



JDeeEn Inc. DBA
National Property Inspections

Website Sample Report



Wednesday, June 20, 2018

Inspector

J. William Naish

858.888.0848

j@npi-sd.com

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Pre-Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT
PLEASE READ CAREFULLY

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with J. William Naish D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report.

Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.

Given the variability of underwriting guidelines between insurance companies, the home inspection performed is not intended to determine the insurability of any particular system or component.

1. INSPECTION

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the California Real Estate Inspectors Assoc. which may be viewed at CREIA.com or a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or

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system or component recalls.

- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

3. DISCLAIMER OF WARRANTY

Company does not expressly or impliedly warrant or guarantee it's Inspection, Inspection Report, or the condition of the subject property, in whole or in part, except for the **Limited Warranty** attached hereto and made a part of the Pre-Inspection Agreement. Client acknowledges agreement that the liability of Company will be limited and restricted to the terms and provisions of the **Limited Warranty** and on that basis Company shall undertake and complete the Inspection of the property.

4. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen wherefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

5. LIMITATION OF LIABILITY

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Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

6. DISPUTE RESOLUTION

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction.

7. GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by California law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT AND SATISFACTION GUARANTEE

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If within ten (10) calendar days from receipt of the Inspection Report, Client is unsatisfied with Company's Inspection, Client is to write "Null and Void" on the Inspection Report and return it to Company, keeping no copies, with a brief explanation and Company will refund the inspection fee paid plus 10%. Failure to return the written Inspection Report and/or Client's payment of the inspection fee shall constitute the full acceptance of all the terms of this Agreement by Client.

9. OTHER SERVICES

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

10. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. ACTIONS TO BE TAKEN BY CLIENT

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client agrees to describe the issue in writing and send to Company immediately.

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ACKNOWLEDGEMENT

Client acknowledges that JDeeEn Inc., dba National Property Inspections, its employees, owners or agents 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 service constitutes acceptance of this Pre-Inspection Agreement by the Client.

Inspector Signature

J. William Naish

Client Signature

Print Client Name

Current Client Address

Date

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INVOICE #: TEMPLATEW

Client Name : **J. William & Donna Naish**
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Inspection Date : 6/20/2018 12:00 AM

Property Location :

JDeeEn Inc. DBA
National Property Inspections
4275 Executive Square
Suite 200
La Jolla 92037

Billing Address :

Client Phone : (858) 888-0848

Client Email : info@npi-sd.com

Paid

TYPE OF INSPECTIONS PERFORMED

Standard Residential Inspection		\$425.00
	Total	\$425.00
7/21/2018	Cash	(\$425.00)
	Paid in Full	\$0.00

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- system or component recalls.
- Structural, geological, soil, survey, engineering analysis or testing.
 - Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
 - Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
 - Private water, sewage, water softeners or purifiers, or solar systems.
 - Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
 - Repair cost estimates or building value appraisal.
 - Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
 - Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
 - Seismic safety, security or fire safety systems or security bars and/or safety equipment.
 - Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
 - Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

Three Major concerns were observed during the visual inspection. They are: 1) the roof, 2) retaining walls at rear of property, and 3) water drainage issues. These items are addressed in some detail in the specific sections within this report. I am not a geotechnical, civil, or structural engineer, nor a hydrologist. Observations and comments made within this report are generalist, non-forensic comments based on brief visual observations. I highly recommend licensed, well qualified expert(s) be brought in to review the retaining wall and past drainage issues prior to finalization.

The summary is not the entire report. The complete report includes additional information of concern to the buyer. Any/all photos included are considered to be part of the summary and/or report. Cosmetic issues (such as worn carpet, peeling paint, cleanliness, type of light fixtures, etc. or anything else that does not directly affect the functionality of the house) are not part of this general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Electrical outlets, HVAC vents, and windows are randomly inspected - not every item and in particular not those that do not permit inspection because access is being denied by furniture or personal belongings throughout the home. Stored items restrict viewing in all closet interiors, storage spaces, under sinks and typically the garage.

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Chimney flues should be cleaned annually. Recommend hiring a qualified chimney sweep prior to use.

Unable to determine condition of closet walls/floor/ceiling due to homeowner items blocking view.
Recommend a full visual inspection when the items have been removed.

Lawn sprinklers/irrigation system was not inspected, tested nor operated and is outside the scope of this inspection.

Security alarm system was present but IS NOT within the scope of this inspection. Recommend further analysis by a licensed, qualified security company for further evaluation.



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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 GRADING / DRAINAGE

MARGINAL

The following observations were made:

- The hill on the other side of the road directly in front of the home appears to possibly have had some previous slope failure. (see visqueen at top section.) The slope is steep and water could conceivably travel a long distance and breach the road curb.
- The footprint of the structure is relatively flat.
- The bottom section of the stucco, including the lower drip screed are water damaged, and in some areas the drip screed has rusted out.
- There is a large berm and trench drain installed the length of the garage door.
- There appears to be an 18" concrete apron on the flatwork at the base of nearly the entire building. This is typical evidence of an installed french drain system used to keep basements dry that experience high water tables. Though this is clearly not the case, there is no obvious explanation unless it was installed to mitigate water intrusion or it is purely aesthetic in nature. Not able nor qualified to make that determination.

While none of these issues independently would be of great concern, the accumulation of observations lends itself to further investigation by a qualified civil and/or geotechnical engineer.



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2 FOUNDATION APRON

MARGINAL

See GRADING section of this report.



FOUNDATION APRON: Observation of concrete apron around structure.



FOUNDATION APRON: Evidence of water damage at footing and stucco intersection with damaged & rusted drip screed. Also observed patching of flatwork next to house.



FOUNDATION APRON: Installation of concrete berm & trench drain indicate possible past water intrusion issues.



