



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Thursday, May 16, 2024

Inspector

Jay Heckart

(563) 676-7400

jay.heckart@npiinspect.com

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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INVOICE #: 1560

Inspection Date : 5/16/2024 8:00 AM

TwentyOne Enterprises, Inc. DBA
National Property Inspections
Coralville IA 52241

Client Name : **Dave Curtis
Johnson County - NPI Commercial**

Property Location : **1102 HOLLYWOOD BLVD
IOWA CITY IA 52240**

Billing Address : 913 S Dubuque Street
Iowa City IA 52240

Client Phone : (319) 688-5851

Client Email : dcurtis@johnsoncountyiowa.gov

TYPE OF INSPECTIONS PERFORMED

Commercial Building Inspection	\$2,800.00
Total	\$2,800.00
Due on Receipt	\$2,800.00

Occupied Units: 3, 4, 6, 8, 9
15 Total Units

Checks can be mailed to the following address.
Remit To: National Property Inspections
2275 Flintshire Vw.
Coralville, IA 52241

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 60
Estimated Age Of Property : 55 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Multi-Tenant	<input checked="" type="checkbox"/> Damp/Wet
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller's Agent
	<input checked="" type="checkbox"/> Client <input checked="" type="checkbox"/> Tenant(s)

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

This assessment is in general accordance with the ASTM standard E2018-08 for Property Condition Assessments. The intent of this report is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Hidden or obstructed defects may not be observed. In addition, some components were assessed on a random sampling of like items.

It is always recommended that all repairs and replacements are completed by a licensed contractor. The evaluation of the buildings and individual units was completed on Thursday, May 16th, 2024. Due to the buildings and units currently being in operation, there is no guarantee that the status of the items listed in this report, such as communal areas, mechanical components, exterior, etc. will remain the same up until the closing date. A final walk through of all areas prior to closing on the building is always recommended.

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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 EAST BUILDING GRADING / DRAINAGE

POOR

- The grading around the building was near level. This condition may allow water to accumulate around the house during rains/snow melt and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.
- Hardscape / concrete walkway on the south side of the building has started to settle away from the building creating a gap between the building and hardscape. This may allow for water intrusion that may expedite the settling of the concrete slabs. Monitor condition as improvements in drainage may be necessary if the slabs settle towards the building.
- Brush and debris build up along grade and foundation. Advise that exterior grade of the building is cleared to prevent moisture build up.

2 NORTH BUILDING GRADING / DRAINAGE

POOR

- The grading around the building was near level. This condition may allow water to accumulate around the house during rains/snow melt and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.
- Brush should be cleared away from grade to prevent moisture accumulation around foundation.

3 WEST BUILDING GRADING / DRAINAGE

FAIR

- The grading around the dwelling was near level. Ideally, the grading should slope away from the building to allow water to run away from the foundation.
- Sections of the siding were in contact with the grade, garden bed, etc.. Proper clearance should be provided.

4 PARKING LOT

FAIR

- The parking lot has common cracks and settling typical to the age and exposure. Monitor condition of parking lot as repairs or replacement may be necessary in the near future.

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5 COMPLEX FLATWORK / SIDEWALKS

POOR

- Due to settling of concrete walkways the sewer clean out in front of Unit #s 10 & 11 has become a tripping hazard. Advise that walkways are raised to level with clean out for safety.
- There were minor cracks and settling present in the concrete walkway. This is common and is caused by normal ground settlement and age. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion. Monitor walkways over time.
- Rear patios and porch steps showing signs of general deterioration and cracking.

6 EAST BUILDING ROOFING

POOR

- Keep trees and branches trimmed to prevent damage to roof covering.
- Cable penetrating and laying on roof surface. This may cause damage to shingles in high winds. Recommend rerouting wire to protect roof shingles.
- Unit #15 furnace exhaust flue has a missing and damaged rain cap. This is creating a direct access for water to reach the inside of the unit and furnace system. Recommend that rain cap is replaced as soon as possible.

7 NORTH BUILDING ROOFING

POOR

- Exposed nail heads noted at various locations. Recommend sealing all nail heads to prevent water intrusion and monitoring the conditions of repaired areas.
- Roofing nails present on the roof at the time of the inspection. Recommend that the roof is walked and all nails are removed to prevent tire punctures, personal injury, etc.
- Cable penetrating and laying on roof surface. This may cause damage to shingles in high winds. Recommend rerouting wire to protect roof shingles.
- Previous repairs visible on roof surface. Monitor area over time and recommend reaching out to seller for details on reason for repair.

8 WEST BUILDING ROOFING

FAIR

- Keep trees and branches trimmed to prevent damage to roof covering.

9 EAST BUILDING FLASHING / VALLEYS

FAIR

- Noted rusty flashing. Paint and/or seal as necessary.
- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.

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10 NORTH BUILDING FLASHING/VALLEYS

POOR

- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.
- Noted rusty flashing. Paint and/or seal as necessary.

11 WEST BUILDING FLASHING/VALLEYS

POOR

- Rusted and lifting flashing visible on the roof deck. This may be an avenue for water to get under the shingles causing water related damage.
- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.

12 EAST BUILDING ROOF DRAINAGE SYSTEM

FAIR

- Mulch displacement in the south west corner of the building is typical to overflowing gutter systems. Monitor condition as gutter cleaning may be needed in this area.

13 NORTH BUILDING ROOF DRAINAGE SYSTEM

FAIR

- Corrugated pipe extensions were damaged. Advise that damaged piping is replaced to allow for proper drainage.

14 EAST BUILDING EXTERIOR SURFACE

Exterior Wall Finish

POOR

Exterior Lighting

POOR

- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.

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15 NORTH BUILDING EXTERIOR SURFACE

Siding/Trim	POOR
Exterior Faucets	POOR
Exterior Lighting	POOR

- Northwest rear faucet pipe has burst. Recommend that faucet and damaged pipe are repaired prior to turning on water to this faucet.
- Some bulging in rear siding. Cause of bulging is unknown. Further review advised.
- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Wood trim missing above unit #9.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.

16 WEST BUILDING EXTERIOR SURFACE

Siding/Trim	POOR
Exterior Faucets	FAIR
Exterior Lighting	POOR

- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Missing siding below unit 1 upper window has exposed the sheathing and flashing under the window. Recommend that siding is installed to prevent moisture entry.
- Bulging and loose siding typical to improperly cut vinyl siding visible. Proper installation advised to prevent permanent warping or bowing of vinyl planks.
- Unit #1 ventilation has an active bird nest present. Advise that nest is removed for proper ventilation.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.

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17 EAST BUILDING FENESTRATION SYSTEMS

FAIR

- Keep window wells free of debris to help prevent water intrusion. Recommend installing covers/rain diverters on window wells to keep them free of debris and to divert water.
- Dryer vent was discharging into a window well. This could lead to excessive moisture and related deterioration to surrounding building materials. Recommend rerouting dryer vent to a more appropriate location.

18 NORTH BUILDING FENESTRATION SYSTEMS

FAIR

- Basement windows near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion.
- Not all window wells were covered. Recommend window wells covers for the prevention water, debris, and rodent/animal entry.
- Dryer vents were discharging into various window wells. This could lead to excessive moisture and related deterioration to surrounding building materials. Recommend rerouting dryer vent to a more appropriate location.

19 WEST BUILDING FENESTRATION SYSTEMS

FAIR

- Basement windows near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion.
- Recommend window wells covers for the prevention water, debris, and rodent/animal entry.
- Basement window near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion. Recommend that window well covers are installed.

20 EAST BUILDING UNIT PATIO DOORS

FAIR

- Due to proximity of grade level windows to patio doors it is important to install strong window well covers to protect from falls and tripping.

21 EAST BUILDING EXTERIOR FOUNDATION

FAIR

- Cracks in grout lines of block foundation. Further evaluation advised and sealing of grout cracks to prevent moisture entry.
- Foundation penetrations should be sealed / caulked to prevent pest and moisture entry.

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22 NORTH BUILDING EXTERIOR FOUNDATION

FAIR

- Foundation penetrations were uncaulked where AC suction lines enter the building.

23 WEST BUILDING EXTERIOR FOUNDATION

FAIR

- One or more vertical cracks due to settling noted. Monitor regularly and evaluate/repair as required.
- Grout line cracks visible in the foundation. Seal as needed and monitor for further cracking and movement.

24 NORTH BUILDING ATTIC / ROOF FRAMING AND SHEATHING

POOR

- Open knock out in junction box located in the attic of unit # 8. Junction box should be sealed for electrical safety.
- Firewall / barrier between units # 10 & 11 was damaged and missing. Recommend that a proper firewall is installed for safety and to prevent direct access to individual units via the attic system.

25 WEST BUILDING ATTIC / ROOF FRAMING AND SHEATHING

FAIR

- Attic framework showing signs of past moisture entry. All was dry at time of inspection, monitor condition as repairs may be necessary if additional staining or moisture entry is present.

26 EAST BUILDING ATTIC VENTILATION

POOR

- Bathroom vents were directed into the attic causing moisture to form on the roof sheathing. This will deteriorate the shingles from the inside out and cause early roof failure to sheathing. Recommend that bathroom vents are properly vented to the exterior of the building.
- Typical to the age of construction, soffit vents lacked baffles to help direct airflow in the attic. Over time insulation has settled and shifted causing some soffits to become blocked. This may cause ventilation issues on extreme hot and cold temperature days and effect efficiency. Monitor condition as improvements may be needed in the future.

27 NORTH BUILDING ATTIC VENTILATION

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28 WEST BUILDING ATTIC VENTILATION

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- Bathroom vents were directed into the attic causing moisture to form on the roof sheathing. This will deteriorate the shingles from the inside out and cause early roof failure to sheathing. Recommend that bathroom vents are properly vented to the exterior of the building.
- Typical to the age of construction, soffit vents lacked baffles to help direct airflow in the attic. Over time insulation has settled and shifted causing some soffits to become blocked. This may cause ventilation issues on extreme hot and cold temperature days and effect efficiency. Monitor condition as improvements may be needed in the future.

29 EAST BUILDING ATTIC INSULATION

FAIR

- Blanket insulation in attic system was observed. In the interrupted areas the insulation has been compressed due to age, reducing its thermal efficiency. Consider adding more insulation in the interrupted areas for improved thermal efficiency.
- Moisture staining visible on attic insulation near bathroom vent termination point. Over time, insulation can develop mildew and mold growth. Moisture stained insulation should be replaced.

30 NORTH BUILDING ATTIC INSULATION

FAIR

- Blanket insulation in attic system was observed. In the interrupted areas the insulation has been compressed due to age, reducing its thermal efficiency. Consider adding more insulation in the interrupted areas for improved thermal efficiency.
- Moisture staining visible on attic insulation near bathroom vent termination point. Over time, insulation can develop mildew and mold growth. Moisture stained insulation should be replaced.

31 WEST BUILDING ATTIC INSULATION

FAIR

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32 UNIT # 1 INTERIOR FOUNDATION

POOR

- Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.
- Bubbling and cracking paint typical of moisture build up.
- Grout and step cracking visible on the south wall of foundation.

33 UNIT # 2 INTERIOR FOUNDATION

FAIR

- Cracks were observed in the foundation walls. These cracked areas did not have any evidence of water intrusion at time of this inspection. Water intrusion may develop after period of heavy rainfall or further deterioration.

34 UNIT # 3 INTERIOR FOUNDATION

POOR

- Foundation grout line cracks visible in foundation walls. Recommend that cracks are sealed and areas are monitored for further cracking and moisture.
- Foundation walls were painted and sealed in the back corner. This is usually a sign of previous water entry or cracking. Monitor area and talk with seller about repairs.
- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion. Monitor the basement for water intrusion.

35 UNIT # 4 INTERIOR FOUNDATION

FAIR

- Some grout cracking in foundation walls. No signs of water entry or moisture at time of inspection.

36 UNIT # 5 INTERIOR FOUNDATION

FAIR

- Settlement type grout cracks observed. Appeared typical at this time. Monitor regularly and evaluate/repair as required. No moisture or water entry at time of inspection.

37 UNIT # 7 INTERIOR FOUNDATION

FAIR

- Foundation blocks have cracks along the grout lines. Monitor condition and seal as needed to prevent moisture entry.

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38 UNIT # 8 INTERIOR FOUNDATION

FAIR

- Previous repairs noted. Monitor regularly and evaluate/repair as required. Dry at time of inspection.

39 UNIT # 9 INTERIOR FOUNDATION

FAIR

- Rusted outlet present at time of inspection. Advise that outlet is repaired or replaced for electrical safety.

40 UNIT # 11 INTERIOR FOUNDATION

FAIR

- Previous repairs noted. Monitor regularly and evaluate/repair as required. Dry at time of inspection.

41 UNIT # 12 INTERIOR FOUNDATION

POOR

- Past repairs and sealing of concrete foundation blocks. Monitor areas over time as additional repairs may be necessary.
- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.

42 UNIT # 13 INTERIOR FOUNDATION

FAIR

- Foundation blocks were sealed and repaired. Monitor condition over time as additional repairs may be required.

43 UNIT # 14 INTERIOR FOUNDATION

POOR

- Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of blocks and mortar. It is usually caused by water intrusion.
- Previous repairs visible on the foundation walls.

44 UNIT # 15 INTERIOR FOUNDATION

POOR

- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.
- Past repairs visible. Monitor condition as future repairs may be required.

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45 UNIT # 1 FLOOR / SLAB

POOR

- Stains and visible water on the interior surfaces of the concrete floor slab appear to be the result of active moisture intrusion. The moisture meter showed elevated levels of moisture present in the slab at the time of the inspection. Moisture intrusion could damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion.

46 UNIT # 9 FLOOR / SLAB

POOR

- Basement had signs of active moisture at time of inspection. Source of water was unknown and should be monitored. Further evaluation advised.

47 UNIT # 14 FLOOR / SLAB

POOR

- Active moisture / water visible on the concrete of the basement. No visible source of water. Recommend further evaluation.

48 SUMP/SUMP PUMPS SYSTEMS

POOR

- Unit #10 Sump pump discharge pipe was hanging and causing a low point that could trap water or cause clogging. Recommend that discharge pipe is properly installed.
- Unit #11 Sump pump was draining directly into sewer system via the laundry drain. This is no longer allowed by most municipalities.

49 UNIT #1 ELECTRICAL

Panel

POOR

- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker #s 2 & 9 were double tapped. Double tapping is when 2 or more conductors (wires) are wired into a lug intended for 1 conductor. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped).

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50 UNIT #3 ELECTRICAL

Panel

POOR

- Breaker #s 2 & 4 were double tapped. Double tapping is when 2 or more conductors(wires) are wired into a lug intended for 1 conductor. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

51 UNIT #4 ELECTRICAL

Panel

FAIR

- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker #2 was double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

52 UNIT #5 ELECTRICAL

Panel

POOR

- Breaker #8 was double tapped. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)
- Panel screws missing front cover.

53 UNIT #6 ELECTRICAL

Panel

FAIR

- Screws used to secure the electrical panel cover were missing.

54 UNIT #7 ELECTRICAL

Panel

POOR

- Breakers #6&9 were double tapped. Further review and repair by qualified electrician advised.

55 UNIT #8 ELECTRICAL

Panel

POOR

Branch Circuits

FAIR

- Screws used to secure the electrical panel cover were missing.
- Corrosion noted on breakers. This may cause the breakers to not perform properly and could be a electrical safety problem. Further review by qualified electrician advised.
- There were wire splices in the panel. Advise that wire nuts are used for proper protection.

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56 UNIT #9 ELECTRICAL

Panel

POOR

- BREAKER # 8 was double tapped at time of inspection. Further review by electrician advised.

57 UNIT #10 ELECTRICAL

Panel

POOR

- Corrosion noted on breakers. This may cause the breakers to not perform properly and could be a electrical safety problem. Further review by qualified electrician advised.
- Double tapped breaker present in the panel.

58 UNIT #11 ELECTRICAL

Panel

FAIR

- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

59 UNIT #12 ELECTRICAL

Panel

FAIR

Branch Circuits

POOR

- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Burn / scorch marks visible on outlet next to panel. Further review and replacement of outlet by a qualified electrician advised.
- Splicing of wires within the panel.

60 UNIT #13 ELECTRICAL

Panel

FAIR

- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

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61 UNIT #14 ELECTRICAL

Panel

POOR

- The screws used to hold the electric panel cover on were the wrong type (sharp points) and have the potential to pierce an electrical cable or wire.
- Double tapped breaker present in the panel. Further review by electrician advised.

62 UNIT #15 ELECTRICAL

Panel

POOR

- Screws used to secure the electrical panel cover were missing.
- The screws used to hold the electric panel cover on were the wrong type (sharp points) and have the potential to pierce an electrical cable or wire.
- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

63 UNIT # 3 PLUMBING

Supply

POOR

- Issues have risen in regards to CSST (corrugated stainless steel tubing) and lightning strikes on or near homes. It is now required that this gas line plumbing be grounded. CSST tubing installed on water heater gas line.

64 UNIT # 8 PLUMBING

Supply

POOR

- It is now required that CSST gas line plumbing be grounded.

65 UNIT # 2 WATER HEATER

POOR

- Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

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66 UNIT # 3 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

67 UNIT # 4 WATER HEATER

POOR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Excess build up of rust and corrosion on vent pipe. This could lead to leaking of fumes. Further review by a plumber or HVAC tech advised.

68 UNIT # 5 WATER HEATER

FAIR

- There was excessive rust present at the cold water copper pipe fittings located at the top of the water heater.

69 UNIT # 6 WATER HEATER

POOR

- Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.
- A moderate amount of rust flaking visible on the bottom of the tank indicated that water heater components have experienced some deterioration.
- Cover plate for fire chamber was missing at time of inspection. Advise that cover plate is replaced for safety.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

Inspection Date:
05/16/2024

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70 UNIT # 7 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

71 UNIT # 8 WATER HEATER

POOR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Rust and corrosion visible on flue piping. This may lead to pitting and hole development. Monitor condition and replace flue piping as needed.
- The water heater is believed to be beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

72 UNIT # 9 WATER HEATER

POOR

- The water heater is believed to be beyond design life but was operational at time of inspection.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. Further review by a plumber or HVAC tech advised.
- Cover plate missing from lower compartment of water heater.

73 UNIT # 10 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
-
- Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.

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74 UNIT # 11 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

75 UNIT # 12 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Rust and corrosion visible on the lower portion of the water heater tank.
- The water heater is beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

76 UNIT # 13 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Burner chamber cover plate was missing at time of inspection.

77 UNIT # 14 WATER HEATER

POOR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Most water heaters have a life span of ten to twelve years. Unit was functional, but beyond its design life.

78 UNIT # 15 WATER HEATER

FAIR

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- The water heater is believed to be beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

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79 LAUNDRY FACILITIES

Dryer Vents

POOR

- Multiple damaged exterior dryer vent covers. Recommend that vent covers are replaced to prevent pest entry.

80 UNIT # 3 FURNACE

Operation

FAIR

- Rated marginal due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

81 UNIT # 6 FURNACE

Operation

POOR

- Gas connections with visible repairs housed within the furnace system. Further review by a qualified HVAC contractor to determine if repairs are done properly and if gas connections should be moved outside of unit.
- Rated marginal due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

82 UNIT # 8 FURNACE

Operation

FAIR

- At the time of inspection, the unit was working. However, it was at or beyond life design.

83 UNIT # 10 FURNACE

Operation

FAIR

- Rated marginal due to age. Unit functional at time of inspection.

84 UNIT # 14 FURNACE

Operation

FAIR

- The flexible gas line was installed through the furnace cabinet in violation of installation instructions. Flex lines are thin and vulnerable to damage. Only a solid metal pipe may be installed through the furnace cabinet. Further review by HVAC tech advised.

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85 UNIT # 15 FURNACE

Operation FAIR

- Rated fair due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

86 UNIT # 8 DRAFT CONTROL/VENT

POOR

- The exhaust flue for the furnace was loose inside of the attic creating a health hazard for CO leakage. Advise that pipe is properly secured and installed for safety.
- Test hole in flue pipe should be sealed to help prevent combustion gases from entering the house.

87 UNIT # 15 DRAFT CONTROL/VENT

POOR

- Rain cap missing from exterior flue. Rust build up and corrosion visible on interior flue.

88 UNIT # 3 HVAC DISTRIBUTION

Distribution POOR

Blower POOR

- Fins on the blower had accumulated dirt and debris which have slowed down the fans rotation and reduced the amount of air that the blower motor is capable of moving. Excessive noise from fan motor. Advise that the blower fins are properly cleaned by a qualified HVAC tech.

89 UNIT # 5 HVAC DISTRIBUTION

Distribution FAIR

- Gaps and rust present in air ducts. Recommend that any gaps are properly sealed and rust is monitored for holes or additional damage. Repair or replace damaged duct system as needed.

90 UNIT # 6 HVAC DISTRIBUTION

Blower FAIR

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.

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91 UNIT # 9 HVAC DISTRIBUTION

Blower

POOR

- Blower compartment and fan was full of debris and dust build up. This may cause damage to the fan and its components. Further repair and cleaning by HVAC tech advised.

92 UNIT # 10 HVAC DISTRIBUTION

Blower

POOR

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.

93 UNIT # 15 HVAC DISTRIBUTION

Blower

POOR

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.

94 UNIT # 1 COOLING

FAIR

- A/C suction line requires re-insulation to improve efficiency.
- The HVAC condenser unit was not level. It is very important for the condenser to be level to reduce wear on the fan bearings and enable the lubricating oil to reach all parts of the compressor motor.

95 UNIT # 2 COOLING

POOR

- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- No pad. The air conditioner compressor housing was not mounted on a stable surface. Over time, it could move out of level which will create mechanical problems such as premature fan bearing wear.

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96 UNIT # 3 COOLING

FAIR

- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

97 UNIT # 4 COOLING

POOR

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- The HVAC condenser unit was not level. It is very important for the condenser to be level to reduce wear on the fan barings and enable the lubricating oil to reach all parts of the compressor motor.
- Condenser service wire is exposed due to conduit coming loose from breaker box. Recommend that conduit is properly secured to prevent damage to wire and for electrical safety.

98 UNIT # 5 COOLING

FAIR

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- A/C suction line requires re-insulation to improve efficiency.

