



Southwest Virginia Property Inspections, LLC DBA  
National Property Inspections

My Client, 123 Any Street, Southwest, VA, 99999

**PORCHES / STOOPS**

Recommend Repairs

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

Open

Handrail Loose / Missing

Comments:

The handrail is loose on the side porch.



Porches / Stoops:

**ROOFING**

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

Age: 17 Year(s)

Design Life: 20 Year(s)

Layers: 1

95% Visible

Ladder at Eaves

Visual From Ground

Asphalt / Composition

Comments:

Leaks not always detectable.

Inspection Date:  
11/29/2017

Inspector: Cliff Sturgill  
Inspector Phone: 276-258-5811

Email: cliff.sturgill@npiinspect.com  
VA: 3380001260



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Roofing:



Roofing:

## GARAGE/CARPORT

Recommend Repairs

2 Cars

Attached

Outlets (NOT GFCI) Protected

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input 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:**

The GFCI outlet on the left wall is defective. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.

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Garage/Carport:

## ELECTRICAL

Recommend Repairs

### SERVICE SIZE (Main Panel)

Brand: Cutler-Hammer

Main Disconnect Location: Exterior Left Side

120 / 240 Volt (Nominal)

200 AMP

### SERVICE SIZE (Sub Panel)

60 AMP

Improper Ground

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

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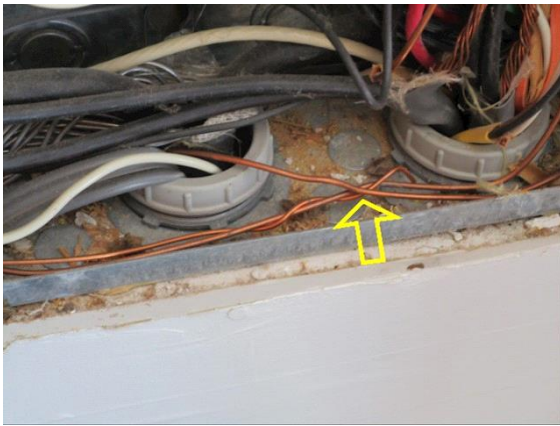
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\* There is an improperly grounded circuit at the bottom of the panel (ground wire wrapped not bonded with clamp).  
 \* The CSST (yellow) piping in the basement that leads to the propane tank needs to be grounded.  
 "Manufacturers believe that this product is safer if properly bonded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia."

Recommend a licensed, certified, professional electrician be consulted.

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



Electrical:



Electrical:

## HEATING

Brand: Trane      Model: TAM7A0C48H41SCA      BTUs: 48000      Age: 4 Year(s)  
 Design Life: 10-15 Year(s)      SerialNo: 13224KPR2V

Electric       Propane       Baseboard / Radiant       Heat Pump

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Note: There is a wall-mounted propane heater in the basement.

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

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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 PORCHES / STOOPS

REPAIR/REPLACE

The handrail is loose on the side porch.

### 2 GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

REPAIR/REPLACE

The GFCI outlet on the left wall is defective. GFCI (Ground Fault Circuit Interrupter) outlets help reduce the risk of electrical shock. GFCIs detect a change in current between the "hot" and "neutral" wires and trip the circuit, shutting off power to the circuit.

### 3 ELECTRICAL

Bonding/Grounding

REPAIR/REPLACE

- \* There is an improperly grounded circuit at the bottom of the panel (ground wire wrapped not bonded with clamp).
- \* The CSST (yellow) piping in the basement that leads to the propane tank needs to be grounded. "Manufacturers believe that this product is safer if properly bonded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia."

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#### 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.

#### RR (REPAIR/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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