FOUNDATION APRON: Observation of concrete apron around structure. Arrow indicates potential past water damage.

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3 RETAINING WALLS

MARGINAL

The retaining walls in the rear of the house holding back the hill and supporting the rear deck have been constructed with unconventional construction methods. It is not within the scope of this visual inspection to determine the structural integrity of these walls. They appear to be in distress and may require intervention.

I did not observe weep holes at bottom of the retaining walls (though they may be present and covered by foliage.) This can cause water to back-up behind the wall and add additional stress. I recommend weep holes be added or reviewed by a professional.

Workmanship indicates the possibility that there are other issues not easily visible during this inspection.

The fact that various block laying methods were used, rebar was used to hold up the wall from the outside rather than the conventional inside of the wall, mortar beds are uneven, partially missing, or filled with bit of floor tile and not struck clean, Block laid crooked and kittywampus throughout, places the entire integrity of the wall as suspect.

I strongly urge a licensed structural/geotechnical engineer inspect the walls and make recommendations for stabilization.



RETAINING WALLS: The use of various block construction patterns within the same wall indicates the likelihood that non or poor construction knowledge was used.



RETAINING WALLS: Evidence of possible lack of footings at retaining wall.

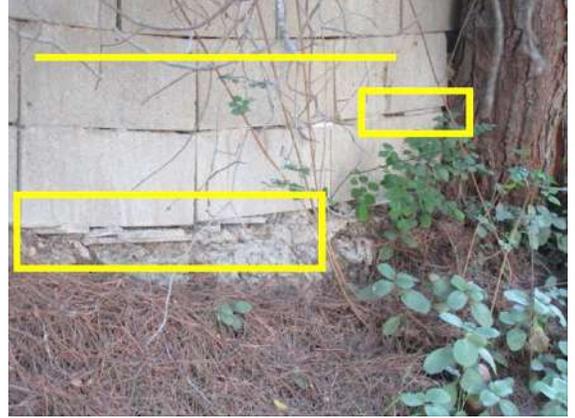


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RETAINING WALLS: #3 or #4 rebar used on outside of wall for unknown reason.



RETAINING WALLS: Appears to have been intentionally built out of level for unknown reasons. Boxes indicate examples of unconventional construction methods with the use of filler material at wall joints.



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4 RETAINING WALLS (CONT)

MARGINAL

See previous retaining wall sections.



RETAINING WALLS (CONT): Rebar attached to outside of wall.



RETAINING WALLS (CONT): Arrow indicated form boards left in place, Circle indicates block not sitting on footing. Square shows form wood either left in place or used for support.



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5 RETAINING WALLS (CONT 2)

MARGINAL

See previous retaining wall sections.



RETAINING WALLS (CONT 2): Example of poor and unconventional workmanship encompassing the entire retaining wall structure.



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6 ROOFING

MARGINAL

This tile roof is original to the house and is at or near its useful life. Many tiles have shifted and appear to no longer be attached to the roof structure. (I was able to push several back into place by over an inch during the inspection.) This may potentially be caused by the nails rusting and disintegrating over time. Many unconventional, non-professional roof patches have been made both at edges of roofs and around roof penetrations. This indicates the roof has leaked in many places in the past. There is no way to determine at the time of the inspection if the leaks have been repaired or are still active.

The rolled roof over the sunroom has also been repaired due to previous water intrusion. It also appears to be at or near its useful life.

The evaluation of this roof is to determine general condition of the roof and is limited to a visual inspection. The roof underlayment, sheathing, and a portion of the flashing are hidden from view and cannot be evaluated. Leaks are not likely to be determined or identified with a visual inspection within the limited scope of this inspection. Therefore this IS NOT in any way a guarantee, certification, or warranty that the roof is free of leaks.

I'd strongly recommend a qualified, licensed roofing contractor inspect the roofs and make a determination if they are water-tight, if the current patches will last, and if further repairs are needed or the entire roof structure should be removed and replaced.



ROOFING: Unconventional roof patch at location of previous leak.



ROOFING: Unconventional roof patch at location of previous leak.

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ROOFING: Lighter tan line indicates tile have slipped down about an inch within the last few years.



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7 ROOFING (CONT)

MARGINAL

See previous roofing section



ROOFING (CONT): Lighter coloration of tile indicates areas where tiles have come loose.



ROOFING (CONT): Lighter coloration of tile indicates areas where tiles have come loose.



ROOFING (CONT): Lighter coloration of tile indicates areas where tiles have come loose.



ROOFING (CONT): Unconventional repairs at location of previously suspected leak.

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8 ROOFING (CONT 2)

MARGINAL

See previous Roofing section.



ROOFING (CONT 2): Unconventional repairs at location of previously suspected leak.



ROOFING (CONT 2): Unconventional repairs at location of previously suspected leak.



ROOFING (CONT 2): Some cracked tiles observed.



ROOFING (CONT 2): Locations of previous repairs.



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9 FLAT ROOF OVER SUNROOM

MARGINAL

The flat roof over the sunroom appears to have been repaired for leaks at least once. Roof may be at or near its useful life. I'd recommend a qualified, licensed roofing professional inspect the roof and make a determination on possible repairs or replacement.



FLAT ROOF OVER SUNROOM: Evidence of unconventional repair methods with unknown materials indicates previous leaks.



FLAT ROOF OVER SUNROOM: Soft spots and air pockets observed under rolled roofing indicating no adhesion or the adhesion has failed.



FLAT ROOF OVER SUNROOM: Location of previous roof repairs at location of suspected leaks.



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10 FLASHING/VALLEYS

MARGINAL

See previous ROOFING section of this report.



FLASHING/VALLEYS: Temporary, non-professional repair.