99 UNIT # 6 COOLING

FAIR

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

100 UNIT # 9 COOLING

POOR

- The HVAC condenser was not installed on a visible pad and may become un level due to settling. It is very important for the condenser to be level to enable the lubricating oil to reach all parts of the compressor motor.
- The presence of condensation on the interior side of the suction lines noted during the inspection. The presence of frost or ice could indicate the unit was not operating properly and requires service.

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101 UNIT # 10 COOLING

POOR

- AC unit was not installed on a visible pad. Advise that pad be installed to prevent AC unit from settling or being uneven.

102 UNIT # 11 COOLING

FAIR

- No visible pad installed under AC unit. Advise that AC unit is installed on top of a concrete or plastic pad to prevent settling.

103 UNIT # 12 COOLING

FAIR

- Leaf debris built up around the AC unit. Clean exterior condensing unit on a routine basis. Obstructed air flow could lead to poor efficiency/damage to the unit.

104 UNIT # 14 COOLING

FAIR

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

105 UNIT # 15 COOLING

FAIR

- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

106 UNIT # 1 KITCHEN

Stove Top/Oven

POOR

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection.

107 UNIT # 2 KITCHEN

Sink/Faucet

FAIR

Stove Top/Oven

POOR

Dishwasher/Cross Flow Protection

POOR

- Stove top and oven were installed in direct contact with drywall. Oven door was also rubbing on wall causing damage to drywall. Recommend a protective material is installed in between oven for fire protection.
- Dishwasher drainage loop not properly installed. A high loop prevents waste water back flowing from your sink to your dishwasher. If the drain hose is not elevated, there is a potential for water to run the wrong way through your drain hose and can cause standing water at the bottom of the dishwasher. Recommend proper high loop be installed.
- Dishwasher status lights were blinking and would not respond to touch. Further evaluation advised.

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- Sink faucet head was leaking at time of inspection. Advise that faucet head is repaired or replaced.
- Large amounts of grease build up on stove top surface. Recommend that surface is properly cleaned.

108 UNIT # 3 KITCHEN

Stove Top/Oven POOR

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection.

109 UNIT # 4 KITCHEN

Ceilings FAIR

Stove Top/Oven POOR

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection. Burn marks / discoloration and heat damage visible on wall next to stove.
- Ceiling was stained above the over. Recommend that stains are cleaned off to prevent permanent staining of ceiling.

110 UNIT # 5 KITCHEN

Stove Top/Oven POOR

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection. Heat damage to drywall next to oven visible.

111 UNIT # 7 KITCHEN

Stove Top/Oven POOR

Dishwasher/Cross Flow Protection POOR

- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes.
- Oven and stove top was installed directly against unprotected drywall. Drywall showing signs of heat damage and discoloration.



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112 UNIT # 8 KITCHEN

Stove Top/Oven POOR

- Stove installed in direct contact with drywall.

113 UNIT # 9 KITCHEN

Wall(s) FAIR

Countertops/Cabinets POOR

Stove Top/Oven POOR

- Lower sink left door was damaged at time of inspection.
- Drywall next to oven is starting to show heat damage and staining. Advise that a protective barrier is installed between oven and wall.

114 UNIT # 10 KITCHEN

Stove Top/Oven POOR

- Stove was installed in contact with the drywall. Recommend a protective material is installed to prevent damage to dry wall and possible fire risk.

115 UNIT # 12 KITCHEN

Dishwasher/Cross Flow Protection POOR

- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes.

116 UNIT # 1 BATHROOM

Countertops/Cabinets FAIR

Tub/Shower FAIR

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / tub enclosure needs improvement in caulking to create a water tight seal.

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117 UNIT # 2 BATHROOM

Countertops/Cabinets	FAIR
Tile Work/Enclosure	POOR

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower enclosure was chipped and showing damage. Advise that enclosure is repaired or replaced to prevent leaks from developing.

118 UNIT # 3 BATHROOM

Countertops/Cabinets	FAIR
Toilet	POOR
Exhaust Fan	POOR

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- The toilet was loose at base. This may cause unseen seepage to occur which may not show until some later date. Also there is a potential for sewage gas to enter the dwelling when a toilet is loose at base. Further evaluation and repair by a qualified plumber advised.
- Exhaust fan did not respond to the switch. Further evaluation and repair advised.

119 UNIT # 4 BATHROOM

Countertops/Cabinets	FAIR
Tub/Shower	POOR

- Shower / tub faucet head was loose and not properly secured to enclosure. Recommend that faucet head is properly installed and caulked to prevent moisture / water entry behind enclosure.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

120 UNIT # 5 BATHROOM

Countertops/Cabinets	FAIR
----------------------	------

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

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121 UNIT # 6 BATHROOM

Countertops/Cabinets FAIR
Toilet POOR

- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

122 UNIT # 7 BATHROOM

Countertops/Cabinets FAIR

- Recommend that caulk is applied to avoid water getting behind cabinets.

123 UNIT # 8 BATHROOM

Countertops/Cabinets FAIR
Toilet POOR

- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

124 UNIT # 9 BATHROOM

Countertops/Cabinets FAIR
Tile Work/Enclosure POOR

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / Tub enclosure was chipped and damaged. This may lead to holes or cracks developing. Advise that enclosure is repaired or replaced to prevent possible water related damage.

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125 UNIT # 10 BATHROOM

Countertops/Cabinets	FAIR
Toilet	POOR
Tub/Shower	POOR

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- The toilet was loose at base.
- Tub / shower enclosure was chipped and damaged. Recommend that enclosure is repaired or replaced to prevent leaks from developing.

126 UNIT # 11 BATHROOM

Countertops/Cabinets	FAIR
Toilet	POOR

- Toilet was loud and runs continuously after flushing. Further review and repair by plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

127 UNIT # 12 BATHROOM

Countertops/Cabinets	FAIR
Sink/Faucet	POOR

- The sink was draining very slowly, suggesting there is a restriction in the drain pipe or trap located under the sink. Further review by plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

128 UNIT # 13 BATHROOM

Countertops/Cabinets	FAIR
----------------------	------

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

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129 UNIT # 14 BATHROOM

Exhaust Fan	POOR
Water Pressure/Flow/Drainage	POOR

- Water was shut off to bathroom sink. Advise that water is turned on and fixture & plumbing are checked for leaks.
- Exhaust fan had excess noise when in operation. Recommend that fan is cleaned and checked for proper operation.

130 UNIT # 15 BATHROOM

Countertops/Cabinets	FAIR
Toilet	POOR
Tub/Shower	POOR

- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / tub enclosure was chipped and damaged. Advise that tub enclosure is repaired to prevent leaks from developing.

131 UNIT # 1 BEDROOMS & LIVING SPACE

Closet	FAIR
--------	------

- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.

132 UNIT # 2 BEDROOMS & LIVING SPACE

Closet	FAIR
--------	------

- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.
- Missing window screen in front bedroom.



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133 UNIT # 3 BEDROOMS & LIVING SPACE

Closet

FAIR

- Window screens missing.
- Be aware of exposed bulb in closet.

134 UNIT # 4 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

135 UNIT # 5 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.

136 UNIT # 6 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.

137 UNIT # 7 BEDROOMS & LIVING SPACE

Interior Doors/Hardware

FAIR

Closet

FAIR

- Be aware of exposed bulb in closet.
- Upstairs bedroom door knobs were loose and not properly secured. Recommend that knobs are secured to the door for proper operation.

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138 UNIT # 8 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

139 UNIT # 9 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

140 UNIT # 10 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

141 UNIT # 11 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

142 UNIT # 12 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

143 UNIT # 13 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

144 UNIT # 14 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet.

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145 UNIT # 15 BEDROOMS & LIVING SPACE

Closet

FAIR

- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.

F (FAIR)

Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

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EAST BUILDING GRADING / DRAINAGE

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

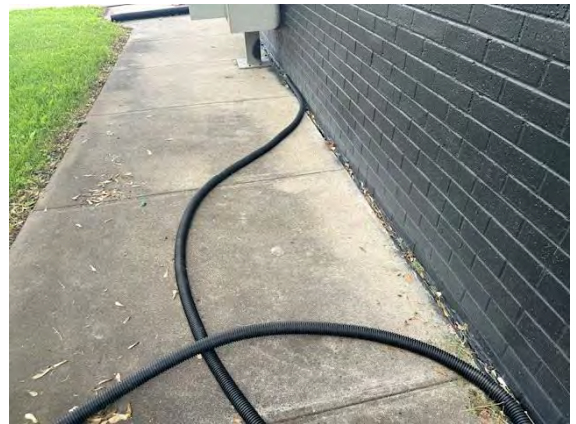
Hardscape

Comments:

- The grading around the building was near level. This condition may allow water to accumulate around the house during rains/snow melt and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.
- Hardscape / concrete walkway on the south side of the building has started to settle away from the building creating a gap between the building and hardscape. This may allow for water intrusion that may expedite the settling of the concrete slabs. Monitor condition as improvements in drainage may be necessary if the slabs settle towards the building.
- Brush and debris build up along grade and foundation. Advise that exterior grade of the building is cleared to prevent moisture build up.



East Building Grading / Drainage:



East Building Grading / Drainage: HARDSCAPE GRADE



East Building Grading / Drainage:



East Building Grading / Drainage: DEBRIS AND BUILD UP ALONG GRADE

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NORTH BUILDING GRADING / DRAINAGE

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Comments:

- The grading around the building was near level. This condition may allow water to accumulate around the house during rains/snow melt and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.
- Brush should be cleared away from grade to prevent moisture accumulation around foundation.



North Building Grading / Drainage:



North Building Grading / Drainage:



North Building Grading / Drainage:



North Building Grading / Drainage:

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North Building Grading / Drainage:



North Building Grading / Drainage:

WEST BUILDING GRADING / DRAINAGE

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Comments:

- The grading around the dwelling was near level. Ideally, the grading should slope away from the building to allow water to run away from the foundation.
- Sections of the siding were in contact with the grade, garden bed, etc.. Proper clearance should be provided.



West Building Grading / Drainage:



West Building Grading / Drainage:

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TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



West Building Grading / Drainage:



West Building Grading / Drainage:

PARKING LOT

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks

General Deterioration

Comments:

- The parking lot has common cracks and settling typical to the age and exposure. Monitor condition of parking lot as repairs or replacement may be necessary in the near future.



Parking Lot:



Parking Lot:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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Parking Lot:



Parking Lot:

COMPLEX FLATWORK / SIDEWALKS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks/Settlement

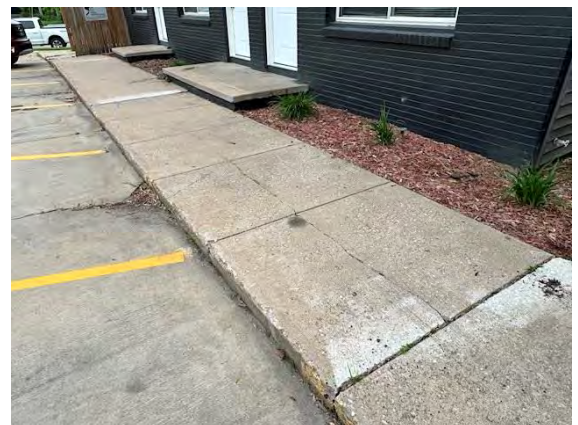
General Deterioration

Comments:

- Due to settling of concrete walkways the sewer clean out in front of Unit #s 10 & 11 has become a tripping hazard. Advise that walkways are raised to level with clean out for safety.
- There were minor cracks and settling present in the concrete walkway. This is common and is caused by normal ground settlement and age. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion. Monitor walkways over time.
- Rear patios and porch steps showing signs of general deterioration and cracking.



Complex Flatwork / Sidewalks:



Complex Flatwork / Sidewalks:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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Email: jay.heckart@npiinspect.com



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Complex Flatwork / Sidewalks: CRACKING AND GENERAL DETERIORATION OF ENTRYWAY SLAB



Complex Flatwork / Sidewalks:



Complex Flatwork / Sidewalks: SETTLED WALKWAY WITH TRIPPING HAZARD



Complex Flatwork / Sidewalks:



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Complex Flatwork / Sidewalks:



Complex Flatwork / Sidewalks: **SETTLING AND DETERIORATION OF SLAB**

EAST BUILDING ROOFING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Life: 20-25 Year(s)

Layers: 1

100% Visible

Walked On

Asphalt / Composition

Trim Trees / Branches

Cable Laying On Roof Surface

Missing Rain Cap

Comments:

- Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal.
- Keep trees and branches trimmed to prevent damage to roof covering.
- Cable penetrating and laying on roof surface. This may cause damage to shingles in high winds. Recommend rerouting wire to protect roof shingles.
- Unit #15 furnace exhaust flue has a missing and damaged rain cap. This is creating a direct access for water to reach the inside of the unit and furnace system. Recommend that rain cap is replaced as soon as possible.

Leaks not always detectable.

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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Roofing:



East Building Roofing:



East Building Roofing: WIRE LAYING ON ROOF SHINGLES



East Building Roofing: TREE BRANCHES IN CONTACT WITH ROOF



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East Building Roofing:



East Building Roofing:



East Building Roofing: DAMAGED AND MISSING RAIN CAP



East Building Roofing:

NORTH BUILDING ROOFING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Life: 20-25 Year(s)

Layers: 1

100% Visible

Asphalt / Composition

Exposed Nails

Nails Present

Cable Laying On Roof Surface

Age

Comments:

- Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal.

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- Exposed nail heads noted at various locations. Recommend sealing all nail heads to prevent water intrusion and monitoring the conditions of repaired areas.
- Roofing nails present on the roof at the time of the inspection. Recommend that the roof is walked and all nails are removed to prevent tire punctures, personal injury, etc.
- Cable penetrating and laying on roof surface. This may cause damage to shingles in high winds. Recommend rerouting wire to protect roof shingles.
- Previous repairs visible on roof surface. Monitor area over time and recommend reaching out to seller for details on reason for repair.



North Building Roofing:



North Building Roofing: NAILS LEFT ON ROOF



North Building Roofing:



North Building Roofing: EXPOSED NAIL HEAD

Inspection Date:
05/16/2024

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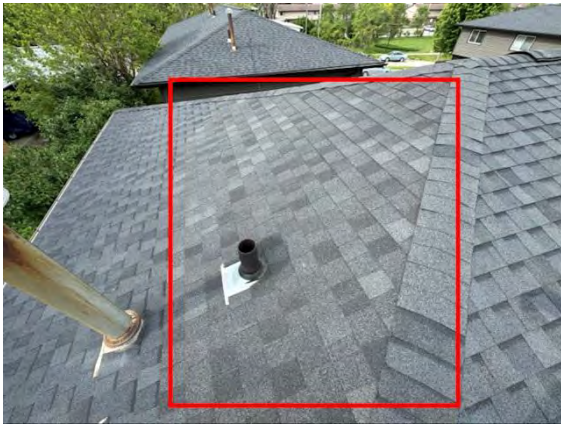
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North Building Roofing:



North Building Roofing:



North Building Roofing: PAST REPAIRS NOTED



North Building Roofing: WIRES PENETRATING SHINGLES AND LAYING ON THE ROOF

WEST BUILDING ROOFING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Life: 20-25 Year(s)

Layers: 1

100% Visible

Walked On

Asphalt / Composition

Trim Trees / Branches

Comments:

- Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal.
- Keep trees and branches trimmed to prevent damage to roof covering.

Inspection Date:
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National Property Inspections

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West Building Roofing:



West Building Roofing:



West Building Roofing:



West Building Roofing: TREE IN CONTACT WITH ROOF



West Building Roofing:



West Building Roofing:

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05/16/2024

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EAST BUILDING FLASHING / VALLEYS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Plastic

General Deterioration

Rust

Comments:

- Check flashing sealant on a regular basis to ensure a good water tight seal.
- Noted rusty flashing. Paint and/or seal as necessary.
- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.



East Building Flashing / Valleys:



East Building Flashing / Valleys: RUSTED FLASHING



East Building Flashing / Valleys: CRACKED AND WEATHERED CAULKING



East Building Flashing / Valleys: RUSTED FLASHING

Inspection Date:
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East Building Flashing / Valleys:



East Building Flashing / Valleys:

NORTH BUILDING FLASHING/VALLEYS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Plastic

General Deterioration

Rust

Comments:

- Check flashing sealant on a regular basis to ensure a good water tight seal.
- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.
- Noted rusty flashing. Paint and/or seal as necessary.



North Building Flashing/Valleys:



North Building Flashing/Valleys:

Inspection Date:
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North Building Flashing/Valleys:



North Building Flashing/Valleys:



North Building Flashing/Valleys: RUSTED AND
LIFTING FLASHING



North Building Flashing/Valleys: EXPOSED NAIL
HEAD



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



North Building Flashing/Valleys: RUSTED AND EXPOSED NAIL HEAD



North Building Flashing/Valleys:

WEST BUILDING FLASHING/VALLEYS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Plastic

Lifting

General Deterioration

Rust

Comments:

- Check flashing sealant on a regular basis to ensure a good water tight seal.
- Rusted and lifting flashing visible on the roof deck. This may be an avenue for water to get under the shingles causing water related damage.
- Some damage to flashing caulking due to exposure and age. Recommend that caulking is updated to prevent moisture penetration.



West Building Flashing/Valleys:



West Building Flashing/Valleys: RUSTED AND LIFTING FLASHING

Inspection Date:
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West Building Flashing/Valleys:



West Building Flashing/Valleys:



West Building Flashing/Valleys:



West Building Flashing/Valleys:



West Building Flashing/Valleys:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

EAST BUILDING ROOF DRAINAGE SYSTEM

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

Corrugate Pipe

Leaking

Comments:

- Gutters were in good condition and free of debris, with downspouts and extensions present.
- A full inspection of gutter(s) requires wet weather. Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation. Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs. Proper guttering and grading is essential for reducing the risk of water intrusion into the home.
- Mulch displacement in the south west corner of the building is typical to overflowing gutter systems. Monitor condition as gutter cleaning may be needed in this area.



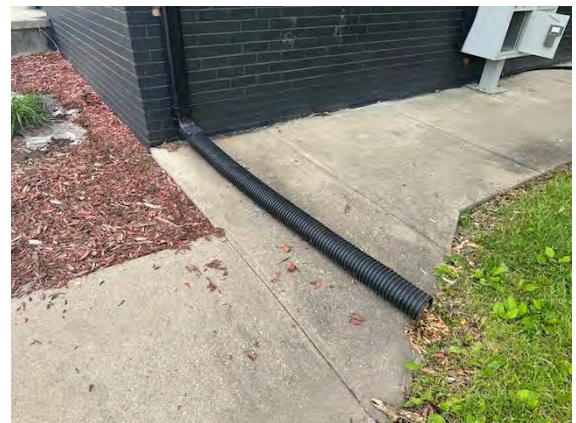
East Building Roof Drainage System:



East Building Roof Drainage System:



East Building Roof Drainage System:



East Building Roof Drainage System:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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NORTH BUILDING ROOF DRAINAGE SYSTEM

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

Corrugate Pipe

PVC

Sub Grade

Damaged Extension(s)

Comments:

- A full inspection of gutter(s) requires wet weather. Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation. Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs. Proper guttering and grading is essential for reducing the risk of water intrusion into the home.
- Corrugated pipe extensions were damaged. Advise that damaged piping is replaced to allow for proper drainage.



North Building Roof Drainage System:



North Building Roof Drainage System:



North Building Roof Drainage System:



North Building Roof Drainage System: DAMAGED PIPING

Inspection Date:
05/16/2024

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North Building Roof Drainage System:

WEST BUILDING ROOF DRAINAGE SYSTEM

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum Corrugate Pipe PVC Sub Grade

Comments:

- Gutters were in good condition and free of debris, with downspouts and extensions present.
- A full inspection of gutter(s) requires wet weather. Monitor gutters during rainfall to ensure that no water is dripping next to the foundation and that all water is being diverted 4-6 feet away from the foundation. Ensure that the back side of the gutter is fastened to the fascia board as needed and that the gutters and downspouts are cleaned out on a regular basis to reduce the risk of dripping water and/or overflowing troughs. Proper guttering and grading is essential for reducing the risk of water intrusion into the home.



West Building Roof Drainage System:



West Building Roof Drainage System:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



West Building Roof Drainage System:

EAST BUILDING EXTERIOR SURFACE

Recommend Repairs

Vinyl

Needs Caulk / Seal

	G	F	P	NI	NA
EXTERIOR WALL FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.

Inspection Date:
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**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Exterior Surface:



East Building Exterior Surface:



East Building Exterior Surface: UNCAULKED PENETRATIONS



East Building Exterior Surface:

NORTH BUILDING EXTERIOR SURFACE

Recommend Repairs

General Deterioration

Needs Caulk / Seal

Damaged Exterior Faucet

Vinyl

	G	F	P	NI	NA
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
05/16/2024

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- Northwest rear faucet pipe has burst. Recommend that faucet and damaged pipe are repaired prior to turning on water to this faucet.
- Some bulging in rear siding. Cause of bulging is unknown. Further review advised.
- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Wood trim missing above unit #9.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.



North Building Exterior Surface:



North Building Exterior Surface: BULGING IN SIDING



North Building Exterior Surface: UNCAULKED PENETRATIONS



North Building Exterior Surface: LOOSE AND BURST EXTERIOR FAUCET



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North Building Exterior Surface: UNCAULKED PENETRATIONS



North Building Exterior Surface: BULGING SIDING



North Building Exterior Surface:



North Building Exterior Surface: MISSING WOOD TRIM

WEST BUILDING EXTERIOR SURFACE

- Monitor Condition
- Recommend Repairs

- Vinyl
- General Deterioration
- Missing / Loose
- Needs Caulk / Seal
- Improper Installation
- Missing Exterior Faucet Handles

	G	F	P	NI	NA
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Exterior faucet handles missing from some faucets and water was turned off at time of inspection.

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- There were penetrations in the siding that will eventually allow moisture intrusion. Any visible penetration, including electrical conduit from the meter, HVAC lines/vents, light/receptacle fixtures, etc. should be sealed or caulked where it penetrates the home to prevent possible water intrusion to the home.
- Missing siding below unit 1 upper window has exposed the sheathing and flashing under the window. Recommend that siding is installed to prevent moisture entry.
- Bulging and loose siding typical to improperly cut vinyl siding visible. Proper installation advised to prevent permanent warping or bowing of vinyl planks.
- Unit #1 ventilation has an active bird nest present. Advise that nest is removed for proper ventilation.
- Multiple exterior lighting was not responding to switch. Recommend that bulbs are checked and replaced. Lights may be on timer linked to main security lights. Check with seller.



