



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318



Friday, January 1, 2021

Inspector

Jeremy Evans

952-228-0505

mnswwmetro@npiinspect.com

InterNACHI CPI

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318

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.

DECKS / BALCONY

MARGINAL

Even though this may be a typical build for this area, a six inch wide rail is too wide for most hands to effectively grab.

For those with smaller hands, this could be a fall hazard.

Recommend installing a properly sized hand rail.

EXTERIOR SURFACE

Siding/Trim

MARGINAL

Unsealed entry into siding could be a possible moisture intrusion site. Can be sealed with weather resistant silicon caulk.

ELECTRICAL

Panel

DEFECTIVE

Branch Circuits

DEFECTIVE

High intensity arcing caused part of the electrical connection bar to disintegrate. Breaker slot is inoperable and open.

There was an oversized stranded cable going to a 30 AMP breaker. The breaker had the incorrect clamp for the wire.

Double tap on bottom left breaker. This breaker is designed for only one wire.

Recommend further evaluation/repair by qualified contractor(s).

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.

DEF (DEFECTIVE)

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

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318

DECKS / BALCONY

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

Comments:

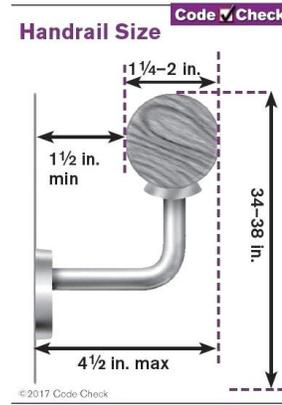
Even though this may be a typical build for this area, a six inch wide rail is too wide for most hands to effectively grab.

For those with smaller hands, this could be a fall hazard.

Recommend installing a properly sized hand rail.



Decks / Balcony: Wide deck rails.



Decks / Balcony: Proper handrail dimensions.

ROOFING

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

Layers: 0

0% Visible

Comments:

Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal. Limited visibility due to height/steepness. Roof was observed from the ground with binoculars. This is a limiting factor which may cause certain defects to be overlooked.

Leaks not always detectable.

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318

FLASHING/VALLEYS

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

Comments:

All valleys and flashings that were readily visible from the ground at time of inspection were acceptable.

GUTTERS/DOWN SPOUTS

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

Comments:

Viewed gutters from ground only. Gutters appeared to be in good condition, with downspouts and extensions present.

With trees as close to the house, gutters will need continuous monitoring and maintenance to keep them from filling up with leaves.

EXTERIOR SURFACE

Monitor Condition

Vinyl

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

Point of interest and not a fault.

The outdoor outlets were weather sealed, however, they do not have covers that protect the outlet when a cord is plugged in.

Recommend replacing with a weather cap cover that accommodates plug.

Unsealed entry into siding could be a possible moisture intrusion site. Can be sealed with weather resistant silicon caulk.

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318



Exterior Surface: Weatherproof outlet



Exterior Surface: Unsealed entry into siding.

WINDOWS

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

Comments:

All windows appeared to be in good repair at time of inspection from the exterior.

EXTERIOR DOORS

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

Comments:

Entry doors and the associated hardware were tested and operated as intended. The exterior doors were in acceptable condition with no visual flaws or defects.

FOUNDATION

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

Comments:

No reportable concerns were observed with the readily visible portions of the foundation at time of inspection. As with all systems and components of the home, continued routine inspections, maintenance, and monitoring are recommended.

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Siemens

Main Disconnect Location: Basement utility room

120 / 240 Volt (Nominal)

200 AMP

	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

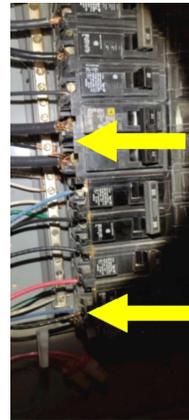
High intensity arcing caused part of the electrical connection bar to disintegrate. Breaker slot is inoperable and open. There was an oversized stranded cable going to a 30 AMP breaker. The breaker had the incorrect clamp for the wire.

Double tap on bottom left breaker. This breaker is designed for only one wire. Recommend further evaluation/repair by qualified contractor(s).

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



Electrical: Disintegrated electrical bar.



Electrical: Oversized wire and double tap.

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI



National Property Inspections

Sample Report, 123 Sample St, Chaska, MN, 55318

COOLING

Monitor Condition

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

Brand: Amana
SerialNo: 2099753580

Model: AM75679HC

Age: 10 Year(s)

Design Life: 10-15 Year(s)

Electric

Central Air

Comments:

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

KITCHEN

	ACC	MAR	NI	NP	DEF
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"/>
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 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"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in kitchen were acceptable at time of inspection.

Inspection Date:
01/01/2021

Inspector: Jeremy Evans
Inspector Phone: 952-228-0505

Email: mnswwmetro@npiinspect.com
InterNACHI CPI