FLASHING/VALLEYS:



FLASHING/VALLEYS:



FLASHING/VALLEYS:



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11 GUTTERS/DOWN SPOUTS

MARGINAL

Gutters full of debris, which will inhibit water movement and may cause water ponding and gutters being ineffective. Recommend cleaning.



GUTTERS/DOWN SPOUTS: Some area had caked on mud in gutters which affects operation.



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12 CHIMNEY

REPAIR OR REPLACE

Chimney is 30 inches or wider and is missing cricket or saddle flashing at roof intersection. Water damage at flashing/stucco intersection indicates the lack of a cricket is causing issues. I recommend installing cricket/saddle flashing by a qualified roofing contractor to divert water away from the back side of the chimney.

Rain cap/spark arrestor/bird screen was not visible at the top of chimney at the time of the inspection. If in fact there is no rain cap/spark arrestor, I recommend installing rain cap/spark arrestor to prevent water from entering chimney and spark retention when chimney is used as a wood burning device. This should also keep birds from nesting inside chimney when not in use. I recommend a qualified, licensed chimney sweep and/or contractor be hired to assess the situation further.

Chimney flues should be cleaned annually. Recommend hiring a qualified chimney sweep to perform annual maintenance prior to use.



CHIMNEY: No rain cap/spark arrestor visible at the time of the inspection.



CHIMNEY: Water damage at base of chimney at flashing.



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CHIMNEY: Water damage at base of chimney at flashing.



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13 EXTERIOR SURFACE

Siding/Trim

MARGINAL

This stucco has been painted, which requires continuous upkeep and maintenance. Observed loose flaking paint in several locations. Also observed damage to bottom of stucco and drip screed in several places. This is typically caused by excessive moisture. As noted in other sections of this report this may indicate a need for further investigation.



EXTERIOR SURFACE: Evidence of water staining and/or patching, potentially caused by irrigation. May warrant further investigation to resolve issue.



EXTERIOR SURFACE: Water damage and rusty drip screed.



EXTERIOR SURFACE: Peeling paint in various locations.



EXTERIOR SURFACE: Water damage and rusty drip screed.



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14 GARAGE/CARPORT

Roof

MARGINAL

Too many personal belongings stored in garage to be able to view all of the garage to inspect properly as most walls were obstructed. Garage appeared to be acceptable based on what little was visible.

Could not test nor observe electrical wall outlets because of owner's items obscuring view. No determination made concerning the presence of GFCI.

See Roofing section of this report for further details on roof condition.

15 GARAGE PEDESTRIAN DOOR INTO HOUSE

REPAIR OR REPLACE

Door between garage and living space has had auto door closure disconnected and is missing self closing hinges or some other device. This is a fire-rated door and as such must self-close and self-latch any time the door is opened. This is a safety concern as the door may inadvertently be left ajar permitting fire or dangerous gases to enter the home and cause injury to occupants. I recommend proper installation of door closure by a qualified, licensed contractor.



GARAGE PEDESTRIAN DOOR INTO HOUSE: Door does not close on its own.



GARAGE PEDESTRIAN DOOR INTO HOUSE: Automatic door closure disconnected.



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16 LAUNDRY FACILITIES

Dryer Vents

MARGINAL

Dryer vent hose is made of a plastic fabric wrapped around a wire spiral and is not intended to be used for this purpose. Recommend installation of the proper type of metal flex pipe as recommended by dryer manufacturer by a licensed, qualified plumber.



LAUNDRY FACILITIES: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



LAUNDRY FACILITIES: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



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17 COOLING

MARGINAL

Equipment disconnect/fusebox could not be located at time of the inspection. Without a separate fuse connection at the unit, the only level of protection for over current is at the main electrical service. It is also recommended that an equipment disconnect be within visible range of the unit for safety purposes. If a technician turns off the power at a location not in view, it may get turned on by others while it is being worked on. This makes it very unsafe.

It may be possible that no disconnect is installed because of the equipment's proximity to the main service panel, however this would still not include a separate fuse box. **I recommend further evaluation by an licensed electrician who is qualified with HVAC equipment installation.**



COOLING: No equipment disconnect within visible range.



COOLING: Temp at register after about 5 minutes of operation.



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18 KITCHEN

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)	REPAIR OR REPLACE
Stove Anti-Tip Bracket	REPAIR OR REPLACE
Dishwasher/Cross Flow Protection	MARGINAL

The dishwasher makes loud, high-pitched sounds when operational. One possible solution may be the water valve malfunctioning or some other issue with the water fill system, however a qualified appliance service technician should review operation to determine issue and methods to resolve it.

Unconventional electrical wiring at rangehood/microwave. I recommend further review by a qualified, licensed electrician to rewire this within acceptable standards.

Electrical outlet(s) not GFCI protected. Ground Fault Circuit Interrupters (GFCI) are to be installed at all kitchen countertops, though they may not have been required at the time the house was built. Recommend installing GFCI protection for safety and proper compliance by a qualified, licensed electrical contractor.

The anti-tip bracket was not installed or not engaged at the stove. This is a safety hazard, especially if children are in the home. The stove can easily be tipped over and injure or scald someone when the oven door is opened. Recommend installation of an operational anti-tip bracket.

Only a limited visual inspection could be performed in the cabinets below the sink because of homeowner items stored there.

Not known if refrigerator will be part of the transaction. Appeared to be operational at time of inspection.



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KITCHEN: Unconventional electrical wiring at rangehood/microwave.



KITCHEN: Dishwasher extremely noisy. Indication of mechanical malfunction potential.



KITCHEN: GFCI not operational in kitchen.



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19 FIREPLACE/STOVE

REPAIR OR REPLACE

Vent appeared to be missing damper stopper clamp which when installed does not permit damper to be closed all the way. Completely closing the vent damper or forgetting the damper is all the way closed, while operating/starting the wood-burning fireplace will cause smoke/carbon monoxide to enter the living space. Recommend a damper stopper be installed.