West Building Exterior Surface:



West Building Exterior Surface:



West Building Exterior Surface: UNCAULKED SIDING PENETRATIONS



West Building Exterior Surface: MISSING HANDLE ON EXTERIOR FAUCET

Inspection Date:
05/16/2024

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Email: jay.heckart@npiinspect.com



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West Building Exterior Surface: LOOSE SIDING TRIM



West Building Exterior Surface: LOOSE AND BULGING SIDING



West Building Exterior Surface:



West Building Exterior Surface: MISSING TRIM WORK AROUND WINDOW

EAST BUILDING FENESTRATION SYSTEMS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Window Wells

Grade Level Windows

Comments:

- Recommend all screens be in place or accounted for at final walk through. Multiple units were missing screens from bedroom and living room windows.
- Keep window wells free of debris to help prevent water intrusion. Recommend installing covers/rain diverters on window wells to keep them free of debris and to divert water.
- Dryer vent was discharging into a window well. This could lead to excessive moisture and related deterioration to surrounding building materials. Recommend rerouting dryer vent to a more appropriate location.

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National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Fenestration Systems: WINDOW WELL COVERS MISSING



East Building Fenestration Systems: DRYER EXHAUST TERMINATING IN WINDOW WELL



East Building Fenestration Systems:



East Building Fenestration Systems:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Fenestration Systems:



East Building Fenestration Systems:

NORTH BUILDING FENESTRATION SYSTEMS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Window Wells

Grade Level Windows

Comments:

- All accessible main windows were checked for leaks and operation. No leaks or water stains were observed and windows were operating properly. Keep all exterior and interior sills caulked as a part of normal maintenance.
- Basement windows near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion.
- Not all window wells were covered. Recommend window wells covers for the prevention water, debris, and rodent/animal entry.
- Dryer vents were discharging into various window wells. This could lead to excessive moisture and related deterioration to surrounding building materials. Recommend rerouting dryer vent to a more appropriate location.



North Building Fenestration Systems:



North Building Fenestration Systems:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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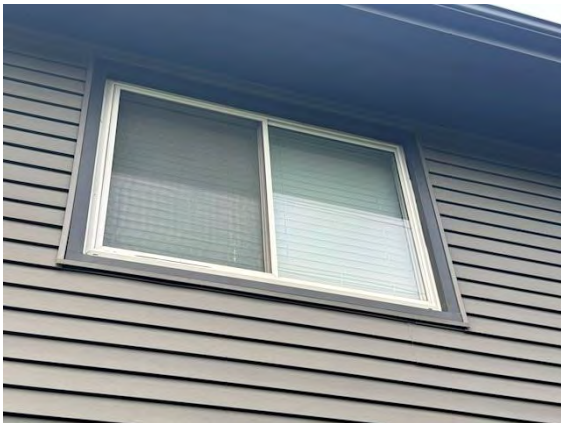
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North Building Fenestration Systems:



North Building Fenestration Systems: NO WINDOW WELL COVER AND FILLED WITH DEBRIS



North Building Fenestration Systems:



North Building Fenestration Systems:

WEST BUILDING FENESTRATION SYSTEMS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Window Wells

Grade Level Windows

Comments:

- All accessible windows were checked for leaks and operation. No leaks or water stains were observed and windows were operating properly. Keep all exterior and interior sills caulked as a part of normal maintenance.
- Basement windows near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion.
- Recommend window wells covers for the prevention water, debris, and rodent/animal entry.
- Basement window near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion. Recommend that window well covers are installed.

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05/16/2024

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National Property Inspections

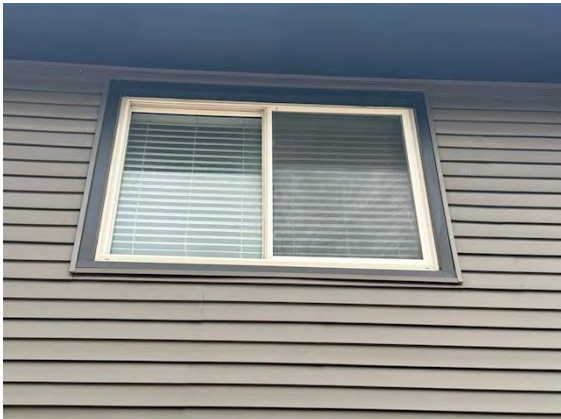
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West Building Fenestration Systems:



West Building Fenestration Systems:



West Building Fenestration Systems:



West Building Fenestration Systems:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



West Building Fenestration Systems: GRADE LEVEL WINDOW



West Building Fenestration Systems:



West Building Fenestration Systems: GRADE LEVEL WINDOWS WITH NO WINDOW WELLS

EAST BUILDING UNIT MAIN DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

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

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Unit Main Doors:



East Building Unit Main Doors:



East Building Unit Main Doors:



East Building Unit Main Doors:

EAST BUILDING UNIT PATIO DOORS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Sliding Glass Patio Door

Comments:

- Patio doors and the associated hardware were tested and operated as intended. Recommend that the track and rollers are cleaned on a regular basis to prevent damage to the track system.
- Due to proximity of grade level windows to patio doors it is important to install strong window well covers to protect from falls and tripping.

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East Building Unit Patio Doors:



East Building Unit Patio Doors:



East Building Unit Patio Doors:



East Building Unit Patio Doors:

NORTH BUILDING UNIT MAIN DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

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

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North Building Unit Main Doors:



North Building Unit Main Doors:



North Building Unit Main Doors:



North Building Unit Main Doors:



North Building Unit Main Doors:



North Building Unit Main Doors:

Inspection Date:
05/16/2024

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North Building Unit Main Doors:



North Building Unit Main Doors:

NORTH BUILDING UNIT PATIO DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Sliding Glass Patio Door

Comments:

- Patio doors and the associated hardware were tested and operated as intended. Recommend that the track and rollers are cleaned on a regular basis to prevent damage to the track system.



North Building Unit Patio Doors:



North Building Unit Patio Doors:

Inspection Date:
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North Building Unit Patio Doors:



North Building Unit Patio Doors:



North Building Unit Patio Doors:



North Building Unit Patio Doors:



North Building Unit Patio Doors:



North Building Unit Patio Doors:

Inspection Date:
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WEST BUILDING UNIT MAIN DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

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



West Building Unit Main Doors:



West Building Unit Main Doors:



West Building Unit Main Doors:

Inspection Date:
05/16/2024

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WEST BUILDING UNIT PATIO DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Sliding Glass Patio Door

Comments:

- Patio doors and the associated hardware were tested and operated as intended. Recommend that the track and rollers are cleaned on a regular basis to prevent damage to the track system.



West Building Unit Patio Doors:



West Building Unit Patio Doors:



West Building Unit Patio Doors:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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EAST BUILDING EXTERIOR FOUNDATION			<input checked="" type="checkbox"/> Monitor Condition	G	F	P	NI	NA
<input checked="" type="checkbox"/> Concrete Block	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Grout Cracks		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Limited exterior visibility due to building design and landscaping.
- Cracks in grout lines of block foundation. Further evaluation advised and sealing of grout cracks to prevent moisture entry.
- Foundation penetrations should be sealed / caulked to prevent pest and moisture entry.



East Building Exterior Foundation: FOUNDATION PENETRATIONS



East Building Exterior Foundation: GROUT AND VERTICAL CRACKS IN FOUNDATION BLOCKS



East Building Exterior Foundation: UNCAULKED PENETRATION



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NORTH BUILDING EXTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete Block

Needs Caulk / Seal

Comments:

- There was limited visibility of the foundation due to landscaping, building design and siding. It appeared to be in acceptable condition.
- Foundation penetrations were uncaulked where AC suction lines enter the building.



North Building Exterior Foundation:



North Building Exterior Foundation: AC LINE PENETRATING FOUNDATION



North Building Exterior Foundation:

Inspection Date:
05/16/2024

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Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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WEST BUILDING EXTERIOR FOUNDATION				<input checked="" type="checkbox"/> Monitor Condition	G	F	P	NI	NA
<input checked="" type="checkbox"/> Concrete Block	<input checked="" type="checkbox"/> Limited Observation	<input checked="" type="checkbox"/> Needs Caulk / Seal	<input checked="" type="checkbox"/> Vertical Cracks		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- There was limited visibility of the foundation due to landscaping, building design and siding. See interior section for further details.
- One or more vertical cracks due to settling noted. Monitor regularly and evaluate/repair as required.
- Grout line cracks visible in the foundation. Seal as needed and monitor for further cracking and movement.



West Building Exterior Foundation:



West Building Exterior Foundation: VERTICAL AND GROUT CRACKS IN FOUNDATION

Attic / Roof

Method of Inspection Physical Entry Visual from Access 90 % Visible

EAST BUILDING ATTIC / ROOF FRAMING AND SHEATHING					G	F	P	NI	NA
<input checked="" type="checkbox"/> Plywood / Panel Board / OSB	<input checked="" type="checkbox"/> Trusses				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The attic interior was visually examined. No cracked trusses were observed at time of inspection. Staining and framework condition typical to age of construction. Attic framework and sheathing should be inspected on a regular basis for cracked trusses, staining, and other deficiencies.

Leaks not always detectable.

Inspection Date: 05/16/2024 Inspector: Jay Heckart Inspector Phone: (563) 676-7400 Email: jay.heckart@npiinspect.com



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East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:

Inspection Date:
05/16/2024

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East Building Attic / Roof Framing and Sheathing:



East Building Attic / Roof Framing and Sheathing:

NORTH BUILDING ATTIC / ROOF FRAMING AND SHEATHING

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Plywood / Panel Board / OSB Trusses

Open Electrical Junction(s)

Damaged Fire Wall

Comments:

- General deterioration, staining, and aging of construction material present. Monitor condition of attic system as repairs may be necessary in the future.
- Open knock out in junction box located in the attic of unit # 8. Junction box should be sealed for electrical safety.
- Firewall / barrier between units # 10 & 11 was damaged and missing. Recommend that a proper firewall is installed for safety and to prevent direct access to individual units via the attic system.



North Building Attic / Roof Framing and Sheathing:



North Building Attic / Roof Framing and Sheathing:

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05/16/2024

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Email: jay.heckart@npiinspect.com



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North Building Attic / Roof Framing and Sheathing:



North Building Attic / Roof Framing and Sheathing:



North Building Attic / Roof Framing and Sheathing: OPEN JUNCTION BOX



North Building Attic / Roof Framing and Sheathing:



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North Building Attic / Roof Framing and Sheathing:
DAMAGED AND MISSING FIRE WALL



North Building Attic / Roof Framing and Sheathing:

WEST BUILDING ATTIC / ROOF FRAMING AND SHEATHING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Trusses

Comments:

- Attic framework showing signs of past moisture entry. All was dry at time of inspection, monitor condition as repairs may be necessary if additional staining or moisture entry is present.



West Building Attic / Roof Framing and Sheathing:



West Building Attic / Roof Framing and Sheathing:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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West Building Attic / Roof Framing and Sheathing:
STAINING VISIBLE ON ATTIC FRAME WORK



West Building Attic / Roof Framing and Sheathing:



West Building Attic / Roof Framing and Sheathing:



West Building Attic / Roof Framing and Sheathing:



West Building Attic / Roof Framing and Sheathing:



West Building Attic / Roof Framing and Sheathing:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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EAST BUILDING ATTIC VENTILATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ridge

Soffit

Bathroom Vents Terminating In Attic

No Soffit Baffles Installed

Comments:

- Bathroom vents were directed into the attic causing moisture to form on the roof sheathing. This will deteriorate the shingles from the inside out and cause early roof failure to sheathing. Recommend that bathroom vents are properly vented to the exterior of the building.
- Typical to the age of construction, soffit vents lacked baffles to help direct airflow in the attic. Over time insulation has settled and shifted causing some soffits to become blocked. This may cause ventilation issues on extreme hot and cold temperature days and effect efficiency. Monitor condition as improvements may be needed in the future.



East Building Attic Ventilation:



East Building Attic Ventilation: BATHROOM VENT TERMINATING IN ATTIC



East Building Attic Ventilation:



East Building Attic Ventilation: SOFFIT VENTILATION WITH NO BAFFLES INSTALLED

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



East Building Attic Ventilation: VENTILATION FROM THE SOFFITS WITH NO BAFFLES IN PLACE

NORTH BUILDING ATTIC VENTILATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ridge

Soffit

Bathroom Vents Terminating In Attic

No Soffit Baffles Installed

Comments:

- Bathroom vents were directed into the attic causing moisture to form on the roof sheathing. This will deteriorate the shingles from the inside out and cause early roof failure to sheathing. Recommend that bathroom vents are properly vented to the exterior of the building.
- Typical to the age of construction, soffit vents lacked baffles to help direct airflow in the attic. Over time insulation has settled and shifted causing some soffits to become blocked. This may cause ventilation issues on extreme hot and cold temperature days and effect efficiency. Monitor condition as improvements may be needed in the future.



North Building Attic Ventilation: BATHROOM VENT TERMINATING IN ATTIC



North Building Attic Ventilation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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National Property Inspections**

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North Building Attic Ventilation:



North Building Attic Ventilation:



North Building Attic Ventilation:

WEST BUILDING ATTIC VENTILATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ridge

Soffit

Bathroom Vents Terminating In Attic

Comments:

- Bathroom vents were directed into the attic causing moisture to form on the roof sheathing. This will deteriorate the shingles from the inside out and cause early roof failure to sheathing. Recommend that bathroom vents are properly vented to the exterior of the building.
- Typical to the age of construction, soffit vents lacked baffles to help direct airflow in the attic. Over time insulation has settled and shifted causing some soffits to become blocked. This may cause ventilation issues on extreme hot and cold temperature days and effect efficiency. Monitor condition as improvements may be needed in the future.

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West Building Attic Ventilation:



West Building Attic Ventilation: SOFFIT VENTS WITHOUT BAFFLES



West Building Attic Ventilation: BATHROOM EXHAUST FAN VENTING INTO THE ATTIC WITH MOISTURE STAINING ON INSULATION

EAST BUILDING ATTIC INSULATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Signs of Moisture

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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Comments:

The U.S. Department of Energy (DOE) has recommendations for new and existing homes in relation to R-value. The insulation recommendations for ceilings, wood-frame walls, floors, foundation walls, crawlspace walls, and slabs have been increased overall and generally exceed those required by most building codes.

The R-value is an indicator of insulation's resistance to heat flow. The higher the R-value, the greater the insulating effectiveness.

Iowa is located in Climate Zone 5 according to the U.S. Department of Energy. Component R-Value requirements by component listed below.

Ceiling - R49
Wood Framed Wall - R20 or R13
Mass Wall - R13/17
Floor - R30g
Basement Wall - R15/19
Floor Slab - R10, Depth = 2 ft
Crawl Space - R15/19

- Blanket insulation in attic system was observed. In the interrupted areas the insulation has been compressed due to age, reducing its thermal efficiency. Consider adding more insulation in the interrupted areas for improved thermal efficiency.
- Moisture staining visible on attic insulation near bathroom vent termination point. Over time, insulation can develop mildew and mold growth. Moisture stained insulation should be replaced.



East Building Attic Insulation:



East Building Attic Insulation: STAINING ON INSULATION VISIBLE FROM BATHROOM VENTILATION

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05/16/2024

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East Building Attic Insulation:



East Building Attic Insulation:



East Building Attic Insulation: STAINING ON INSULATION



East Building Attic Insulation:



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East Building Attic Insulation: MOISTURE STAINING IN INSULATION AROUND BATHROOM VENT

NORTH BUILDING ATTIC INSULATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Signs of Moisture

Comments:

- Blanket insulation in attic system was observed. In the interrupted areas the insulation has been compressed due to age, reducing its thermal efficiency. Consider adding more insulation in the interrupted areas for improved thermal efficiency.
- Moisture staining visible on attic insulation near bathroom vent termination point. Over time, insulation can develop mildew and mold growth. Moisture stained insulation should be replaced.



North Building Attic Insulation:



North Building Attic Insulation: MOISTURE STAINING AROUND BATHROOM VENT

Inspection Date:
05/16/2024

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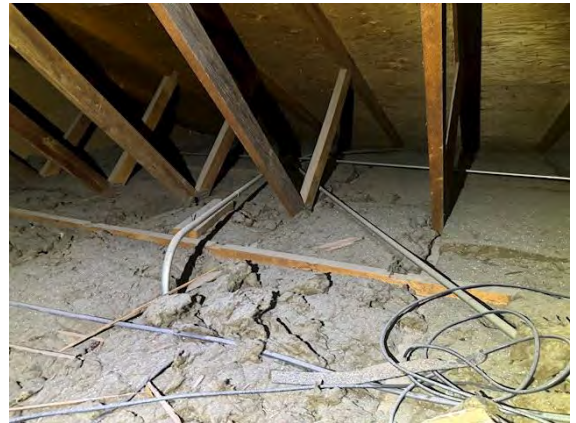
North Building Attic Insulation: MOISTURE STAINING INSULATION



North Building Attic Insulation:



North Building Attic Insulation:



North Building Attic Insulation:



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



North Building Attic Insulation:

WEST BUILDING ATTIC INSULATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Signs of Moisture

Comments:

- Blanket insulation in attic system was observed. In the interrupted areas the insulation has been compressed due to age, reducing its thermal efficiency. Consider adding more insulation in the interrupted areas for improved thermal efficiency.
- Moisture staining visible on attic insulation near bathroom vent termination point. Over time, insulation can develop mildew and mold growth. Moisture stained insulation should be replaced.



West Building Attic Insulation:



West Building Attic Insulation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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West Building Attic Insulation:



West Building Attic Insulation:

Interior Foundation

Foundation Type Basement

UNIT # 1 INTERIOR FOUNDATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence / Suspected Leak(s)

General Deterioration

Step Cracks

Comments:

- Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.
- Bubbling and cracking paint typical of moisture build up.
- Grout and step cracking visible on the south wall of foundation.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

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Unit # 1 Interior Foundation:



Unit # 1 Interior Foundation: GROUT LINE CRACKS AND PAINT BUBBLING



Unit # 1 Interior Foundation: SIGNS OF MOISTURE / ACTIVE WATER



Unit # 1 Interior Foundation: MOISTURE AND PAST REPAIRS



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Unit # 1 Interior Foundation: EFFLORESCENCE



Unit # 1 Interior Foundation: MOISTURE LEVEL 96%



Unit # 1 Interior Foundation:



Unit # 1 Interior Foundation:

UNIT # 2 INTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Step Cracks

Comments:

- Cracks were observed in the foundation walls. These cracked areas did not have any evidence of water intrusion at time of this inspection. Water intrusion may develop after period of heavy rainfall or further deterioration.

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05/16/2024

Inspector: Jay Heckart
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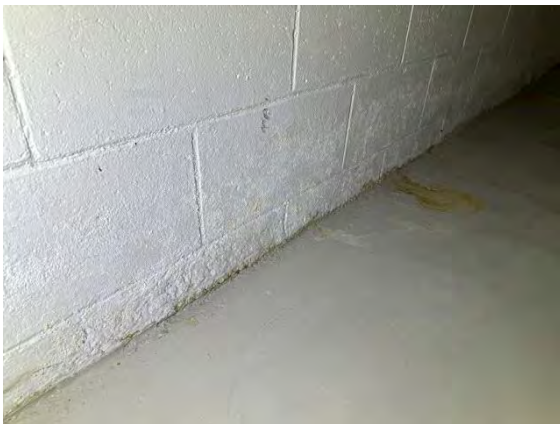
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Unit # 2 Interior Foundation:



Unit # 2 Interior Foundation:



Unit # 2 Interior Foundation: SIGNS OF WATER INTRUSION



Unit # 2 Interior Foundation: GROUT CRACKS

UNIT # 3 INTERIOR FOUNDATION

<input checked="" type="checkbox"/> Recommend Repairs	G	F	P	NI	NA
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence / Suspected Leak(s)

General Deterioration

Step Cracks

Comments:

- Foundation grout line cracks visible in foundation walls. Recommend that cracks are sealed and areas are monitored for further cracking and moisture.
- Foundation walls were painted and sealed in the back corner. This is usually a sign of previous water entry or cracking. Monitor area and talk with seller about repairs.
- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion. Monitor the basement for water intrusion.

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05/16/2024

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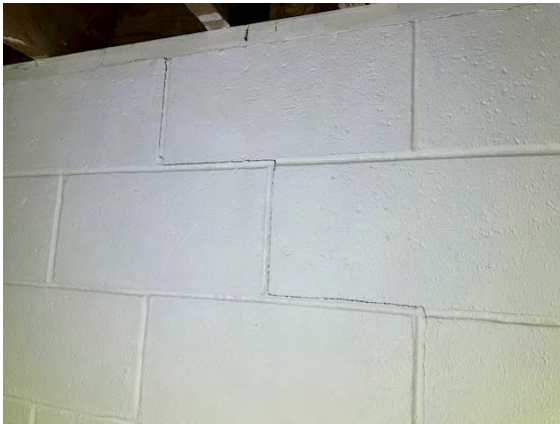
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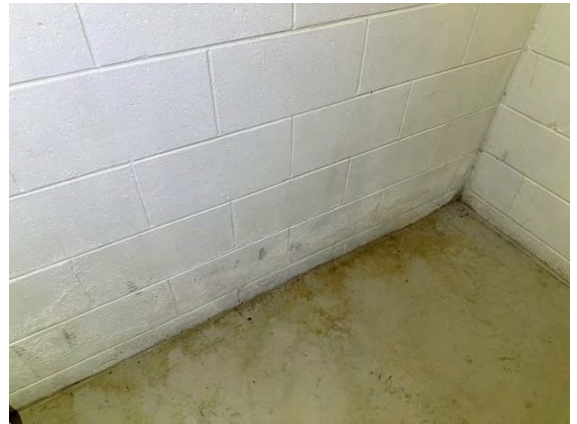
Unit # 3 Interior Foundation:



Unit # 3 Interior Foundation:



Unit # 3 Interior Foundation: GROUT LINE CRACKS



Unit # 3 Interior Foundation:



Unit # 3 Interior Foundation: PAST REPAIRS



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 4 INTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Step Cracks

Comments:

- Some grout cracking in foundation walls. No signs of water entry or moisture at time of inspection.



