Recommend caulking around the exterior window frames as gaps and deterioration of the caulk were observed at time of inspection.

- **EXTERIOR DOORS**

- Recommend repair/replace weather stripping around exterior doors as energy loss was observed, with Infrared, around the doors when closed.

- **LAUNDRY FACILITIES**

- Recommend repair/replacement of the exterior drier vent cover as it was showing signs of damage at time of inspection.

- **BATHROOMS**

- Recommend caulking around edges and corners of sink and tub to prevent water intrusion.

Minor  
Safety

Items in need of attention that may or may not require professional repair, replacement or service.

Items that pose a safety hazard.

Maintenance

Items which are typically part of a routine maintenance and upkeep program to repair and/or replace items due to normal wear and tear.



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## ROOFING

☒ Asphalt / Composition

Type: Architectural

Design Life: 20-30 Years

Layers: 1

% Visible: 90

☒ Visual From Ground

☒ Drone Areal Photography

	ACC	MAR	NI	NP	RR
ROOFING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EAVES & FASCIA <input checked="" type="checkbox"/> Aluminum Cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLASHING & VALLEYS <input checked="" type="checkbox"/> Membrane <input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Shingle roof covering was acceptable at time of inspection.

**Healthy Home Tip: Roofs** - Keeping roofs and gutters clean is the number one way to keep your roof healthy. Tree branches, leaves and other debris that is not removed by the wind or rain can stain and begin to shorten the life of a roof. Cleaning the gutters in the spring and fall will help ensure water is not backing-up against the house. On roofs which are otherwise clear of debris, common darker staining of shingle roofs is usually caused by algae and can be treated and cleaned fairly quickly by a professional or with cleaners found at home improvement stores.

Recommend repair/replace of the siding at the east facing of the patio roof as it appeared to be loose at time of inspection.



### Photos:





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## EXTERIOR SURFACE

☒ Brick

☒ Needs Caulk / Seal

Spigot Locations: Front & Rear, Side

Electrical Outlet Locations: Side, Front & Rear

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

The brick siding on the exterior of the house was functional, the faucets and lighting was operational at time of inspection. Some of the exterior light bulbs may have burned-out.

**Healthy Home Tip: Exterior Surface** - A gap of at least six inches needs to exist between any vegetation and the surface of the house which allows for air flow to help dry the side of the house to prevent undesirable conditions. Over time, some plants can also work their way into and behind the surface veneer. A house wash or pressure washing may be advised if moss or algae become noticeable.

Recommend repair/replace of the exterior water faucets as they did not have handles and could not be tested.

Recommend caulking around trim windows, doors, service entrances, and electrical outlets as gaps were visible between the brick and metal trim.

### Photos:



West side



West side



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South side



East side



Loose brick



Driveway lights, gapped caulking



Driveway lights, gapped caulking



Missing spigot handle



Rear electrical outlet, gapped caulk



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**ATTIC; ROOF FRAMING/SHEATHING**

Method Of Attic Inspection:  
Physical Entry

Percentage  
Inspected: 50

Access:  
Walk-In

☒ Plywood / Panel Boards  
/ OSB

☒ Trusses

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

ROOF FRAMING / SHEATHING

**Comments:**

All visible framing, sheathing and fasteners were acceptable with no visible signs of current water leaks at time of inspection.

**Photos:**





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## CRAWL SPACE

☒ Limited Access      ☒ Physical Entry      % Visible: 50      ☒ Vapor Barrier Present  
☒ Sealed

	ACC	MAR	NI	NP	RR
CRAWL SPACE; CONDITIONS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWL SPACE; VAPOR BARRIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWL SPACE; VENTILATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

All visible areas of the crawl space was acceptable at time of inspection with a complete vapor barrier and adequate ventilation.

**Home Healthy Tip - Crawl Space Ventilation:** It is a good idea to ensure crawl space vents are open to allow the free flow of air from one side to the other. Doing so allows any moisture that may otherwise accumulate, to be removed fairly easily. Moisture allowed to remain in dark places can create conditions favorable for pests and other unwanted biological growth. Also keeping the vent screen in-place will help keep larger insects and animals out of the crawl space.

Recommend repair of insulation at an area of HVAC ducting that was showing signs of damage at time of inspection,

### Photos:



Damaged HVAC insulation under kitchen



Damaged HVAC insulation under kitchen



Crawl space positive ventilation system





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**ELECTRICAL - EXTERIOR MAIN DISCONNECT**

Brand: Square D  
Panel Rating: 225  
AMP

Main Disconnect Location:  
Exterior side  
Type: Breakers

Service size: 120 / 240 Volt  
(Nominal)  
Entrance Cable: Copper

Service:  
Underground  
Branch Circuits:  
Copper

	ACC	MAR	NI	NP	RR
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- All operational electrical service appeared to be in acceptable condition with no issues at time of inspection.

**Photos:**





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**INTERIOR ROOMS**

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input 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:**

All outlets had power, the ceiling fan and lights were working correctly, the doors and the closet were functional.

See also: Windows section.

**Healthy Home Tip: Ceiling fans** - Warm air rises and takes various amounts of moisture (humidity) along, as well. Elevated ceilings have a tendency to allow moisture from the air to collect along the softer and more porous joints of sheet rock and If allowed to continue, non-structural cracks can appear along these joints. A constant flow of air from a ceiling fan, for example, can help keep the moist air from settling on the ceiling surfaces. Ceiling fans are also an energy efficient way, to not only help keep cracks from forming, but can run continuously to cut down on the time the less energy-efficient HVAC units are running.



North bedroom



North bedroom, window



Bonus room



West bedroom



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Master bedroom



Living room



Guest room