No fireplace doors or spark arrestor screen installed. Recommend review by a fireplace expert.



FIREPLACE/STOVE: No fireplace doors or spark arrestor screen installed.



FIREPLACE/STOVE: Vent appeared to be missing damper stopper clamp



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20 WEST MASTER BATHROOM

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

MARGINAL

Electrical outlet shows signs of an electrical short and fire. Though the GFCI seemed operational at the time of the inspection, I'd recommend further review by a qualified, licensed electrician to determine cause of short and make repairs as deemed necessary.

21 SUNROOM

Window Screens

REPAIR OR REPLACE

Screen latches/locks missing on both doors.



SUNROOM: Screen latches/locks missing.

MAR (MARGINAL)

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

R/R (REPAIR OR REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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GRADING / DRAINAGE

Monitor Condition

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

Near Level

Comments:

The following observations were made:

- The hill on the other side of the road directly in front of the home appears to possibly have had some previous slope failure. (see visqueen at top section.) The slope is steep and water could conceivably travel a long distance and breach the road curb.
- The footprint of the structure is relatively flat.
- The bottom section of the stucco, including the lower drip screed are water damaged, and in some areas the drip screed has rusted out.
- There is a large berm and trench drain installed the length of the garage door.
- There appears to be an 18" concrete apron on the flatwork at the base of nearly the entire building. This is typical evidence of an installed french drain system used to keep basements dry that experience high water tables. Though this is clearly not the case, there is no obvious explanation unless it was installed to mitigate water intrusion or it is purely aesthetic in nature. Not able nor qualified to make that determination.

While none of these issues independently would be of great concern, the accumulation of observations lends itself to further investigation by a qualified civil and/or geotechnical engineer.



Grading / Drainage:



Grading / Drainage:

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Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Grading / Drainage:



Grading / Drainage:

FOUNDATION APRON

Monitor Condition

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

Comments:

See GRADING section of this report.



Foundation Apron: Observation of concrete apron around structure.



Foundation Apron: Evidence of water damage at footing and stucco intersection with damaged & rusted drip screed. Also observed patching of flatwork next to house.

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Foundation Apron: Installation of concrete berm & trench drain indicate possible past water intrusion issues.



Foundation Apron: Observation of concrete apron around structure. Arrow indicates potential past water damage.

DRIVEWAY

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

Concrete

Comments:

Not fully inspected because of vehicles blocking view of most of the driveway. The small portion of the driveway that was visible was in good condition at time of the inspection.



Driveway:



Driveway:

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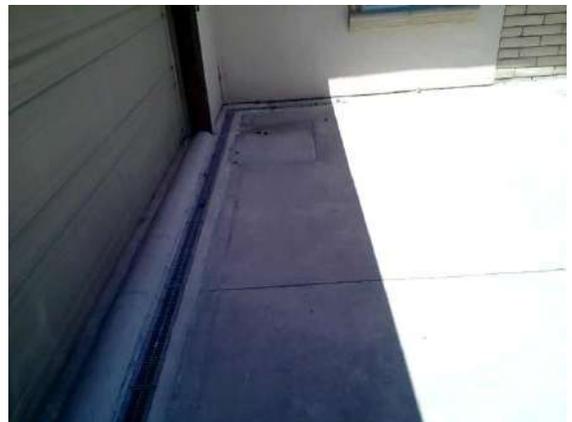
Driveway:



Driveway: Driveway berm/trench drain installation.



Driveway: Concrete repair potentially in conjunction with installation of driveway trench drain.



Driveway: Driveway berm/trench drain installation.



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WALKS / STEPS

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

Brick Concrete Flagstone Stamped Concrete

Comments:



Walks / Steps:

PORCHES / STOOPS

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

Open

Comments:



Porches / Stoops:



Porches / Stoops:

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DECKS / BALCONY

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

Composite

Comments:



Decks / Balcony:



Decks / Balcony:



Decks / Balcony:



Decks / Balcony:

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Decks / Balcony:



Decks / Balcony:



Decks / Balcony:



Decks / Balcony:

PATIO

Brick

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

Comments:

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Patio:



Patio:



Patio:



Patio:



Patio:



Patio:



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FENCES / GATES

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

Masonry

Wood

Wrought Iron

Comments:



Fences / Gates:



Fences / Gates:



Fences / Gates:



Fences / Gates:

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Fences / Gates:

RETAINING WALLS

Monitor Condition

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

Rear

Block

General Deterioration

Leaning

Weep Holes Needed

Comments:

The retaining walls in the rear of the house holding back the hill and supporting the rear deck have been constructed with unconventional construction methods. It is not within the scope of this visual inspection to determine the structural integrity of these walls. They appear to be in distress and may require intervention.

I did not observe weep holes at bottom of the retaining walls (though they may be present and covered by foliage.) This can cause water to back-up behind the wall and add additional stress. I recommend weep holes be added or reviewed by a professional.

Workmanship indicates the possibility that there are other issues not easily visible during this inspection.

The fact that various block laying methods were used, rebar was used to hold up the wall from the outside rather than the conventional inside of the wall, mortar beds are uneven, partially missing, or filled with bit of floor tile and not struck clean, Block laid crooked and kittywampus throughout, places the entire integrity of the wall as suspect.

I strongly urge a licensed structural/geotechnical engineer inspect the walls and make recommendations for stabilization.

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Retaining Walls:



Retaining Walls:



Retaining Walls: The use of various block construction patterns within the same wall indicates the likelihood that non or poor construction knowledge was used.



Retaining Walls: Evidence of possible lack of footings at retaining wall.