Unit # 4 Interior Foundation:



Unit # 4 Interior Foundation:



Unit # 4 Interior Foundation: GROUT CRACKS

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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UNIT # 5 INTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Step Cracks

Comments:

- Settlement type grout cracks observed. Appeared typical at this time. Monitor regularly and evaluate/repair as required. No moisture or water entry at time of inspection.



Unit # 5 Interior Foundation:



Unit # 5 Interior Foundation:



Unit # 5 Interior Foundation: GROUT CRACKS
VISIBLE

Inspection Date:
05/16/2024

Inspector: Jay Heckart
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Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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UNIT # 6 INTERIOR FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No major settlement or cracks were observed. Interior walls were plumb and in good condition.



Unit # 6 Interior Foundation:



Unit # 6 Interior Foundation:

UNIT # 7 INTERIOR FOUNDATION

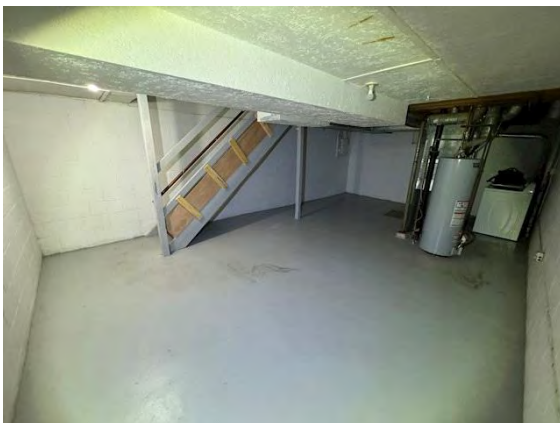
Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Grout Cracks

Comments:

- Foundation blocks have cracks along the grout lines. Monitor condition and seal as needed to prevent moisture entry.



Unit # 7 Interior Foundation:



Unit # 7 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 7 Interior Foundation:

UNIT # 8 INTERIOR FOUNDATION

Monitor Condition

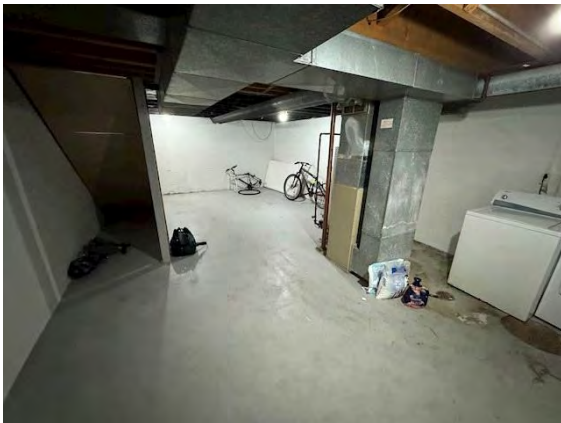
G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence / Suspected Leak(s)

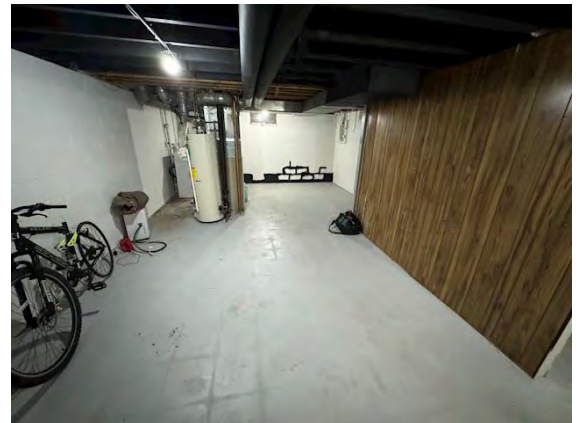
Past Repairs

Comments:

- Previous repairs noted. Monitor regularly and evaluate/repair as required. Dry at time of inspection.



Unit # 8 Interior Foundation:



Unit # 8 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 8 Interior Foundation:



Unit # 8 Interior Foundation: SIGNS OF PREVIOUS MOISTURE AND EFFLORESCENCE

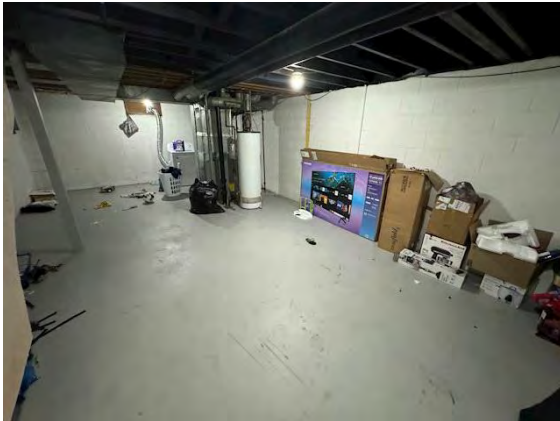
UNIT # 9 INTERIOR FOUNDATION

Monitor Condition

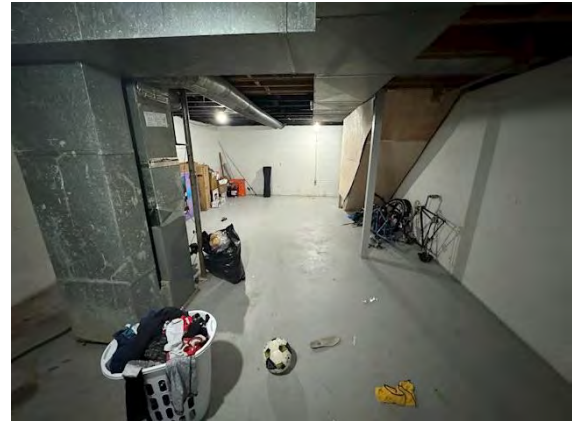
G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Rusted outlet present at time of inspection. Advise that outlet is repaired or replaced for electrical safety.



Unit # 9 Interior Foundation:



Unit # 9 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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Unit # 9 Interior Foundation:

UNIT # 10 INTERIOR FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No excessive settlement or cracks were observed. Interior walls were plumb and in good condition.



Unit # 10 Interior Foundation:



Unit # 10 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 11 INTERIOR FOUNDATION

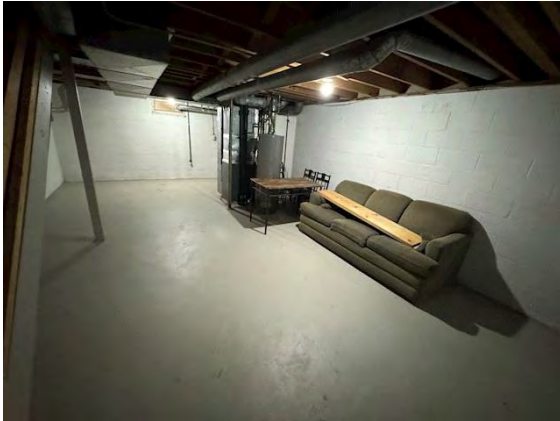
Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Past Repairs

Comments:

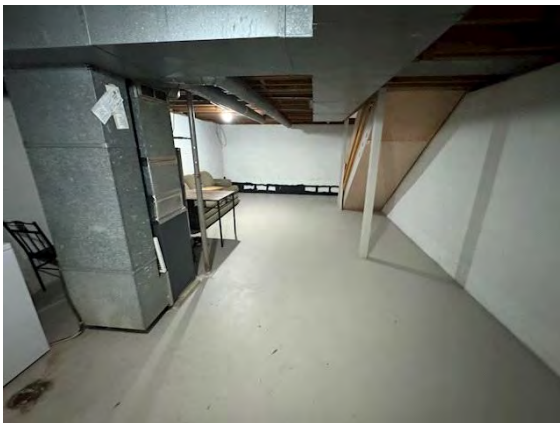
- Previous repairs noted. Monitor regularly and evaluate/repair as required. Dry at time of inspection.



Unit # 11 Interior Foundation:



Unit # 11 Interior Foundation:



Unit # 11 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 12 INTERIOR FOUNDATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

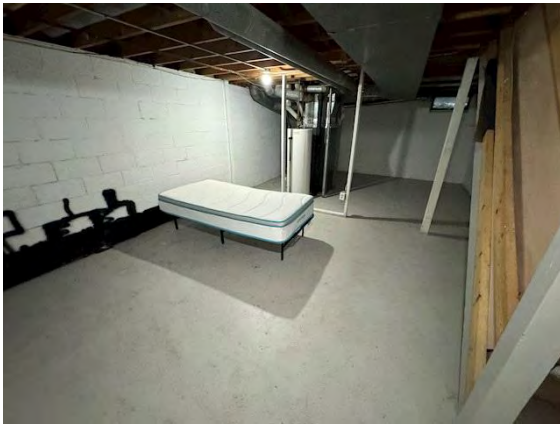
Efflorescence / Suspected Leak(s)

Step Cracks

Past Repairs

Comments:

- Past repairs and sealing of concrete foundation blocks. Monitor areas over time as additional repairs may be necessary.
- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.



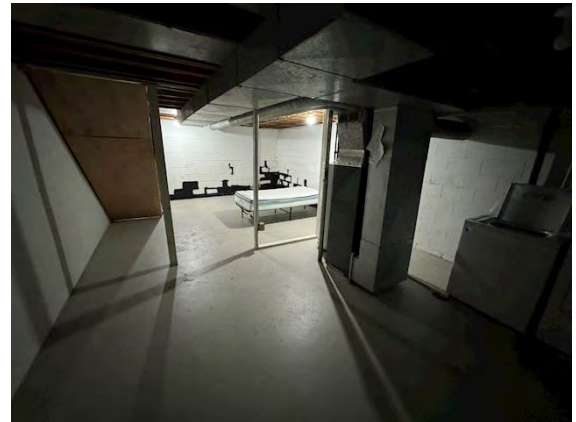
Unit # 12 Interior Foundation:



Unit # 12 Interior Foundation:



Unit # 12 Interior Foundation: EFFLORESCENCE



Unit # 12 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 12 Interior Foundation: EFFLORESCENCE



Unit # 12 Interior Foundation:

UNIT # 13 INTERIOR FOUNDATION

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Past Repairs

Comments:

- Foundation blocks were sealed and repaired. Monitor condition over time as additional repairs may be required.



Unit # 13 Interior Foundation:



Unit # 13 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 13 Interior Foundation:

UNIT # 14 INTERIOR FOUNDATION

Recommend Repairs

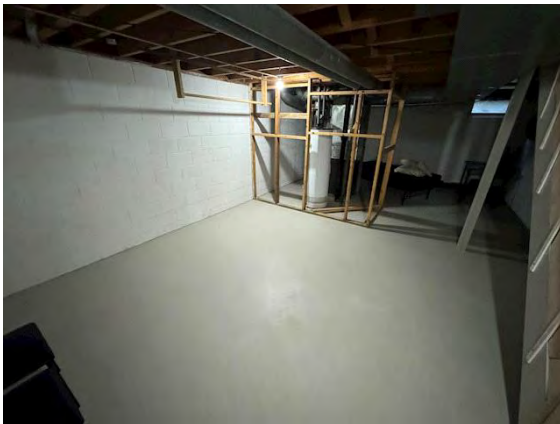
G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence / Suspected Leak(s)

Past Repairs

Comments:

- Efflorescence along foundation wall. Efflorescence is a powdery deposit of salts which forms on the surface of blocks and mortar. It is usually caused by water intrusion.
- Previous repairs visible on the foundation walls.



Unit # 14 Interior Foundation:



Unit # 14 Interior Foundation:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Interior Foundation:



Unit # 14 Interior Foundation: EFFLORESCENCE

UNIT # 15 INTERIOR FOUNDATION

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence / Suspected Leak(s)

Past Repairs

Comments:

- Efflorescence on the concrete block walls. Efflorescence is a powdery deposit of salts which forms on the surface of bricks and mortar. It is usually caused by water intrusion.
- Past repairs visible. Monitor condition as future repairs may be required.



Unit # 15 Interior Foundation:



Unit # 15 Interior Foundation: EFFLORESCENCE

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Interior Foundation:



Unit # 15 Interior Foundation:

UNIT # 1 FLOOR / SLAB

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Moisture

Staining

Comments:

- Stains and visible water on the interior surfaces of the concrete floor slab appear to be the result of active moisture intrusion. The moisture meter showed elevated levels of moisture present in the slab at the time of the inspection. Moisture intrusion could damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion.



Unit # 1 Floor / Slab:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 2 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- All visible concrete flooring was in good condition at time of inspection with no major defects noted.



Unit # 2 Floor / Slab:

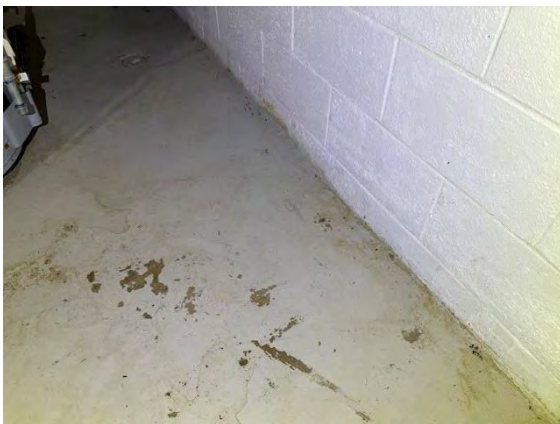
UNIT # 3 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- All visible concrete flooring was in good condition at time of inspection with no major defects noted.



Unit # 3 Floor / Slab:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 4 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.



Unit # 4 Floor / Slab:

UNIT # 5 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- All visible concrete flooring was in good condition at time of inspection with no major defects noted.

UNIT # 6 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- General deterioration of flooring present but overall was in good condition for age of structure.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 6 Floor / Slab:

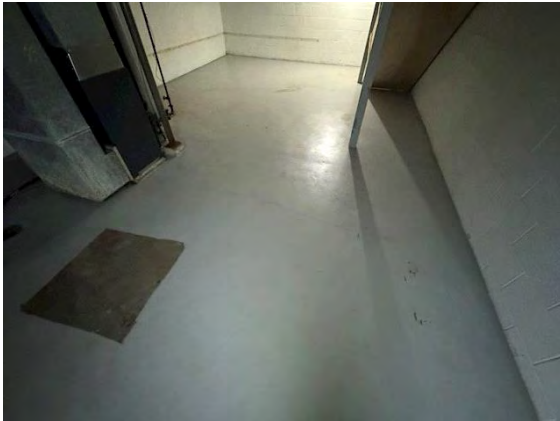
UNIT # 7 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.



Unit # 7 Floor / Slab:



Unit # 7 Floor / Slab:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 8 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.

UNIT # 9 FLOOR / SLAB

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Moisture

Comments:

- Basement had signs of active moisture at time of inspection. Source of water was unknown and should be monitored. Further evaluation advised.



Unit # 9 Floor / Slab: ACTIVE WATER / MOISTURE

UNIT # 10 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.

Inspection Date:
05/16/2024

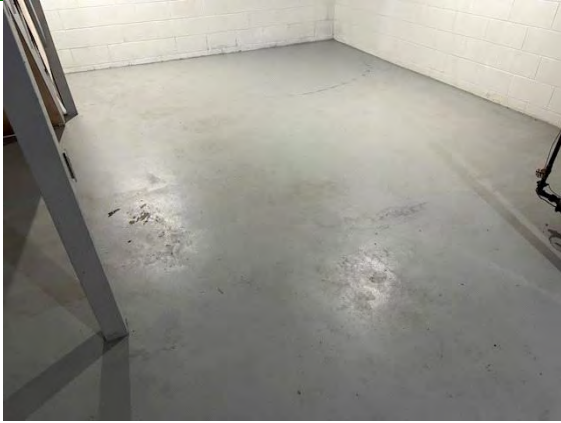
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 Floor / Slab:

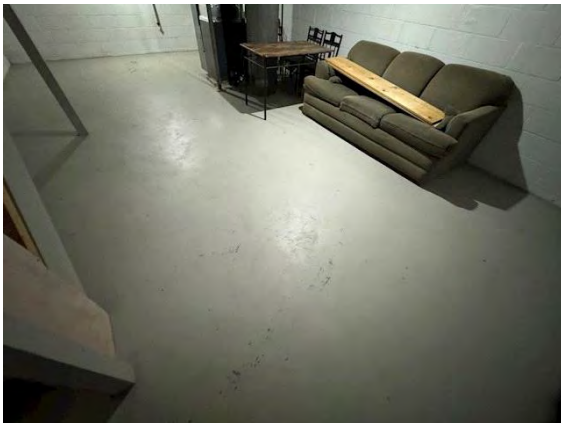
UNIT # 11 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

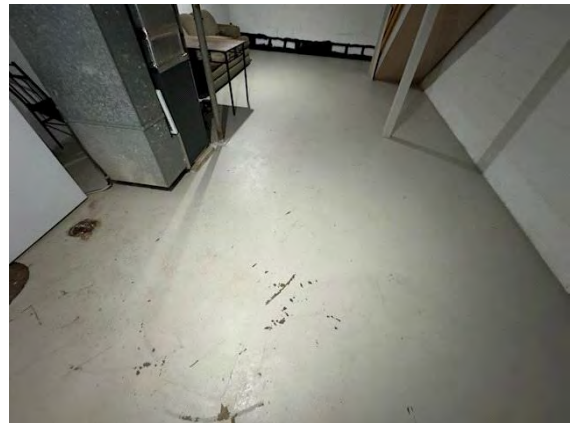
Concrete

Comments:

- All visible concrete flooring was in good condition at time of inspection with no major defects noted.



Unit # 11 Floor / Slab:



Unit # 11 Floor / Slab:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 12 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- All visible concrete flooring was in good condition at time of inspection with no major defects noted.



Unit # 12 Floor / Slab:

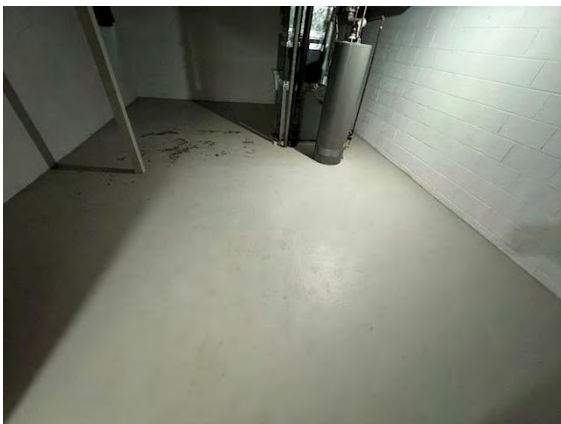
UNIT # 13 FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.



Unit # 13 Floor / Slab:



Unit # 13 Floor / Slab:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 14 FLOOR / SLAB

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

- Active moisture / water visible on the concrete of the basement. No visible source of water. Recommend further evaluation.



Unit # 14 Floor / Slab:



Unit # 14 Floor / Slab:

UNIT # 15 FLOOR / SLAB

Concrete

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Concrete slab had no cracks and appeared acceptable at time of inspection.

Inspection Date:
05/16/2024

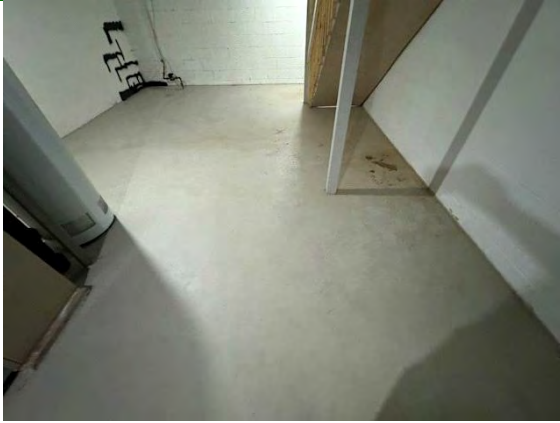
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Floor / Slab:



Unit # 15 Floor / Slab:

SUMP/SUMP PUMPS SYSTEMS

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Covered

No Pump Present

Discharging Next to Foundation

Comments:

- Sump pump pit located in unit # 4. Pit was covered buy no pump installed. Pit was dry at time of inspection.
- Sump pump pit located in unit # 5. Pit was covered and dryer installed over top.
- Unit #10 Sump pump discharge pipe was hanging and causing a low point that could trap water or cause clogging. Recommend that discharge pipe is properly installed.
- Unit #11 Sump pump was draining directly into sewer system via the laundry drain. This is no longer allowed by most municipalities.



Sump/Sump Pumps Systems:



Sump/Sump Pumps Systems:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Sump/Sump Pumps Systems:



Sump/Sump Pumps Systems: UNIT #9



Sump/Sump Pumps Systems: SUMP PUMP
DISCHARGE PIPE IN UNIT # 10



Sump/Sump Pumps Systems: UNIT 11 SUMP PUMP
DISCHARGING INTO LAUNDRY



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Sump/Sump Pumps Systems:

UNIT #1 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Receptacles and switches were tested on a random basis.
- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker #s 2 & 9 were double tapped. Double tapping is when 2 or more conductors (wires) are wired into a lug intended for 1 conductor. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped).