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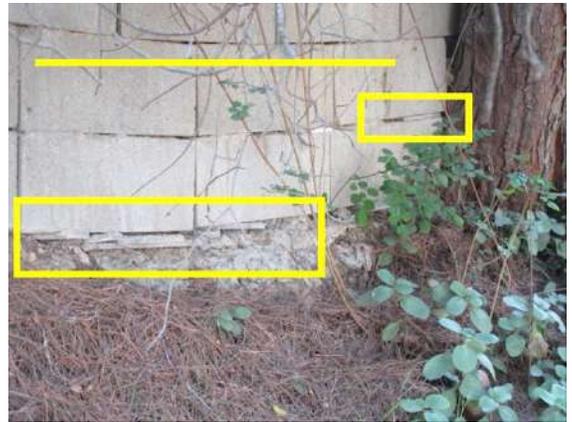
Retaining Walls:



Retaining Walls: #3 or #4 rebar used on outside of wall for unknown reason.



Retaining Walls: #3 or #4 rebar used on outside of wall for unknown reason.



Retaining Walls: Appears to have been intentionally built out of level for unknown reasons. Boxes indicate examples of unconventional construction methods with the use of filler material at wall joints.



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Website Sample Report

RETAINING WALLS (CONT)				<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	R/R
					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Block	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Leaning						
<input checked="" type="checkbox"/> Weep Holes Needed									

Comments:
See previous retaining wall sections.



Retaining Walls (cont): Rebar outside of wall used to stabilize wall.



Retaining Walls (cont):



Retaining Walls (cont):



Retaining Walls (cont): Rebar attached to outside of wall.



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Retaining Walls (cont): Metal concrete form stake used in an unconventional manner.



Retaining Walls (cont):



Retaining Walls (cont): Arrow indicated form boards left in place, Circle indicates block not sitting on footing. Square shows form wood either left in place or used for support.



Retaining Walls (cont): Wood support post for deck resting on grey PVC pipe for support.



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RETAINING WALLS (CONT 2)				<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	R/R
<input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Block	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Weep Holes Needed									

Comments:
See previous retaining wall sections.



Retaining Walls (cont 2): Example of poor and unconventional workmanship encompassing the entire retaining wall structure.

ROOFING			<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	R/R
Age: 48 Year(s)	Design Life: 50+ Year(s)	Layers: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tile								

Comments:



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This tile roof is original to the house and is at or near its useful life. Many tiles have shifted and appear to no longer be attached to the roof structure. (I was able to push several back into place by over an inch during the inspection.) This may potentially be caused by the nails rusting and disintegrating over time. Many unconventional, non-professional roof patches have been made both at edges of roofs and around roof penetrations. This indicates the roof has leaked in many places in the past. There is no way to determine at the time of the inspection if the leaks have been repaired or are still active.

The rolled roof over the sunroom has also been repaired due to previous water intrusion. It also appears to be at or near its useful life.

The evaluation of this roof is to determine general condition of the roof and is limited to a visual inspection. The roof underlayment, sheathing, and a portion of the flashing are hidden from view and cannot be evaluated. Leaks are not likely to be determined or identified with a visual inspection within the limited scope of this inspection. Therefore this IS NOT in any way a guarantee, certification, or warranty that the roof is free of leaks.

I'd strongly recommend a qualified, licensed roofing contractor inspect the roofs and make a determination if they are water-tight, if the current patches will last, and if further repairs are needed or the entire roof structure should be removed and replaced.

Leaks not always detectable.



Roofing:



Roofing:



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Roofing:



Roofing:



Roofing: Unconventional roof patch at location of previous leak.



Roofing: Unconventional roof patch at location of previous leak.



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Roofing: Lighter tan line indicates tile have slipped down about an inch within the last few years.



Roofing: Lighter tile indicate past repairs.

ROOFING (CONT)

Monitor Condition

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

Comments:

See previous roofing section



Roofing (cont): Lighter coloration of tile indicates areas where tiles have come loose.



Roofing (cont): Lighter coloration of tile indicates areas where tiles have come loose.

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Roofing (cont): Lighter coloration of tile indicates areas where tiles have come loose.



Roofing (cont): Unconventional repairs at location of previously suspected leak.



Roofing (cont):



Roofing (cont):



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Roofing (cont):



Roofing (cont): Unconventional repairs at location of previously suspected leak.

ROOFING (CONT 2)

Monitor Condition

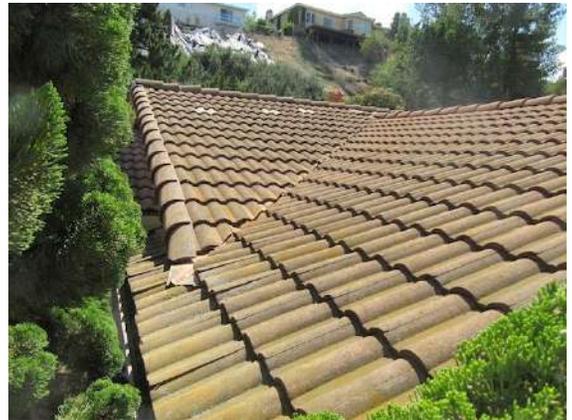
ACC	MAR	NI	NP	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

See previous Roofing section.



Roofing (cont 2): Unconventional repairs at location of previously suspected leak.



Roofing (cont 2):

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Roofing (cont 2): Unconventional repairs at location of previously suspected leak.



Roofing (cont 2): Unconventional repairs at location of previously suspected leak.



Roofing (cont 2):



Roofing (cont 2): Some cracked tiles observed.



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Roofing (cont 2): Locations of previous repairs.

FLAT ROOF OVER SUNROOM

Monitor Condition

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

Rolled Composition

Comments:

The flat roof over the sunroom appears to have been repaired for leaks at least once. Roof may be at or near its useful life. I'd recommend a qualified, licensed roofing professional inspect the roof and make a determination on possible repairs or replacement.