Inspection Date:
05/16/2024

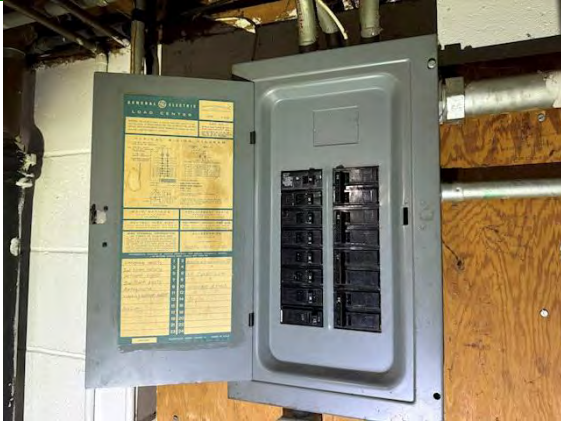
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

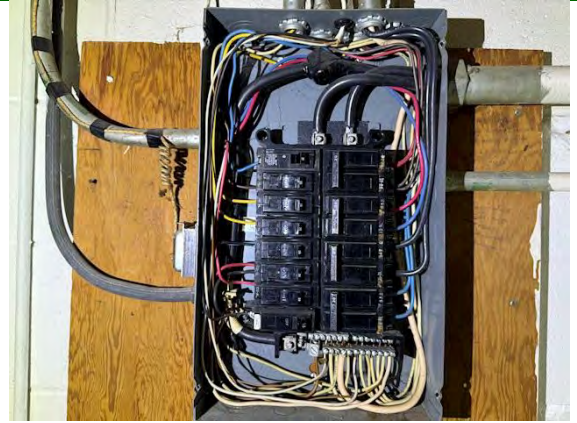


TwentyOne Enterprises, Inc. DBA
National Property Inspections

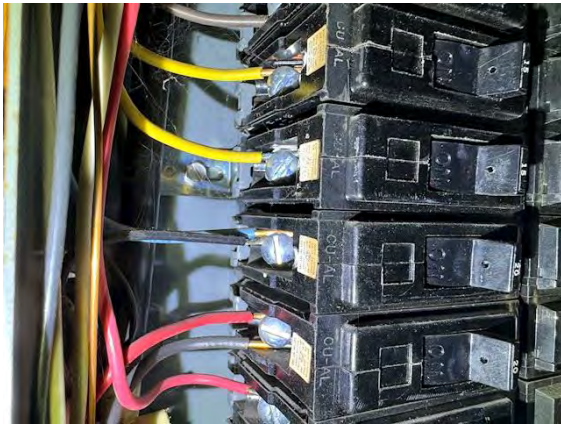
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #1 Electrical: MISSING PANEL SCREWS



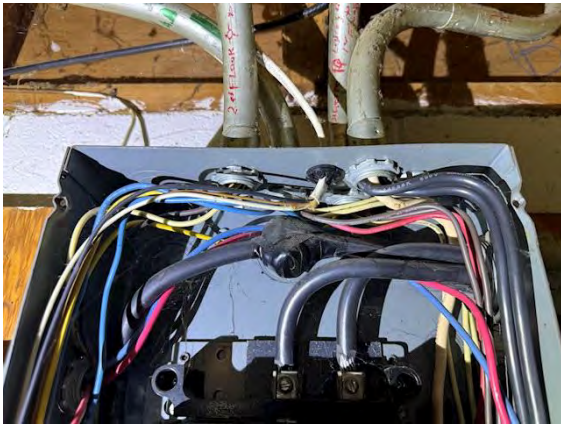
Unit #1 Electrical:



Unit #1 Electrical: DOUBLE TAPPED BREAKER



Unit #1 Electrical: DOUBLE TAPPED BREAKER



Unit #1 Electrical:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT #2 ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Eaton
 Main Disconnect Location: Basement
 100 AMP

		G	F	P	NI	NA
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"/> Aluminum	<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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Electrical panel and its components were in acceptable condition at the time of the inspection. No tampering of service panel was noted and service panel breakers were installed correctly. Receptacles and switches were tested on a random basis.



Unit #2 Electrical:



Unit #2 Electrical:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

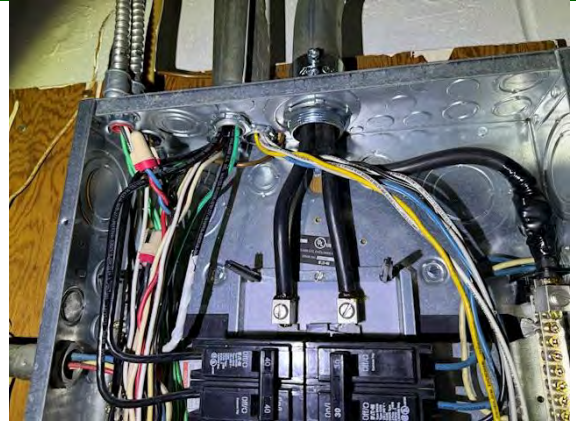


TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #2 Electrical:



Unit #2 Electrical:

UNIT #3 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

SERVICE Underground

ENTRANCE CABLE Aluminum

PANEL

BRANCH CIRCUITS Copper

BONDING/GROUNDING

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Receptacles and switches were tested on a random basis.

- Breaker #s 2 & 4 were double tapped. Double tapping is when 2 or more conductors(wires) are wired into a lug intended for 1 conductor. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

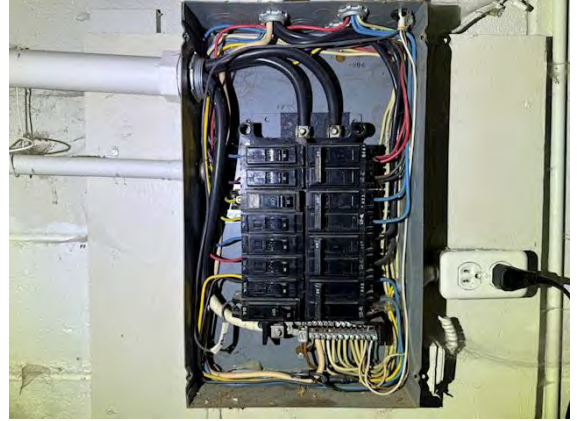


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National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



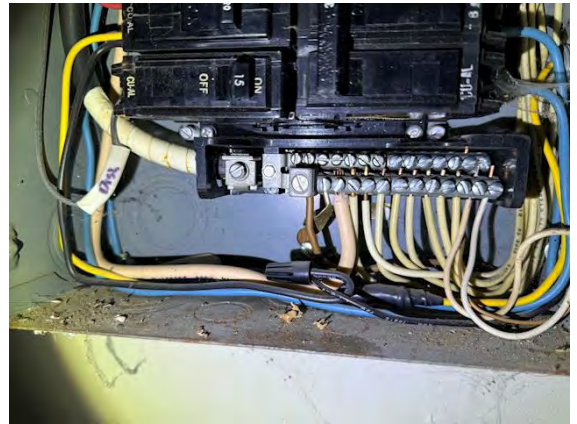
Unit #3 Electrical:



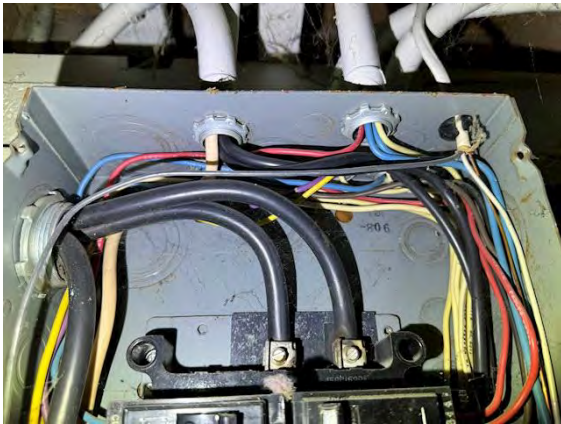
Unit #3 Electrical:



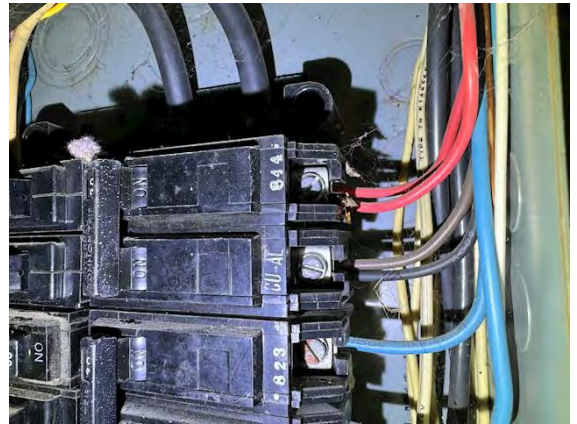
Unit #3 Electrical:



Unit #3 Electrical:



Unit #3 Electrical:



Unit #3 Electrical: DOUBLE TAPPED BREAKER



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT #4 ELECTRICAL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

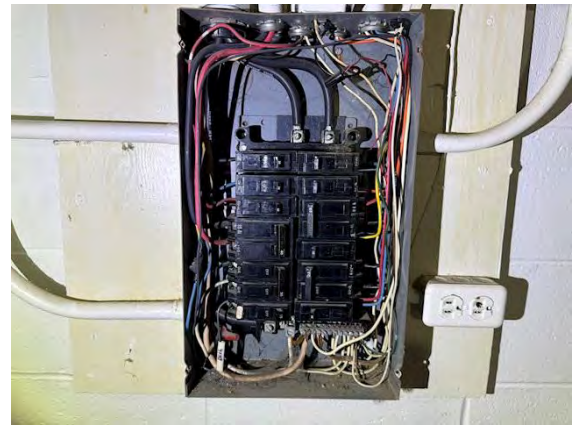
		G	F	P	NI	NA
SERVICE	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Receptacles and switches were tested on a random basis.
- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker #2 was double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)



Unit #4 Electrical:



Unit #4 Electrical:

Inspection Date:
05/16/2024

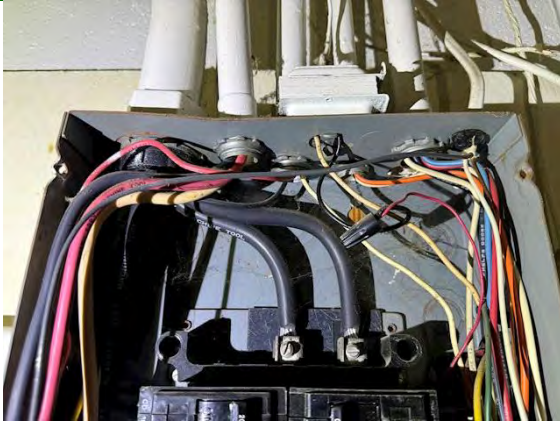
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #4 Electrical:



Unit #4 Electrical: LOW VOLTAGE WIRE DOUBLE TAP

UNIT #5 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Breaker #8 was double tapped. This can lead to arcing in turn damage or fire occurring in panel. Recommend repairs or installation of appropriate breakers to alleviate double tapping. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)
- Panel screws missing front cover.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

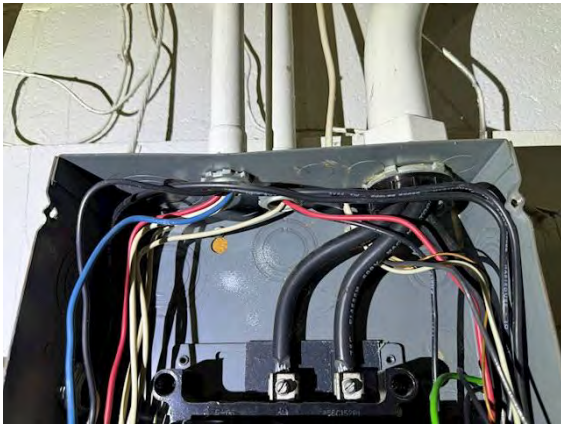
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Unit #5 Electrical :



Unit #5 Electrical :



Unit #5 Electrical :



Unit #5 Electrical : DOUBLE TAPPED BREAKER

UNIT #6 ELECTRICAL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



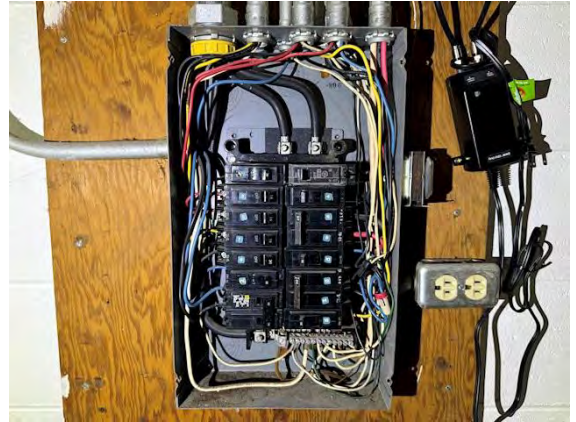
TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

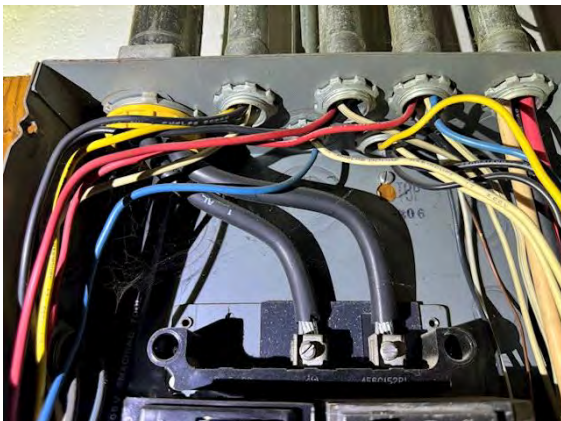
- Screws used to secure the electrical panel cover were missing.



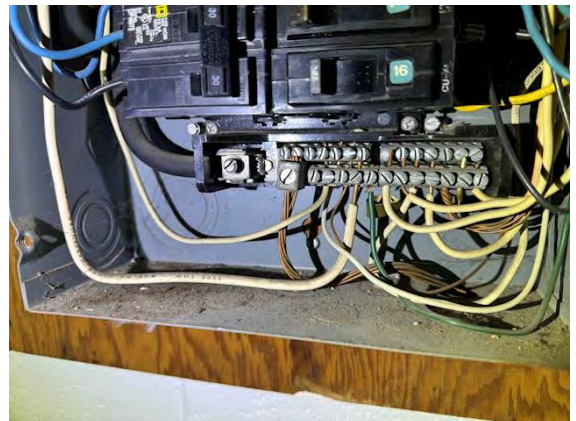
Unit #6 Electrical :



Unit #6 Electrical :



Unit #6 Electrical :



Unit #6 Electrical :

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT #7 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

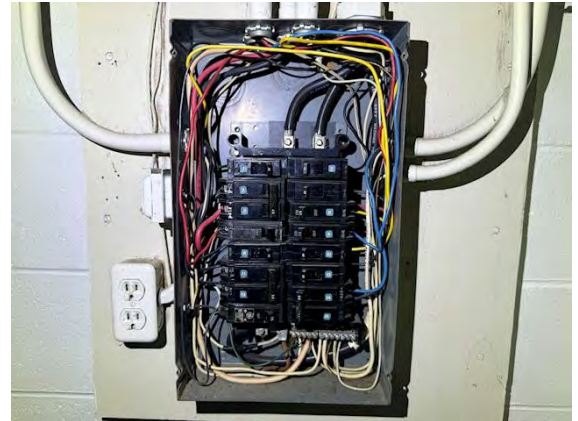
	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Breakers #6&9 were double tapped. Further review and repair by qualified electrician advised.



Unit #7 Electrical:



Unit #7 Electrical:

Inspection Date:
05/16/2024

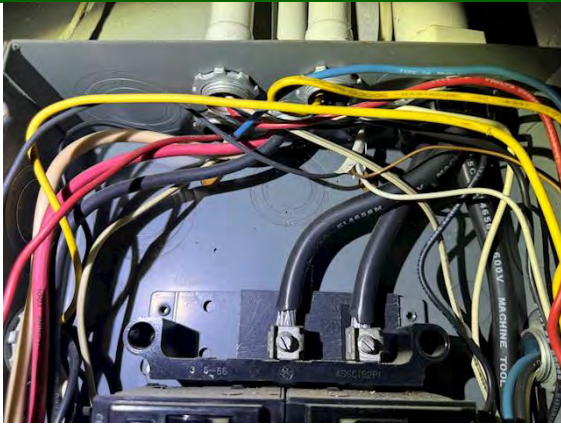
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

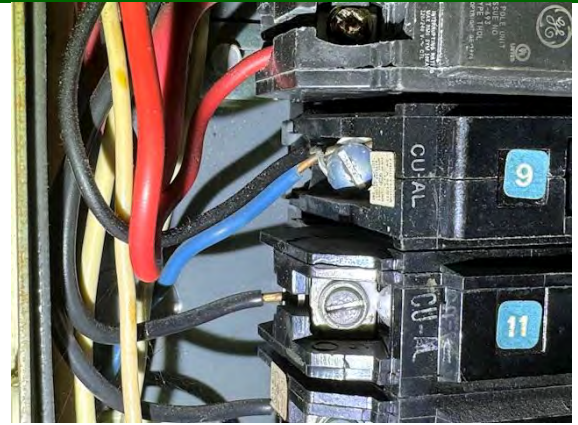


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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #7 Electrical:



Unit #7 Electrical:



Unit #7 Electrical:

UNIT #8 ELECTRICAL

SERVICE SIZE (Main Panel)

- Monitor Condition
- Recommend Repairs

- Brand: General Electric
- Main Disconnect Location: Basement
- 100 AMP
- Improper Splices
- Rust / Corrosion
- Missing Panel Screws

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input checked="" 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"/>

Inspection Date: 05/16/2024
 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

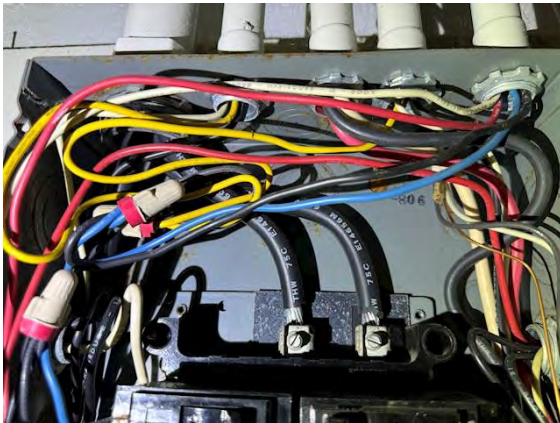
- Screws used to secure the electrical panel cover were missing.
- Corrosion noted on breakers. This may cause the breakers to not perform properly and could be a electrical safety problem. Further review by qualified electrician advised.
- There were wire splices in the panel. Advise that wire nuts are used for proper protection.



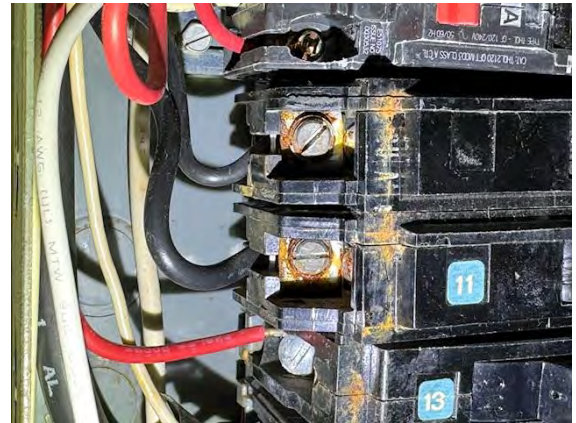
Unit #8 Electrical:



Unit #8 Electrical:



Unit #8 Electrical:



Unit #8 Electrical: RUST BUILD UP ON BREAKERS

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #8 Electrical: SPLICING WITHIN THE PANEL

UNIT #9 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

- Brand: General Electric Main Disconnect Location: Basement 100 AMP
- Double Tapping Missing Panel Screws

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- BREAKER # 8 was double tapped at time of inspection. Further review by electrician advised.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #9 Electrical:



Unit #9 Electrical:



Unit #9 Electrical:



Unit #9 Electrical: DOUBLE TAPPED BREAKER

UNIT #10 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

- Brand: General Electric
- Main Disconnect Location: Basement
- 100 AMP
- Double Tapping
- Rust / Corrosion

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date: 05/16/2024
 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

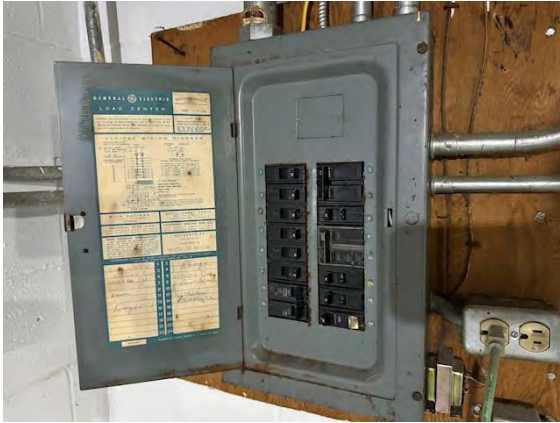


TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

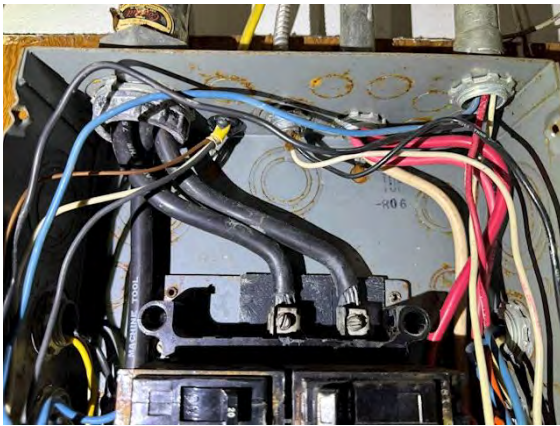
- Corrosion noted on breakers. This may cause the breakers to not perform properly and could be a electrical safety problem. Further review by qualified electrician advised.
- Double tapped breaker present in the panel.