Flat Roof over Sunroom: Evidence of unconventional repair methods with unknown materials indicates previous leaks.



Flat Roof over Sunroom: Soft spots and air pockets observed under rolled roofing indicating no adhesion or the adhesion has failed.

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Flat Roof over Sunroom: Location of previous roof repairs at location of suspected leaks.

FLASHING/VALLEYS

Monitor Condition

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

Comments:

See previous ROOFING section of this report.



Flashing/Valleys:



Flashing/Valleys: Temporary, non-professional repair.

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Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



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GUTTERS/DOWN SPOUTS

Monitor Condition

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

Aluminum

Filled with Debris

Comments:

Gutters full of debris, which will inhibit water movement and may cause water ponding and gutters being ineffective. Recommend cleaning.



Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:

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Gutters/Down Spouts: Some area had caked on mud in gutters which affects operation.



Gutters/Down Spouts:

CHIMNEY

Recommend Repairs

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

Framed

Deteriorated / Missing Cap(s)

Comments:

Chimney is 30 inches or wider and is missing cricket or saddle flashing at roof intersection. Water damage at flashing/stucco intersection indicates the lack of a cricket is causing issues. I recommend installing cricket/saddle flashing by a qualified roofing contractor to divert water away from the back side of the chimney.

Rain cap/spark arrestor/bird screen was not visible at the top of chimney at the time of the inspection. If in fact there is no rain cap/spark arrestor, I recommend installing rain cap/spark arrestor to prevent water from entering chimney and spark retention when chimney is used as a wood burning device. This should also keep birds from nesting inside chimney when not in use. I recommend a qualified, licensed chimney sweep and/or contractor be hired to assess the situation further.

Chimney flues should be cleaned annually. Recommend hiring a qualified chimney sweep to perform annual maintenance prior to use.

Flue not inspected. Annual cleaning is recommended.

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Chimney:



Chimney:



Chimney:



Chimney: No rain cap/spark arrestor visible at the time of the inspection.



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Chimney: Water damage at base of chimney at flashing.



Chimney: Water damage at base of chimney at flashing.



Chimney:

EXTERIOR SURFACE

Monitor Condition

Stucco

	ACC	MAR	NI	NP	R/R
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 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:

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This stucco has been painted, which requires continuous upkeep and maintenance. Observed loose flaking paint in several locations. Also observed damage to bottom of stucco and drip screed in several places. This is typically caused by excessive moisture. As noted in other sections of this report this may indicate a need for further investigation.



Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface: Evidence of water staining and/or patching, potentially caused by irrigation. May warrant further investigation to resolve issue.



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Exterior Surface: Water damage and rusty drip screed.



Exterior Surface: Peeling paint in various locations.



Exterior Surface:



Exterior Surface: Water damage and rusty drip screed.

WINDOWS

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

Vinyl

Comments:

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Windows:



Windows:

EXTERIOR DOORS

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

Metal

Vinyl

Comments:



Exterior Doors:



Exterior Doors: Sliding doors off sunroom are missing the door lock mechanisms on both sets of doors.

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Exterior Doors:



Exterior Doors:



Exterior Doors:

GARAGE/CARPORT

Monitor Condition

2 Cars

Attached

Obscured / Limited View

	ACC	MAR	NI	NP	R/R
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Too many personal belongings stored in garage to be able to view all of the garage to inspect properly as most walls were obstructed. Garage appeared to be acceptable based on what little was visible.

Could not test nor observe electrical wall outlets because of owner's items obscuring view. No determination made concerning the presence of GFCI.

See Roofing section of this report for further details on roof condition.



Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:



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Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:

OVERHEAD GARAGE DOORS

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

Metal

Comments:

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Overhead Garage Doors:



Overhead Garage Doors:



Overhead Garage Doors:



Overhead Garage Doors:

GARAGE PEDESTRIAN DOOR INTO HOUSE

Recommend Repairs

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

Solid Core

Comments:

Door between garage and living space has had auto door closure disconnected and is missing self closing hinges or some other device This is a fire-rated door and as such must self-close and self-latch any time the door is opened. This is a safety concern as the door may inadvertently be left ajar permitting fire or dangerous gases to enter the home and cause injury to occupants. I recommend proper installation of door closure by a qualified, licensed contractor.

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Garage Pedestrian Door into House: Door does not close on its own.



Garage Pedestrian Door into House: Automatic door closure disconnected.



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Attic / Roof

Method of Inspection Visual from Access 40 % Visible

ATTIC FRAMING/SHEATHING

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

Trusses

Comments:

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:

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ATTIC VENTILATION

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

Gable

Comments:



Attic Ventilation:

ATTIC INSULATION

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

Blanket

Comments:



Attic Insulation:



Attic Insulation:

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Attic Insulation:



Attic Insulation:



Attic Insulation:



Attic Insulation:

ELECTRICAL

SERVICE SIZE (Main Panel)

Main Disconnect Location: right/south side of house

200 AMP

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	ACC	MAR	NI	NP	R/R
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Entrance Cable Underground and not visible for inspection.

Observed a smoke detector in the kitchen area and in the hallway next to laundry room. Today's recommendation is to locate a smoke detector in every sleeping room and have them "tied together" typically wirelessly, so that if one alarms, they all alarm. I'd recommend upgrading the current smoke detectors in the near future for added safety.

CO2 sensor installed.

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



Electrical:



Electrical:



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Electrical:



Electrical: Grounding rod next to main electrical service panel.



Electrical:



Electrical:



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Electrical:



Electrical:

PLUMBING

Water Service

Water Public

Shut Off Location: Rear of house next to sunroom

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Right/south side of house

	ACC	MAR	NI	NP	R/R
SUPPLY <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Website Sample Report



Plumbing: Gas meter and emergency shut off next to A/C unit at right/south side of house.