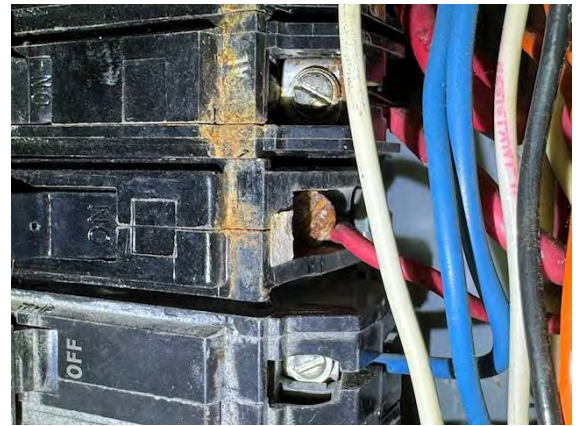
Unit #10 Electrical:



Unit #10 Electrical:



Unit #10 Electrical:



Unit #10 Electrical: RUST BUILD UP ON BREAKERS

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

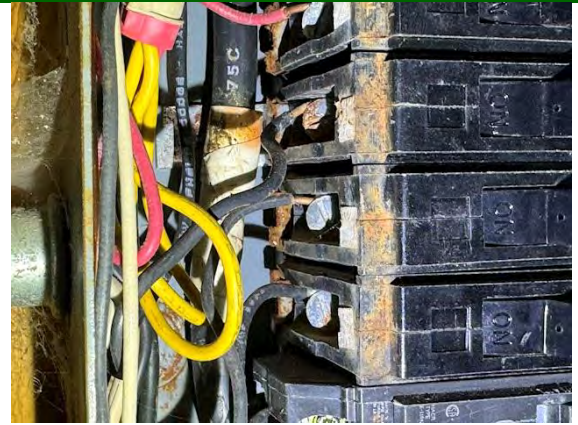


TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #10 Electrical: DOUBLE TAPPED BREAKER



Unit #10 Electrical:

UNIT #11 ELECTRICAL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



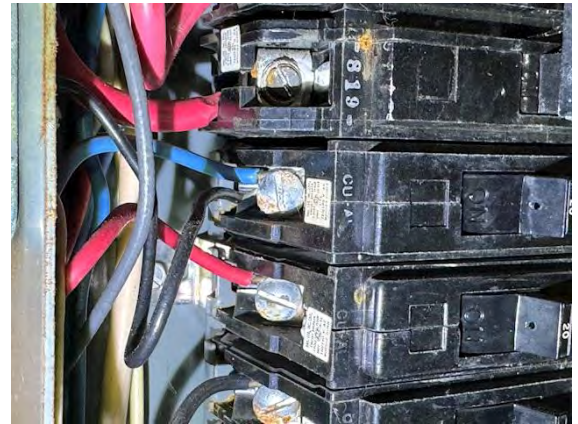
Unit #11 Electrical:



Unit #11 Electrical:



Unit #11 Electrical:



Unit #11 Electrical: DOUBLE TAPPED BREAKER



Unit #11 Electrical:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT #12 ELECTRICAL

- Monitor Condition
- Recommend Repairs

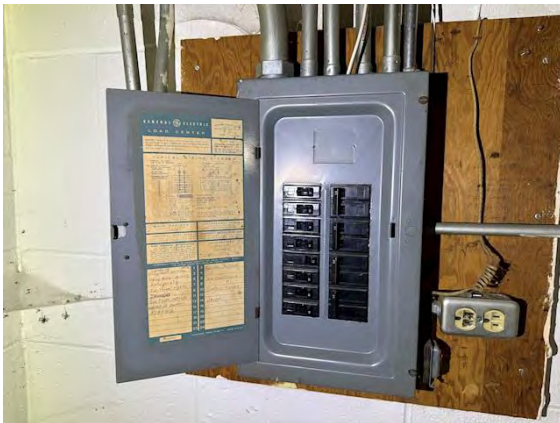
SERVICE SIZE (Main Panel)

- Brand: General Electric
- Main Disconnect Location: Basement
- 100 AMP
- Missing Panel Screws

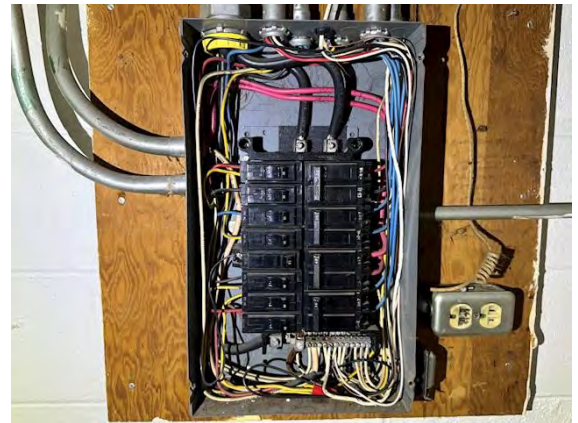
	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Burn / scorch marks visible on outlet next to panel. Further review and replacement of outlet by a qualified electrician advised.
- Splicing of wires within the panel.



Unit #12 Electrical:



Unit #12 Electrical:

Inspection Date:
05/16/2024

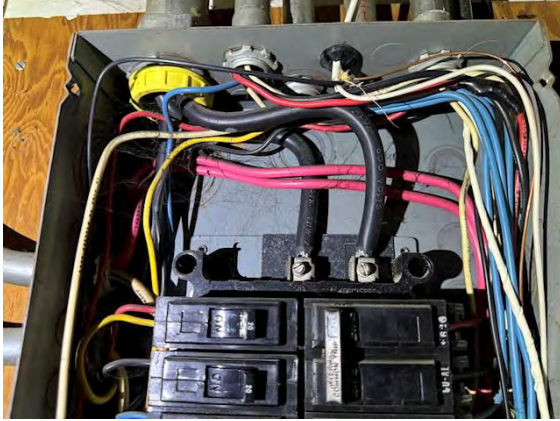
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

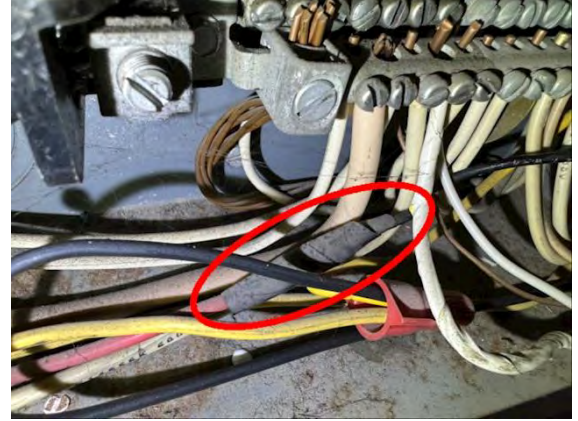


**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit #12 Electrical:



Unit #12 Electrical: SPLICED WIRING



Unit #12 Electrical: SCORCHED AND DAMAGED OUTLET

UNIT #13 ELECTRICAL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

		G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

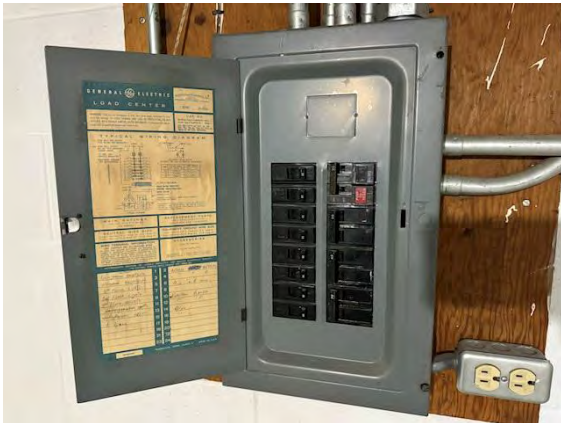


TwentyOne Enterprises, Inc. DBA National Property Inspections

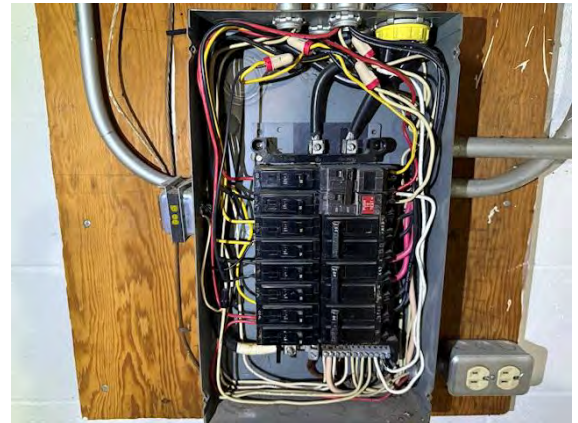
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

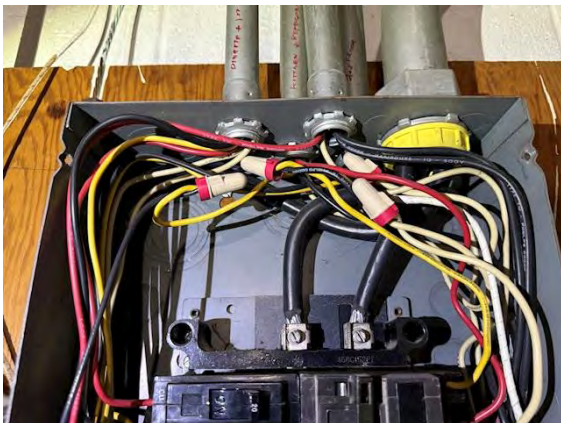
- Screws used to secure the electrical panel cover were missing. Recommend installing the proper screws (non-pointed) to ensure proper electrical safety.
- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)



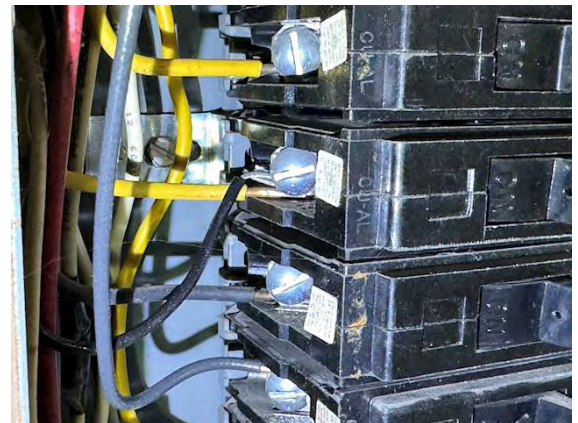
Unit #13 Electrical:



Unit #13 Electrical:



Unit #13 Electrical:



Unit #13 Electrical:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit #13 Electrical:

UNIT #14 ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: General Electric

Main Disconnect Location: Basement

100 AMP

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The screws used to hold the electric panel cover on were the wrong type (sharp points) and have the potential to pierce an electrical cable or wire.
- Double tapped breaker present in the panel. Further review by electrician advised.

Inspection Date:
05/16/2024

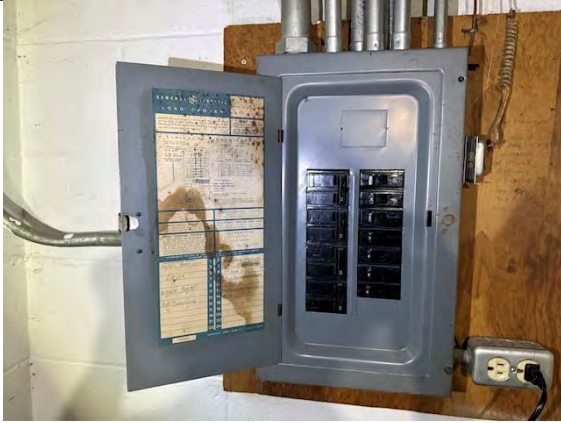
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

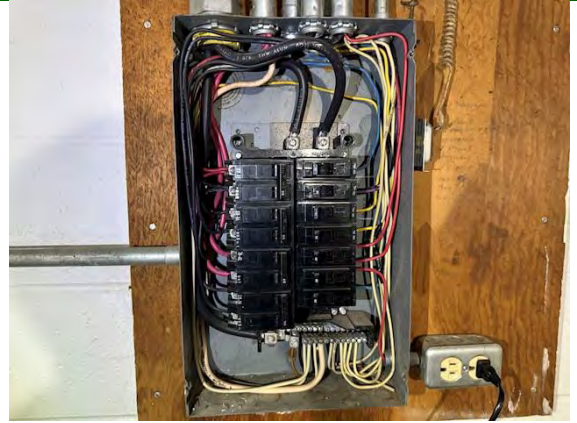


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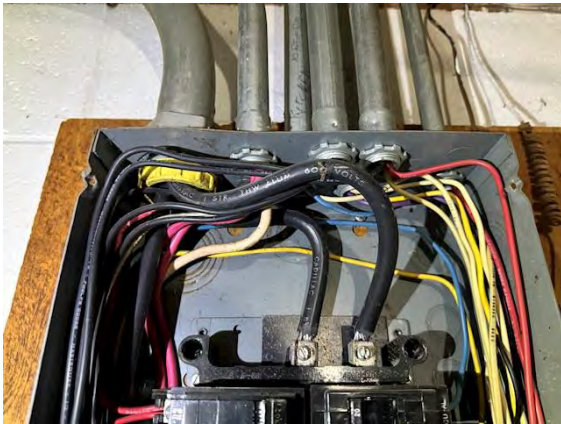
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Unit #14 Electrical :



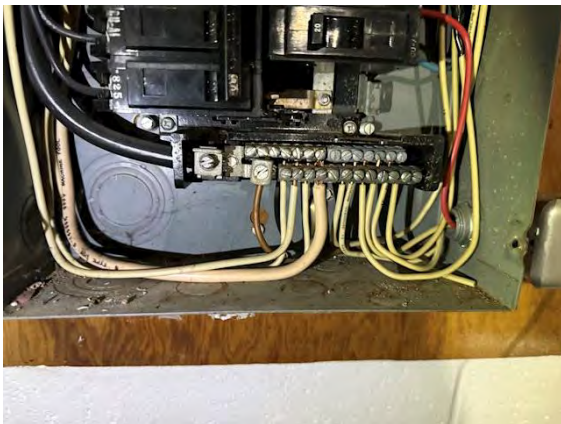
Unit #14 Electrical :



Unit #14 Electrical :



Unit #14 Electrical :



Unit #14 Electrical :



Unit #14 Electrical :



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UNIT #15 ELECTRICAL

Recommend Repairs

Double Tapping Missing Panel Screws Improper Screws

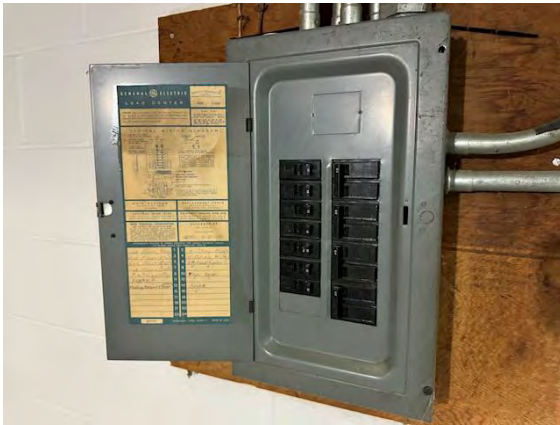
SERVICE SIZE (Main Panel)

Brand: General Electric Main Disconnect Location: Basement 100 AMP

	G	F	P	NI	NA
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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Screws used to secure the electrical panel cover were missing.
- The screws used to hold the electric panel cover on were the wrong type (sharp points) and have the potential to pierce an electrical cable or wire.
- Breaker double tapped. (City inspector will typically allow the box outlet or low voltage transformer to be double tapped)



Unit #15 Electrical :



Unit #15 Electrical : POINTED SCREWS

Inspection Date:
05/16/2024

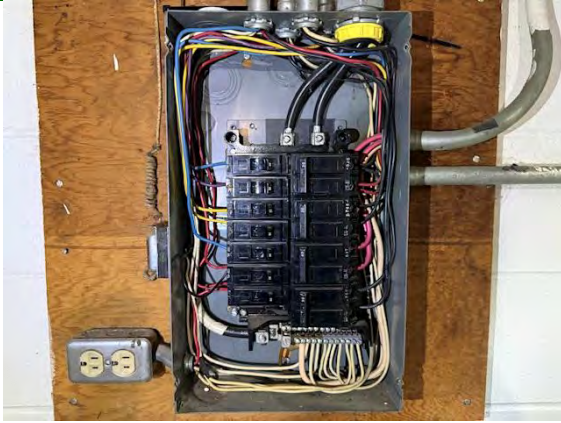
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

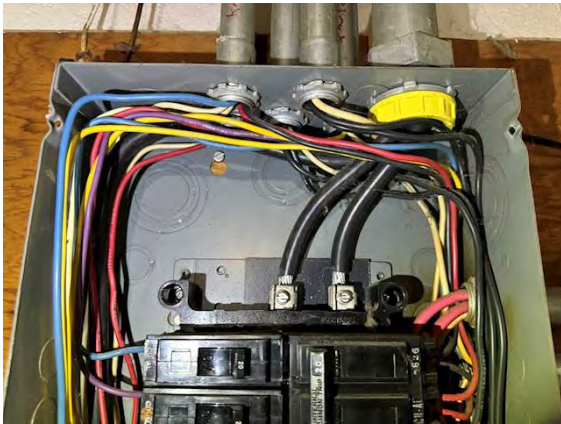
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Unit #15 Electrical :



Unit #15 Electrical : DOUBLE TAPPED BREAKER



Unit #15 Electrical :



Unit #15 Electrical :

UNIT # 1 PLUMBING

Water Service

Water Public

Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Individual Units

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 2 Plumbing:



Unit # 2 Plumbing:

UNIT # 3 PLUMBING

Recommend Repairs

Water Service

Water Public Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Individual Units

CSST No Ground

	G	F	P	NI	NA
SUPPLY <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> CSST	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No defects were found pertaining to the main water plumbing system.

- Issues have risen in regards to CSST (corrugated stainless steel tubing) and lightning strikes on or near homes. It is now required that this gas line plumbing be grounded. CSST tubing installed on water heater gas line.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 4 Plumbing:



Unit # 4 Plumbing:



Unit # 4 Plumbing:



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National Property Inspections

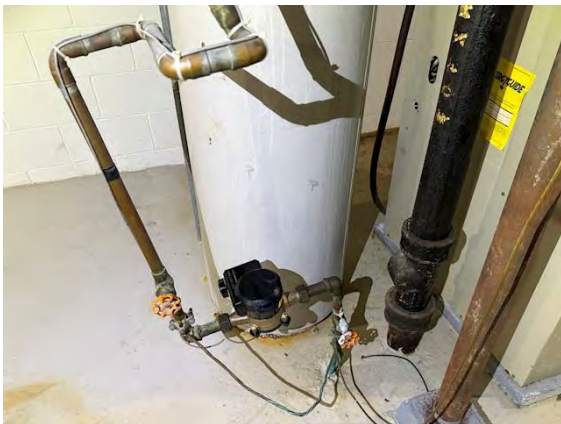
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Unit # 6 Plumbing:



Unit # 6 Plumbing:



Unit # 6 Plumbing:



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UNIT # 7 PLUMBING

Water Service

Water Public Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Individual Units

		G	F	P	NI	NA
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"/> Cast Iron <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No defects were found pertaining to the main plumbing system.



Unit # 7 Plumbing :



Unit # 7 Plumbing :



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UNIT # 8 PLUMBING

Recommend Repairs

Water Service

Water Public Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

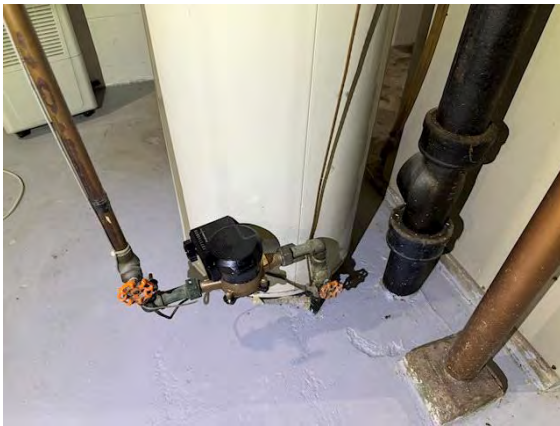
Shut Off Location: Individual Units

CSST No Ground

		G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> CSST	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- It is now required that CSST gas line plumbing be grounded.



Unit # 8 Plumbing :



Unit # 8 Plumbing : CSST INSTALLED AT WATER HEATER

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 11 Plumbing :



Unit # 11 Plumbing :



Unit # 11 Plumbing :



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UNIT # 12 PLUMBING

Water Service

- Water Public Shut Off Location: Basement

Sewage Service

- Sewage Public

Fuel Service

- Shut Off Location: Individual Units

		G	F	P	NI	NA
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"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No defects were found pertaining to the main plumbing system.



Unit # 12 Plumbing :



Unit # 12 Plumbing :



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Unit # 13 Plumbing :



Unit # 13 Plumbing :



Unit # 13 Plumbing :



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UNIT # 14 PLUMBING

Water Service

Water Public Shut Off Location: Basement

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: Individual Units

		G	F	P	NI	NA
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"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Unit # 14 Plumbing:



Unit # 14 Plumbing:



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Unit # 15 Plumbing :

UNIT # 1 WATER HEATER

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith
Design Life: 10-12 Year(s)

Model: GCRL 40 400
SerialNo: 1523A030783

Size: 40 Gallon(s)

Age: 9 Year(s)

Gas

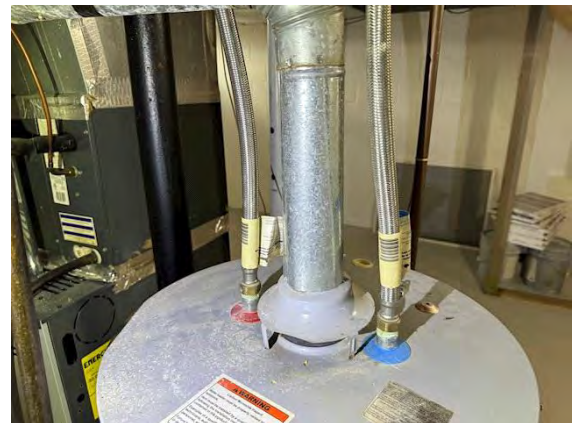
At or Near Design Life

Comments:

- The operation and installation of the water heater appeared to be satisfactory at time of inspection. Always refer to manufactures' specifications before doing any maintenance on your water heater.
- Recommend the water heater be flushed at least once a year to reduce sedimentation and maximize efficiency.



Unit # 1 Water Heater:



Unit # 1 Water Heater:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 1 Water Heater:



Unit # 1 Water Heater:

UNIT # 2 WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond

Model: RMLN0512430282

Size: 40 Gallons

Age: 12 Year(s)

Design Life: 10-12 Year(s)

SerialNo: 6G40-36F1

Gas

Beyond Design Life

Faulty Flue Connection

Comments:

- Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.



Unit # 2 Water Heater:



Unit # 2 Water Heater: LESS THAN 12" OF RISE

Inspection Date:
05/16/2024

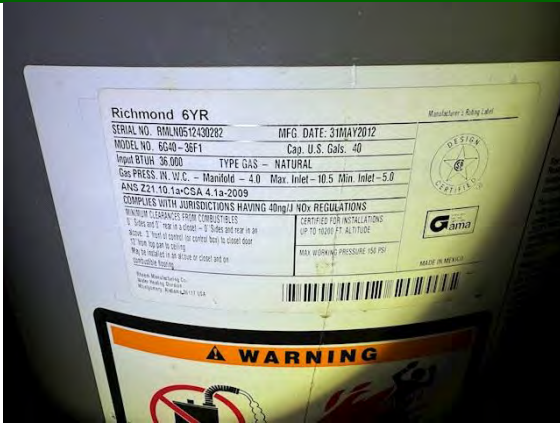
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 2 Water Heater:

UNIT # 3 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith

Model: GCR-40 400

Size: 40 Gallons

Age: 3 Year(s)

Design Life: 10-12 Year(s)

SerialNo: 2138126223365

Gas

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.