Plumbing: Main service entrance and shut-off valve at back deck.



Plumbing: Copper pipe in attic.



Plumbing: Copper pipe in attic.



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Website Sample Report

WATER PRESSURE/FLOW

	ACC	MAR	NI	NP	R/R
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Water pressure registered at about 40 psi and water flow was between 8 and 13 gallons per minute at three different hose bibs. Both measurements are within acceptable standards.



Water Pressure/Flow:



Water Pressure/Flow: Water pressure registered at about 40 psi at three different hose bibs.



Water Pressure/Flow: Water flow was between 8 and 13 gallons per minute at three different hose bibs.



Water Pressure/Flow: Water pressure registered at about 40 psi at three different hose bibs.

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Water Pressure/Flow: Water pressure registered at about 40 psi at three different hose bibs.



Water Pressure/Flow:



Water Pressure/Flow: Water pressure registered at about 40 psi at three different hose bibs.



Water Pressure/Flow: Water pressure registered at about 40 psi at three different hose bibs.

WATER HEATER

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

Brand: GE Model: GG40T06AVG01 Size: 40 Gallons Age: 5-10 Year(s)
Design Life: 10-15 Year(s) SerialNo: GELN0211V05804

Gas

Comments:

Inspection Date: 06/20/2018 Inspector: J. William Naish Email: j@npi-sd.com
Inspector Phone: 858.888.0848



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Water Heater:



Water Heater:



Water Heater:



Water Heater:



Water Heater:



Water Heater:

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com

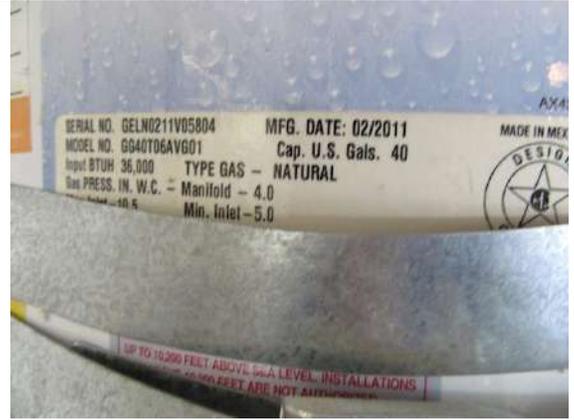


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Water Heater:



Water Heater:

LAUNDRY FACILITIES

Monitor Condition

Location: Laundry room

	ACC	MAR	NI	NP	R/R
UTILITY HOOKUPS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Dryer vent hose is made of a plastic fabric wrapped around a wire spiral and is not intended to be used for this purpose. Recommend installation of the proper type of metal flex pipe as recommended by dryer manufacturer by a licensed, qualified plumber.

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Laundry Facilities: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



Laundry Facilities: Smoke detector located outside laundry room in hallway.



Laundry Facilities:



Laundry Facilities: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



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National Property Inspections

Website Sample Report



Laundry Facilities: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



Laundry Facilities: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



Laundry Facilities: Dryer vent snakes through back wall into cabinet, then garage, then under water heater to the outside.



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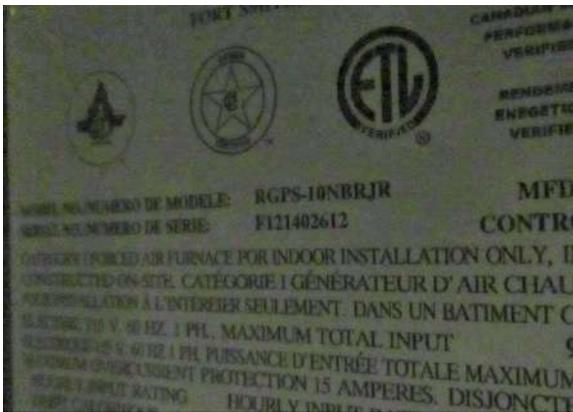
Website Sample Report



Heating:



Heating:



Heating:



Heating: Temp reading at vent after about 5 minutes of operation.

HEATING DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	R/R
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
06/20/2018

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Website Sample Report



Heating Distribution:



Heating Distribution:



Heating Distribution:



Heating Distribution:

COOLING

Brand: Rheem
 Design Life: 15-20 Year(s)

Model: 13AJN60A01
 SerialNo: W351415347

Size: 5 ton

Age: < 5 Year(s)

Monitor Condition

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

Electric

Central Air

Comments:

Inspection Date:
06/20/2018

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Website Sample Report

Equipment disconnect/fusebox could not be located at time of the inspection. Without a separate fuse connection at the unit, the only level of protection for over current is at the main electrical service. It is also recommended that an equipment disconnect be within visible range of the unit for safety purposes. If a technician turns off the power at a location not in view, it may get turned on by others while it is being worked on. This makes it very unsafe.

It may be possible that no disconnect is installed because of the equipment's proximity to the main service panel, however this would still not include a separate fuse box. **I recommend further evaluation by an licensed electrician who is qualified with HVAC equipment installation.**



Cooling:



Cooling:



Cooling:



Cooling:



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National Property Inspections

Website Sample Report



Cooling: No equipment disconnect within visible range.



Cooling:



Cooling: Temp at register after about 5 minutes of operation.



Cooling:



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Website Sample Report

KITCHEN	<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	R/R
	<input checked="" type="checkbox"/> Recommend Repairs					
CEILING(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS		<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>	<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 type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Website Sample Report

The dishwasher makes loud, high-pitched sounds when operational. One possible solution may be the water valve malfunctioning or some other issue with the water fill system, however a qualified appliance service technician should review operation to determine issue and methods to resolve it.

Unconventional electrical wiring at rangehood/microwave. I recommend further review by a qualified, licensed electrician to rewire this within acceptable standards.

Electrical outlet(s) not GFCI protected. Ground Fault Circuit Interrupters (GFCI) are to be installed at all kitchen countertops, though they may not have been required at the time the house was built. Recommend installing GFCI protection for safety and proper compliance by a qualified, licensed electrical contractor.

The anti-tip bracket was not installed or not engaged at the stove. This is a safety hazard, especially if children are in the home. The stove can easily be tipped over and injure or scald someone when the oven door is opened. Recommend installation of an operational anti-tip bracket.

Only a limited visual inspection could be performed in the cabinets below the sink because of homeowner items stored there.

Not known if refrigerator will be part of the transaction. Appeared to be operational at time of inspection.



Kitchen:



Kitchen:



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Kitchen: Unconventional electrical wiring at rangehood/microwave.



Kitchen:



Kitchen: Dishwasher extremely noisy. Indication of mechanical malfunction potential.



Kitchen:



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National Property Inspections**

Website Sample Report



Kitchen: GFCI not operational in kitchen.



Kitchen:

FIREPLACE/STOVE

Recommend Repairs

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

Woodburning

Missing Damper Stopper

Missing doors/Spark arrestor screen

Comments:

Vent appeared to be missing damper stopper clamp which when installed does not permit damper to be closed all the way. Completely closing the vent damper or forgetting the damper is all the way closed, while operating/starting the wood-burning fireplace will cause smoke/carbon monoxide to enter the living space. Recommend a damper stopper be installed.

No fireplace doors or spark arrestor screen installed. Recommend review by a fireplace expert.

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

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Fireplace/Stove: No fireplace doors or spark arrestor screen installed.



Fireplace/Stove:



Fireplace/Stove:



Fireplace/Stove:



**JDeeEn Inc. DBA
National Property Inspections**

Website Sample Report



Fireplace/Stove:



Fireplace/Stove: Vent appeared to be missing damper stopper clamp



Fireplace/Stove:

HALLWAY BATHROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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"/>

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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National Property Inspections**

Website Sample Report

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<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"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Hallway Bathroom :



Hallway Bathroom :



Hallway Bathroom :



Hallway Bathroom :

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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National Property Inspections

Website Sample Report



Hallway Bathroom :



Hallway Bathroom :



Hallway Bathroom :



Hallway Bathroom :



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Website Sample Report

WEST MASTER BATHROOM	<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	R/R
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS		<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET		<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE		<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"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Electrical outlet shows signs of an electrical short and fire. Though the GFCI seemed operational at the time of the inspection, I'd recommend further review by a qualified, licensed electrician to determine cause of short and make repairs as deemed necessary.



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National Property Inspections

Website Sample Report



West Master Bathroom:



West Master Bathroom:



West Master Bathroom:



West Master Bathroom:



West Master Bathroom:



West Master Bathroom:

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



**JDeeEn Inc. DBA
National Property Inspections**

Website Sample Report



West Master Bathroom:



West Master Bathroom:

EAST MASTER BATHROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<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"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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National Property Inspections

Website Sample Report



East Master Bathroom:



East Master Bathroom:



East Master Bathroom:



East Master Bathroom:



East Master Bathroom:



East Master Bathroom:



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National Property Inspections**

Website Sample Report



East Master Bathroom:



East Master Bathroom:

FORMAL LIVINGROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



JDeeEn Inc. DBA
National Property Inspections

Website Sample Report



Formal Livingroom:



Formal Livingroom:



Formal Livingroom:



Formal Livingroom:



Formal Livingroom:



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National Property Inspections

Website Sample Report

DININGROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:



Diningroom:



Diningroom:



**JDeeEn Inc. DBA
National Property Inspections**

Website Sample Report



Diningroom:



Diningroom:



Diningroom:



Diningroom:

SUNROOM

Recommend Repairs

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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"/>

Inspection Date:
06/20/2018

Inspector: J. William Naish
Inspector Phone: 858.888.0848

Email: j@npi-sd.com



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Comments:

Screen latches/locks missing on both doors.



Sunroom:



Sunroom:



Sunroom:



Sunroom:

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Email: j@npi-sd.com



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Sunroom:



Sunroom: Screen latches/locks missing.

FAMILY ROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

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Family Room:



Family Room:



Family Room:

EAST MASTER BEDROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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"/>

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Comments:

Water damage observed next to closet door near floor. Ceiling looks as if it has been recently repainted, with paint making its way onto the wallpaper in several locations. Though this is cosmetic in nature and typically not part of a home inspection, it warrants pointing out as evidence of potential or past water leaks based on what was observed around perimeter of the house flatwork and the roof disrepair.



East Master Bedroom: Previous water damage observed.



East Master Bedroom:



East Master Bedroom:



East Master Bedroom:



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East Master Bedroom:

OFFICE	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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:

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Office:



Office:



Office:



Office:



Office:



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WEST MASTER BEDROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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:



West Master Bedroom:



West Master Bedroom:



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West Master Bedroom:

BEDROOM

	ACC	MAR	NI	NP	R/R
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<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:

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Limited Warranty

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by J. William Naish 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: 6/20/2018

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

Roof and dishwasher are excluded.

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.

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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.
- 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: (\$1,000 maximum)

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: (\$1,000 maximum)

Covered: Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, tankless 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

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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 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: (\$500 maximum)

Covered: Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in micro-wave; 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 deficient, faulty, inoperable, in need of repair or 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, component, element, part or class of items at, in, on, or pertinent to the subject property premises which are inaccessible, concealed or a latent defect and 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

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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 Damage** 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.
7. **Concealed or Latent Defect:** A deficient condition which is not visible or not readily accessible.

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