Unit # 3 Water Heater:



Unit # 3 Water Heater: NOT ENOUGH VERTICAL RISE

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

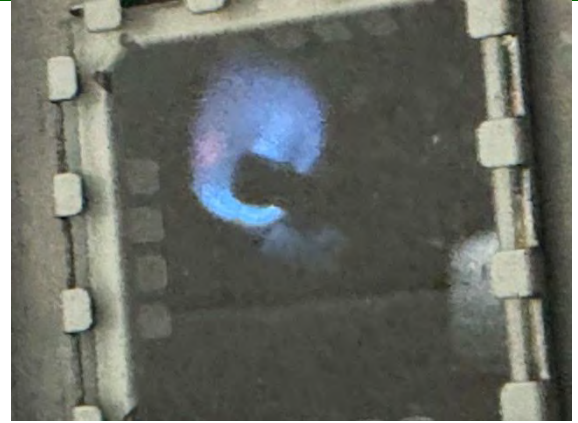


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Unit # 3 Water Heater:



Unit # 3 Water Heater:

UNIT # 4 WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond
Design Life: 10-12 Year(s)

Model: 6G40-36F3
SerialNo: Q031855343

Size: 40 Gallons

Age: 6 Year(s)

Gas

Faulty Flue Connection

Rust / Corrosion

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Excess build up of rust and corrosion on vent pipe. This could lead to leaking of fumes. Further review by a plumber or HVAC tech advised.



Unit # 4 Water Heater:



Unit # 4 Water Heater: NO 12" VERTICAL RISE

Inspection Date:
05/16/2024

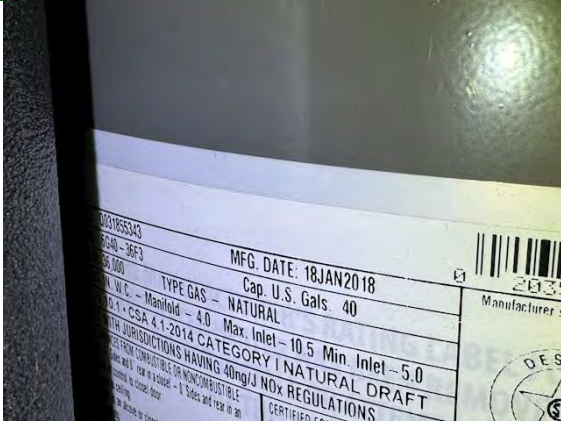
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 4 Water Heater:

UNIT # 5 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith

Model: GCRL 40 400

Size: 40 Gallons

Age: 5 Year(s)

Design Life: 10-12 Year(s)

SerialNo: 1905113496333

Gas

Rust / Corrosion

Comments:

- There was excessive rust present at the cold water copper pipe fittings located at the top of the water heater.



Unit # 5 Water Heater:



Unit # 5 Water Heater:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 5 Water Heater:



Unit # 5 Water Heater: RUST AND CORROSION ON TOP OF UNIT

UNIT # 6 WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith

Model: FCG 40 248

Size: 40 Gallons

Age: 21 Year(s)

Design Life: 10-12 Year(s)

SerialNo: ME03-2444534-248

Gas

Beyond Design Life

Faulty Flue Connection

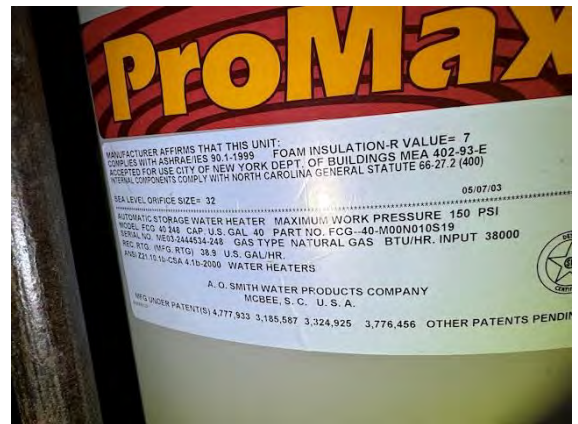
Rust / Corrosion

Comments:

- Most water heaters have a life span of ten to twelve years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.
- A moderate amount of rust flaking visible on the bottom of the tank indicated that water heater components have experienced some deterioration.
- Cover plate for fire chamber was missing at time of inspection. Advise that cover plate is replaced for safety.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.



Unit # 6 Water Heater:



Unit # 6 Water Heater:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

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Unit # 6 Water Heater: MISSING COVER PLATE



Unit # 6 Water Heater: RUST BUILD UP ON UNIT



Unit # 6 Water Heater: NO VERTICAL RISE

UNIT # 7 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith
SerialNo: 1828111086570

Model: GCR-40 400

Age: 6 Year(s)

Design Life: 10-12 Year(s)

Gas

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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Unit # 7 Water Heater:



Unit # 7 Water Heater: VERTICAL RISE UNDER 12"



Unit # 7 Water Heater:

UNIT # 8 WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Reliance

Model: 640GORT 200

Size: 40 Gallons

Age: 14 Year(s)

Design Life: 10-12 Year(s)

SerialNo: 1045A022133

Gas

Beyond Design Life

Faulty Flue Connection

Rust / Corrosion

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Rust and corrosion visible on flue piping. This may lead to pitting and hole development. Monitor condition and replace flue piping as needed.
- The water heater is believed to be beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



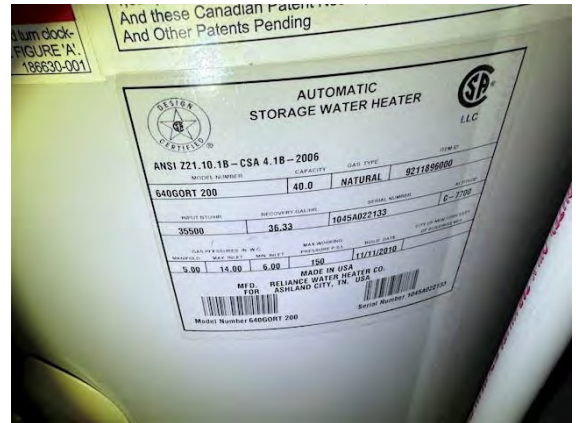
Unit # 8 Water Heater:



Unit # 8 Water Heater: NOT ENOUGH VERTICAL RISE



Unit # 8 Water Heater: RUST AND CORROSION



Unit # 8 Water Heater:

UNIT # 9 WATER HEATER

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond

Model: 6G40-36F1

Size: 40 Gallons

Age: 17 Year(s)

Design Life: 10-12 Year(s)

SerialNo: RMLN0907406365

Gas

Beyond Design Life

Faulty Flue Connection

Comments:

- The water heater is believed to be beyond design life but was operational at time of inspection.
- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. Further review by a plumber or HVAC tech advised.
- Cover plate missing from lower compartment of water heater.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 9 Water Heater:



Unit # 9 Water Heater:



Unit # 9 Water Heater:



Unit # 9 Water Heater: COVER PLATE MISSING

UNIT # 10 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond

Model: 6G40-36F1

Size: 40 Gallons

Age: 11 Year(s)

Design Life: 10-12 Year(s)

SerialNo: RMLNQ351217851

Gas

At or Near Design Life

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
-
- Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 Water Heater:



Unit # 10 Water Heater:



Unit # 10 Water Heater:

UNIT # 11 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond

Model: 9G40-38F3

Size: 40 Gallons

Age: 6 Year(s)

Design Life: 10-12 Year(s)

SerialNo: Q101816626

Gas

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

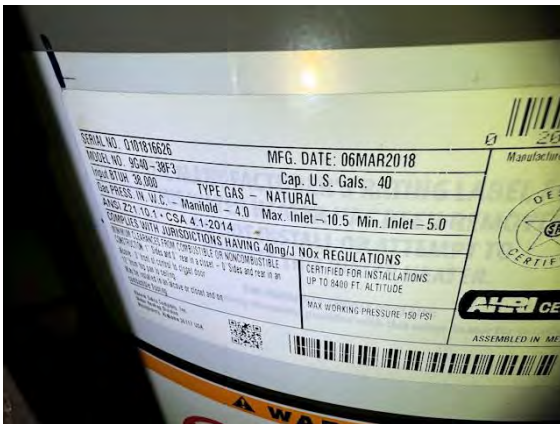
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 11 Water Heater:



Unit # 11 Water Heater:



Unit # 11 Water Heater:

UNIT # 12 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: AO Smith

Model: KGA 40 916

Size: 40 Gallons

Age: 40 Year(s)

Design Life: 10-12 Year(s)

SerialNo: MB85-32269-Z99

Gas

Beyond Design Life

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Rust and corrosion visible on the lower portion of the water heater tank.
- The water heater is beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 12 Water Heater:



Unit # 12 Water Heater:



Unit # 12 Water Heater:



Unit # 12 Water Heater:

UNIT # 13 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Richmond

Model: 6G40-36F1

Size: 40 Gallons

Age: 9 Year(s)

Design Life: 10-12 Year(s)

SerialNo: Q011508510

Gas

At or Near Design Life

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Burner chamber cover plate was missing at time of inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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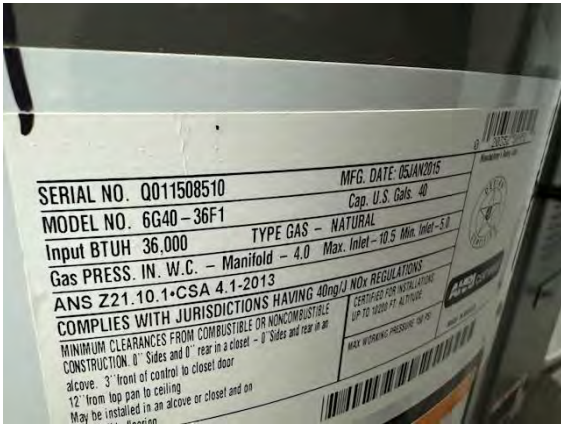
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Unit # 13 Water Heater:



Unit # 13 Water Heater:



Unit # 13 Water Heater:



Unit # 13 Water Heater: MISSING COVER PLATE

UNIT # 14 WATER HEATER

Brand: Richmond Model: 6G40-36F1
Design Life: 10-12 Year(s) SerialNo: RMLN1108413501

Size: 40 Gallons Age: 16 Year(s)

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gas

Beyond Design Life

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- Most water heaters have a life span of ten to twelve years. Unit was functional, but beyond its design life.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Water Heater:



Unit # 14 Water Heater:



Unit # 14 Water Heater:

UNIT # 15 WATER HEATER

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Rheem

Model: 22V40F1

Size: 40 Gallons

Age: 13 Year(s)

Design Life: 10-12 Year(s)

SerialNo: RHLN0811413279

Gas

Beyond Design Life

Faulty Flue Connection

Comments:

- There should be a minimum of 12" of vertical rise between the draft hood and the first elbow. This allows for proper ventilation of the water heater gases. Further review by a plumber or HVAC tech advised.
- The water heater is believed to be beyond design life but was operational at time of inspection. Monitor condition as early repairs/replacement may be needed

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Water Heater:



Unit # 15 Water Heater:



Unit # 15 Water Heater:

LAUNDRY FACILITIES

Recommend Repairs

Location: Basement

	G	F	P	NI	NA
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The washers were run through a short cycle to test the drain capability. There were no issue at the time of the inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

- Multiple damaged exterior dryer vent covers. Recommend that vent covers are replaced to prevent pest entry.



Laundry Facilities:



Laundry Facilities: DAMAGED DRYER VENT



Laundry Facilities:



Laundry Facilities:



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Laundry Facilities:



Laundry Facilities:



Laundry Facilities: MISSING VENT COVER



Laundry Facilities:

UNIT # 1 FURNACE

Brand: Goodman Model: VMES800603AXAA BTUs: 48000 Age: 5 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 1911017501

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.

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

Inspection Date: 05/16/2024 Inspector: Jay Heckart Email: jay.heckart@npiinspect.com
 Inspector Phone: (563) 676-7400



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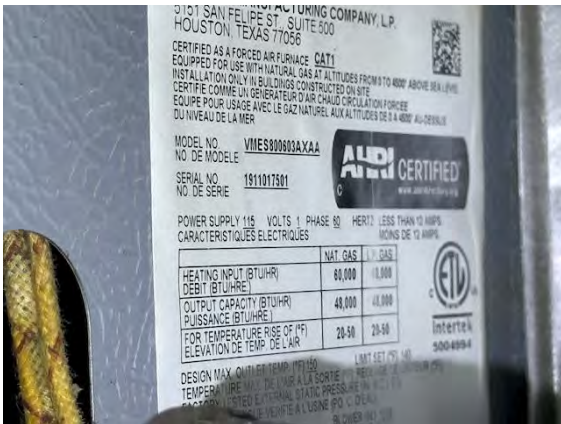
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 1 Furnace:



Unit # 1 Furnace:



Unit # 1 Furnace:



Unit # 1 Furnace:

UNIT # 2 FURNACE

Brand: Bryant Model: 310AAV024045AGJA BTUs: 35000 Age: 6 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 0418A18538
 Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report. It is important that the furnace be properly maintained for efficiency and greater life span. Recommend a yearly maintenance program be set up with a local heating company to service and clean the furnace. This could greatly improve the life span of unit.

Inspection Date: 05/16/2024 Inspector: Jay Heckart Email: jay.heckart@npiinspect.com
 Inspector Phone: (563) 676-7400



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 2 Furnace:



Unit # 2 Furnace:



Unit # 2 Furnace:



Unit # 2 Furnace:

UNIT # 3 FURNACE

Monitor Condition

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

Model: G23Q3-50-1
SerialNo: 5893J 62038

BTUs: 40000

Age: 31 Year(s)

Gas

Forced Air

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Rated marginal due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 3 Furnace:



Unit # 3 Furnace:



Unit # 3 Furnace:



Unit # 3 Furnace:

UNIT # 4 FURNACE

Brand: Goodman Model: GMES800604BNAA BTUs: 48000 Age: 3 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 2110748570

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report. It is important that the furnace be properly maintained for efficiency and greater life span. Recommend a yearly maintenance program be set up with a local heating company to service and clean the furnace. This could greatly improve the life span of unit.

Inspection Date: 05/16/2024 Inspector: Jay Heckart Email: jay.heckart@npiinspect.com
 Inspector Phone: (563) 676-7400



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 4 Furnace:



Unit # 4 Furnace:



Unit # 4 Furnace:



Unit # 4 Furnace:

UNIT # 5 FURNACE

Brand: Goodman Model: GMES8000604BNAA BTUs: 48000 Age: 3 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 2110748574

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.

Inspection Date: 05/16/2024 Inspector: Jay Heckart Inspector Phone: (563) 676-7400 Email: jay.heckart@npiinspect.com

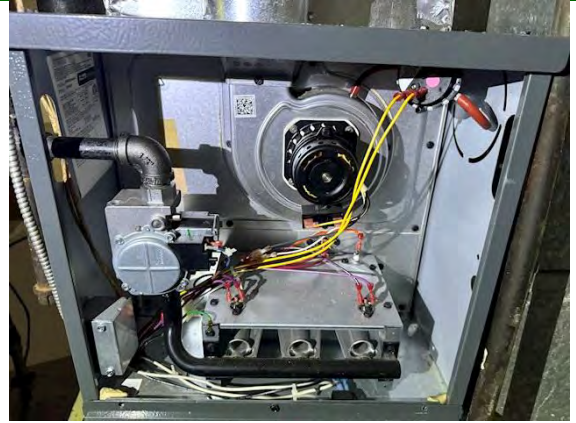


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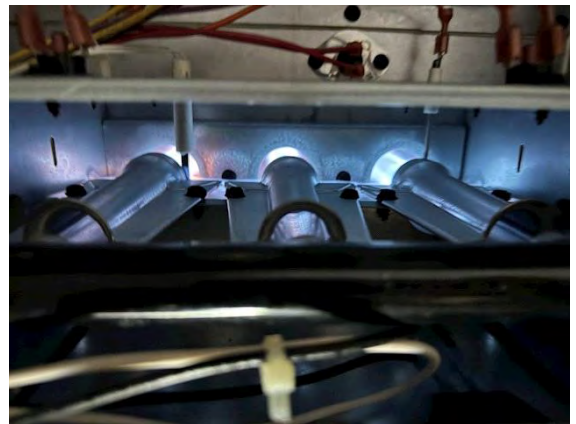
Unit # 5 Furnace:



Unit # 5 Furnace:



Unit # 5 Furnace:



Unit # 5 Furnace:

UNIT # 6 FURNACE

Recommend Repairs

Brand: Lennox Model: G23Q2/3-75-1 BTUs: 60000 Age: 31 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 5893K50486

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Gas connections with visible repairs housed within the furnace system. Further review by a qualified HVAC contractor to determine if repairs are done properly and if gas connections should be moved outside of unit.
- Rated marginal due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

Inspection Date: 05/16/2024 Inspector: Jay Heckart Email: jay.heckart@npiinspect.com
 Inspector Phone: (563) 676-7400



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National Property Inspections

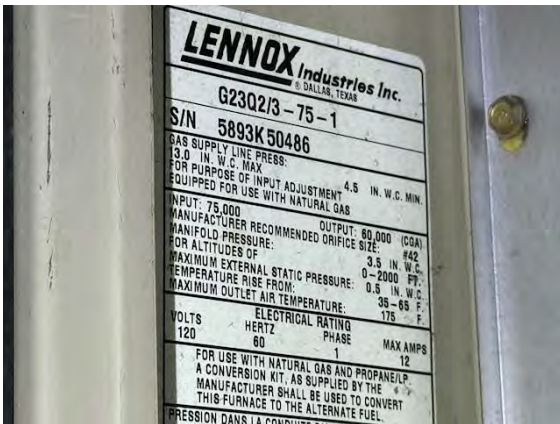
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Unit # 6 Furnace:



Unit # 6 Furnace:



Unit # 6 Furnace:



Unit # 6 Furnace:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 6 Furnace: GAS CONNECTION REPAIR
WITHIN FURNACE UNIT

UNIT # 7 FURNACE

Brand: Goodman Model: GMES8000604BNAA BTUs: 48000 Age: 3 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 2111119924
 Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.



Unit # 7 Furnace :



Unit # 7 Furnace :

Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

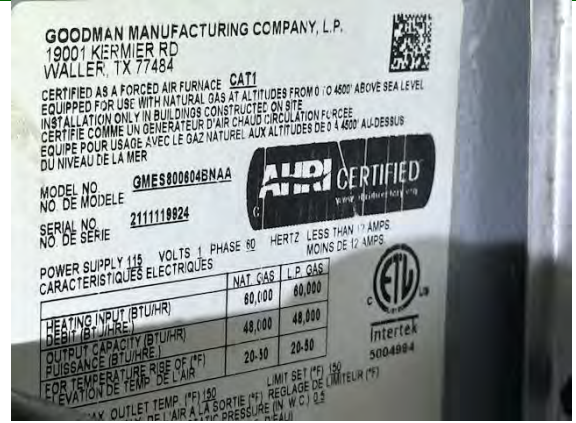


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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 7 Furnace :



Unit # 7 Furnace :

UNIT # 8 FURNACE

Monitor Condition

Brand: Lennox Model: G23Q3-50-1 BTUs: 40000 Age: 31 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 5893K54120

Gas Forced Air Beyond Design Life

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- At the time of inspection, the unit was working. However, it was at or beyond life design.



Unit # 8 Furnace :



Unit # 8 Furnace :

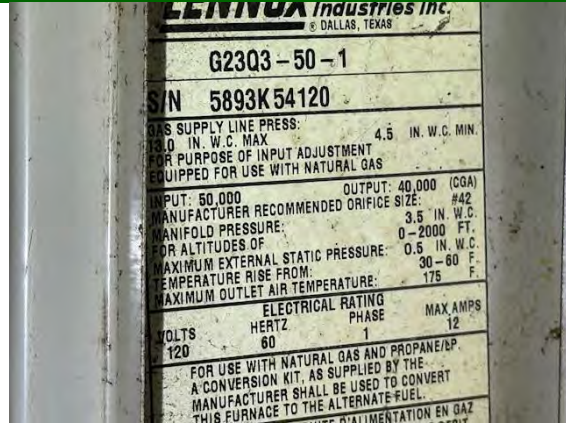
Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 8 Furnace :



Unit # 8 Furnace :

UNIT # 9 FURNACE

Brand: Comfortmaker Model: N8MSN0451408A3 BTUs: 35000 Age: 6 Year(s)
 Design Life: 15-20 Year(s) SerialNo: A182316940

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.



Unit # 9 Furnace:



Unit # 9 Furnace:

Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 9 Furnace:

UNIT # 10 FURNACE

Monitor Condition

Brand: Comfortmaker Model: N8MSN0701408A2 BTUs: 53000 Age: 13 Year(s)
Design Life: 15-20 Year(s) SerialNo: A124215109

Gas Forced Air At or Near Design Life

OPERATION

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Rated marginal due to age. Unit functional at time of inspection.



Unit # 10 Furnace:



Unit # 10 Furnace:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 Furnace:

UNIT # 11 FURNACE

Brand: Goodman Model: GMES8000604BNAA BTUs: 48000 Age: 3 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 2111134978

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.



Unit # 11 Furnace:



Unit # 11 Furnace:

Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 11 Furnace:



Unit # 11 Furnace:

UNIT # 12 FURNACE

Brand: Goodman Model: GMES8000604BNAA BTUs: 48000 Age: 3 Year(s)
 Design Life: 15-20 Year(s) SerialNo: 2111134977

Gas Forced Air

OPERATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report.



Unit # 12 Furnace:



Unit # 12 Furnace:

Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 12 Furnace:



Unit # 12 Furnace:

UNIT # 13 FURNACE

Brand: Comfortmaker Model: N8MSN0701408A2 BTUs: 53000 Age: 11 Year(s)
 Design Life: 15-20 Year(s) SerialNo: A131015028

Gas Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report.



Unit # 13 Furnace:



Unit # 13 Furnace:

Inspection Date: 05/16/2024 Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 13 Furnace:

UNIT # 14 FURNACE

Monitor Condition

Brand: Goodman

Model: GMS80403ANBE

BTUs: 32000

Age: 7 Year(s)

Design Life: 15-20 Year(s)

SerialNo: 1701347500

Gas

Forced Air

OPERATION

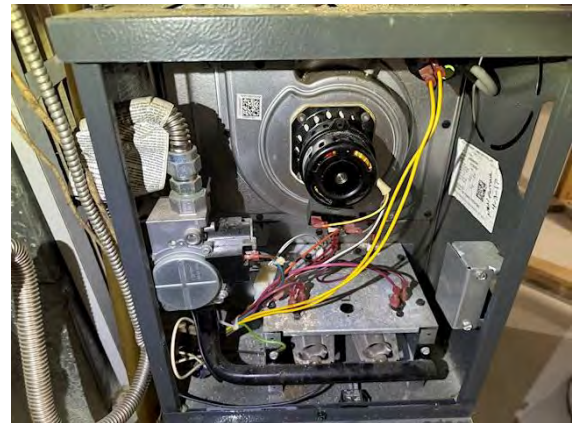
G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The flexible gas line was installed through the furnace cabinet in violation of installation instructions. Flex lines are thin and vulnerable to damage. Only a solid metal pipe may be installed through the furnace cabinet. Further review by HVAC tech advised.



Unit # 14 Furnace:



Unit # 14 Furnace:

Inspection Date:
05/16/2024

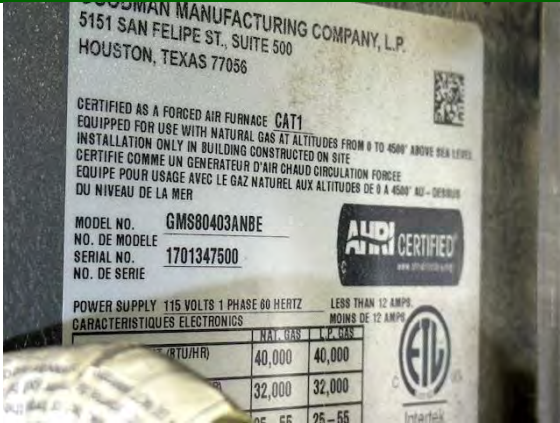
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

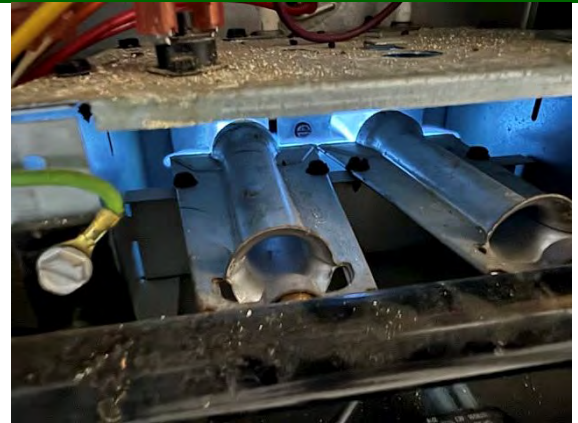


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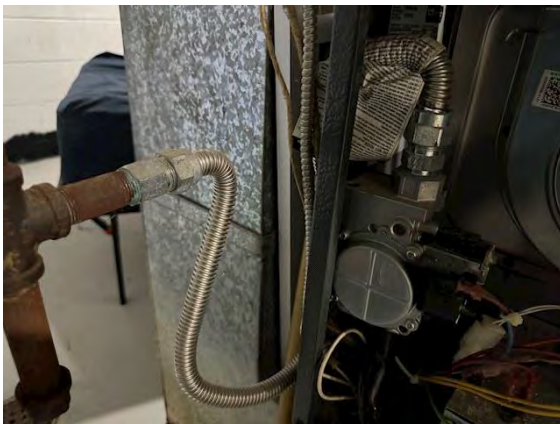
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Furnace:



Unit # 14 Furnace:



Unit # 14 Furnace: FLEX LINE ENTERING FURNACE

UNIT # 15 FURNACE

Monitor Condition

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

Model: G23Q3-50-1
SerialNo: 5893K55039

BTUs: 40000

Age: 31 Year(s)

Gas

Forced Air

Beyond Design Life

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Rated fair due to unit being beyond standard design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Furnace:



Unit # 15 Furnace:



Unit # 15 Furnace:



Unit # 15 Furnace:

UNIT # 1 DRAFT CONTROL / VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 1 Draft Control / Vent:



Unit # 1 Draft Control / Vent:

UNIT # 2 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 2 Draft Control/Vent:



Unit # 2 Draft Control/Vent:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 3 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 3 Draft Control/Vent:



Unit # 3 Draft Control/Vent:

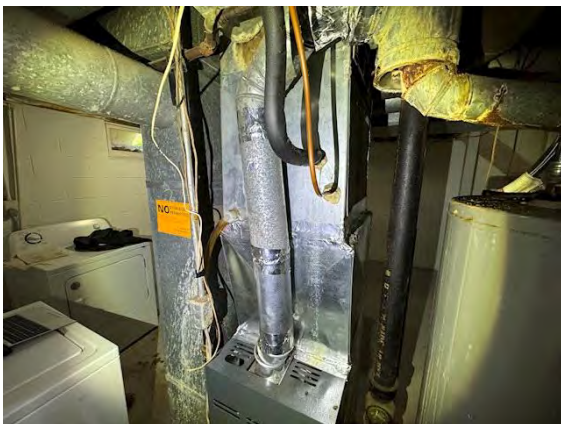
UNIT # 4 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 4 Draft Control/Vent:



Unit # 4 Draft Control/Vent:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 5 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 5 Draft Control/Vent:



Unit # 5 Draft Control/Vent:

UNIT # 6 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 6 Draft Control/Vent:



Unit # 6 Draft Control/Vent:

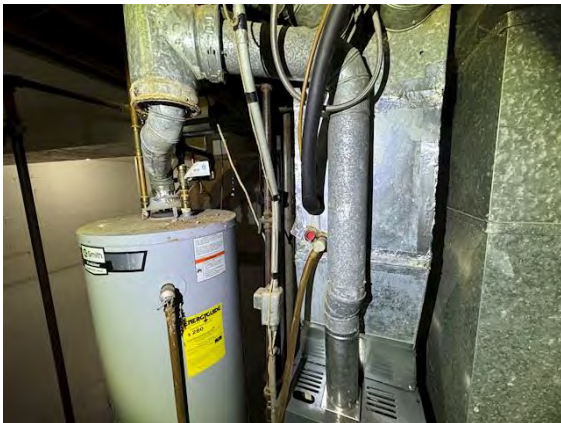
UNIT # 7 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 7 Draft Control/Vent:



Unit # 7 Draft Control/Vent:



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UNIT # 8 DRAFT CONTROL/VENT

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

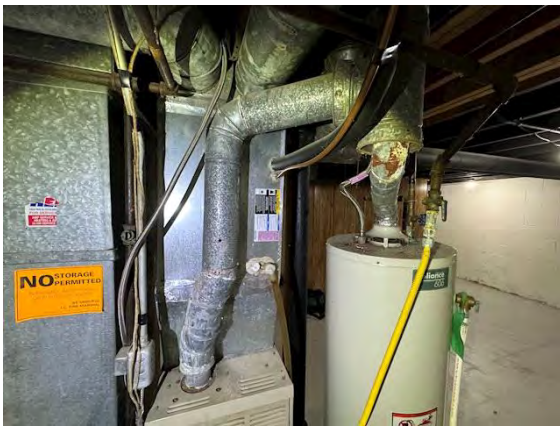
Metal Pipe

Excessive Corrosion / Perforation

Loose Connection

Comments:

- The exhaust flue for the furnace was loose inside of the attic creating a health hazard for CO leakage. Advise that pipe is properly secured and installed for safety.
- Test hole in flue pipe should be sealed to help prevent combustion gases from entering the house.



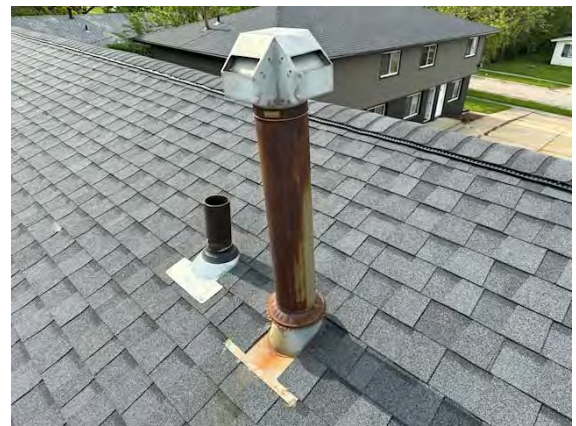
Unit # 8 Draft Control/Vent:



Unit # 8 Draft Control/Vent: TEST HOLE SHOULD BE SEALED



Unit # 8 Draft Control/Vent: LOOSE FLUE CONNECTIONS



Unit # 8 Draft Control/Vent:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 9 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 9 Draft Control/Vent:



Unit # 9 Draft Control/Vent:

UNIT # 10 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 10 Draft Control/Vent:



Unit # 10 Draft Control/Vent:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 11 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 11 Draft Control/Vent:



Unit # 11 Draft Control/Vent:

UNIT # 12 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 12 Draft Control/Vent:



Unit # 12 Draft Control/Vent:

UNIT # 13 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 13 Draft Control/Vent:



Unit # 13 Draft Control/Vent:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 14 DRAFT CONTROL/VENT

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Draft/Control vent appears to be installed correctly.



Unit # 14 Draft Control/Vent:



Unit # 14 Draft Control/Vent:

UNIT # 15 DRAFT CONTROL/VENT

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Pipe

Comments:

- Rain cap missing from exterior flue. Rust build up and corrosion visible on interior flue.



Unit # 15 Draft Control/Vent:



Unit # 15 Draft Control/Vent: MISSING RAIN CAP

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 1 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning (3-4 Months) is required as a part of proper maintenance.
- Air loss in duct systems could lower system efficiency. Duct systems could easily be sealed with heat tape or use of furnace tape (not duct tape) on seams and joints.



Unit # 1 HVAC Distribution:



Unit # 1 HVAC Distribution:

UNIT # 2 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning (3-4 Months) is required as a part of proper maintenance.



Unit # 2 HVAC Distribution:



Unit # 2 HVAC Distribution:



Unit # 2 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 3 HVAC DISTRIBUTION

Recommend Repairs

Ductwork Noisy Blower Dirty Blower Fins

	G	F	P	NI	NA
DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

- Fins on the blower had accumulated dirt and debris which have slowed down the fans rotation and reduced the amount of air that the blower motor is capable of moving. Excessive noise from fan motor. Advise that the blower fins are properly cleaned by a qualified HVAC tech.



Unit # 3 HVAC Distribution:



Unit # 3 HVAC Distribution: DEBRIS CAUGHT AND DIRTY BLOWER FINS

UNIT # 4 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning (3-4 Months) is required as a part of proper maintenance.

Inspection Date:
05/16/2024

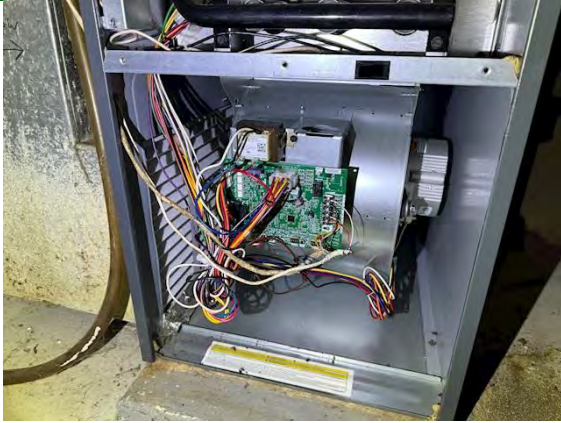
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 4 HVAC Distribution:



Unit # 4 HVAC Distribution:



Unit # 4 HVAC Distribution:

UNIT # 5 HVAC DISTRIBUTION

Monitor Condition

Ductwork Rusted

	G	F	P	NI	NA
DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Gaps and rust present in air ducts. Recommend that any gaps are properly sealed and rust is monitored for holes or additional damage. Repair or replace damaged duct system as needed.

Inspection Date:
05/16/2024

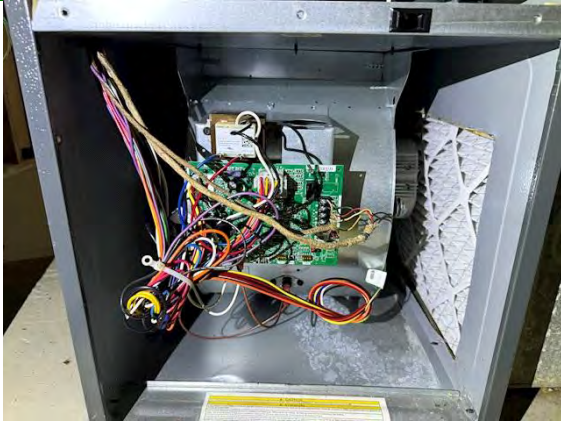
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

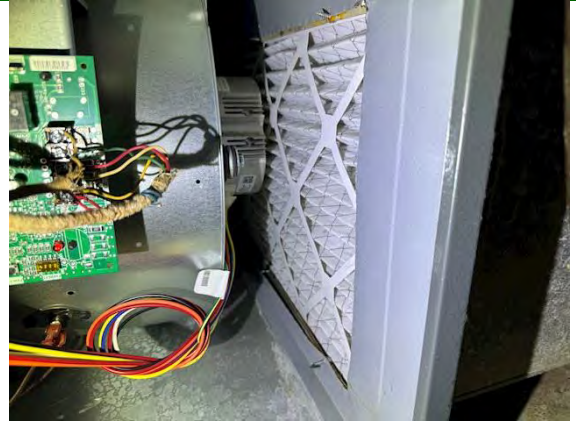


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National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 5 HVAC Distribution:



Unit # 5 HVAC Distribution:



Unit # 5 HVAC Distribution:



Unit # 5 HVAC Distribution: GAPS IN DUCT SYSTEM



Unit # 5 HVAC Distribution: RUST BUILD UP



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 6 HVAC DISTRIBUTION

Monitor Condition

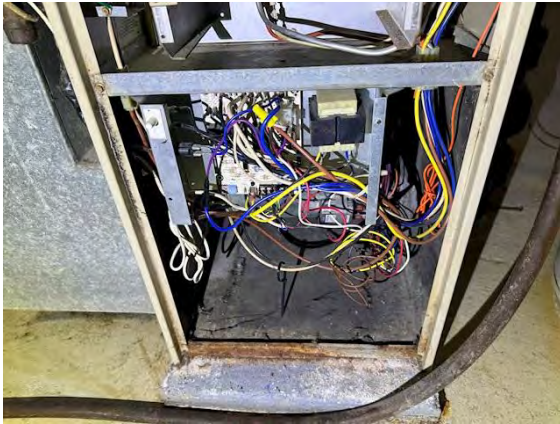
Ductwork

Dirty Blower Fins

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.



Unit # 6 HVAC Distribution:



Unit # 6 HVAC Distribution:



Unit # 6 HVAC Distribution: DIRTY BLOWER FINS

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 7 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning (3-4 Months) is required as a part of proper maintenance.



Unit # 7 HVAC Distribution:



Unit # 7 HVAC Distribution:



Unit # 7 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

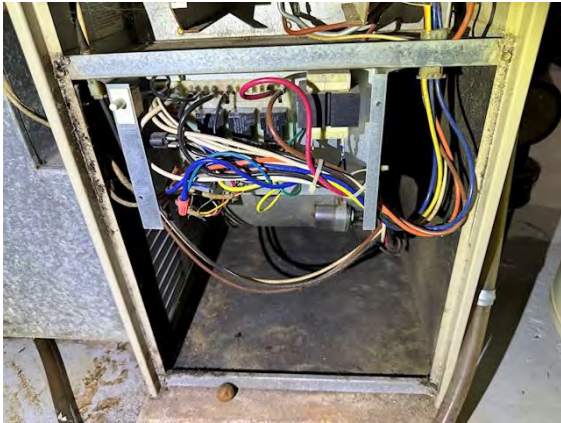
UNIT # 8 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present.



Unit # 8 HVAC Distribution:



Unit # 8 HVAC Distribution:



Unit # 8 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 9 HVAC DISTRIBUTION

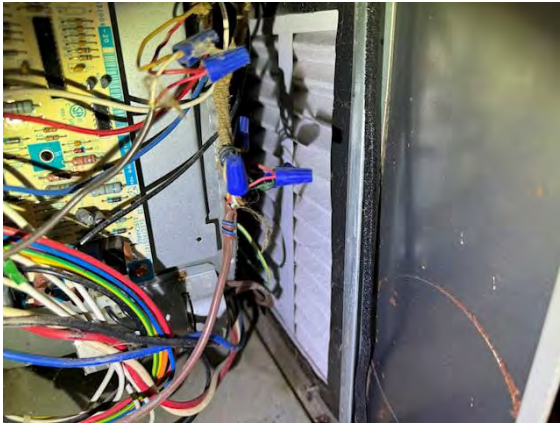
Recommend Repairs

Ductwork

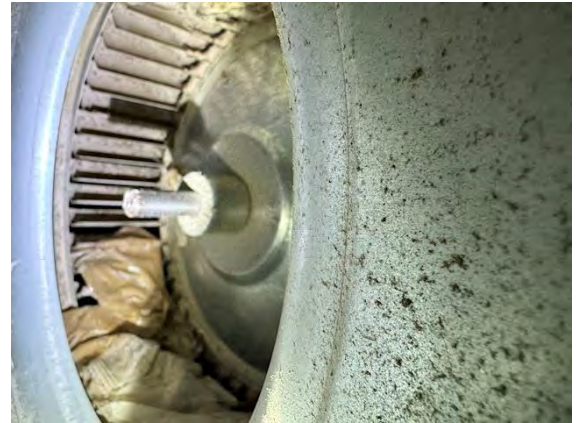
	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Blower compartment and fan was full of debris and dust build up. This may cause damage to the fan and its components. Further repair and cleaning by HVAC tech advised.



Unit # 9 HVAC Distribution:



Unit # 9 HVAC Distribution:

UNIT # 10 HVAC DISTRIBUTION

Recommend Repairs

Ductwork

Dirty Blower Fins

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

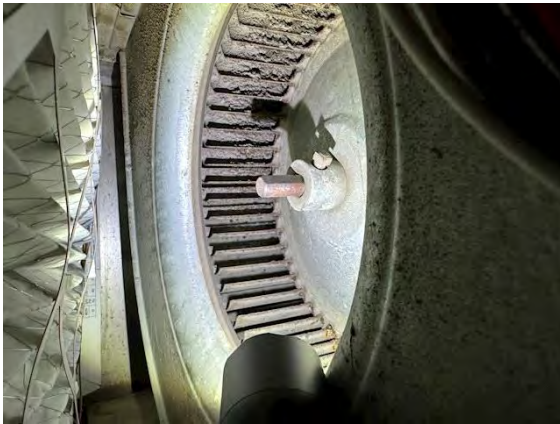
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 HVAC Distribution:



Unit # 10 HVAC Distribution:



Unit # 10 HVAC Distribution: DIRTY BLOWER FINS

UNIT # 11 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Distribution was acceptable at time of inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 11 HVAC Distribution:



Unit # 11 HVAC Distribution:

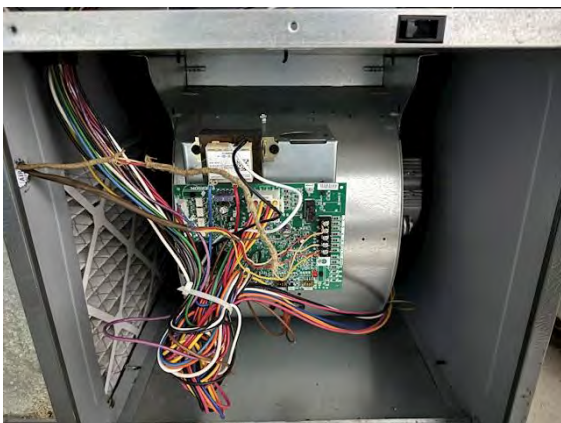
UNIT # 12 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Distribution was acceptable at time of inspection.



Unit # 12 HVAC Distribution:



Unit # 12 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 13 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present.



Unit # 13 HVAC Distribution:



Unit # 13 HVAC Distribution:



Unit # 13 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

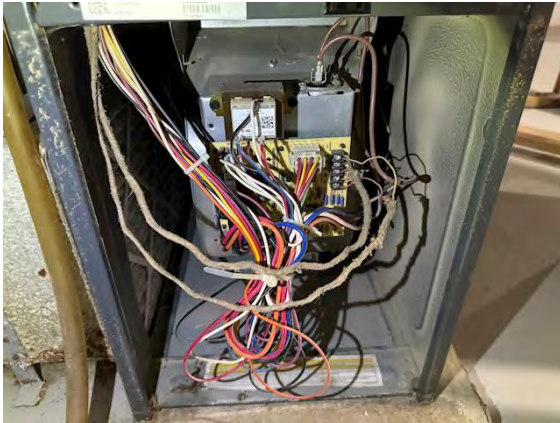
UNIT # 14 HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
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"/>

Comments:

- Distribution was acceptable at time of inspection.



Unit # 14 HVAC Distribution:



Unit # 14 HVAC Distribution:



Unit # 14 HVAC Distribution:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 15 HVAC DISTRIBUTION

Recommend Repairs

Ductwork Dirty Blower Fins

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

- Fins on the blower had accumulated dirt which may slow down the fans rotation and reduce the amount of air that the blower motor is capable of moving. Advise that the blower fins are properly cleaned by a qualified HVAC tech.



Unit # 15 HVAC Distribution:



Unit # 15 HVAC Distribution:



Unit # 15 HVAC Distribution: DIRTY BLOWER FINS

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 1 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: GSX130181ED
SerialNo: 1403396045

Size: 2.0 Tons

Age: 10 Year(s)

Electric

Central Air

Outside Unit Not Level

Damaged or Missing Suction Line Insulation

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner.
- A/C suction line requires re-insulation to improve efficiency.
- The HVAC condenser unit was not level. It is very important for the condenser to be level to reduce wear on the fan barings and enable the lubricating oil to reach all parts of the compressor motor.



Unit # 1 Cooling:



Unit # 1 Cooling: UN LEVEL AC UNIT



Unit # 1 Cooling: INSULATION MISSING FROM SUCTION LINE



Unit # 1 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 2 COOLING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Internation Comfort Model: HAC024AKA1 Size: 2.0 Tons Age: 23 Year(s)
 Products
 Design Life: 15-20 Year(s) SerialNo: L012015016

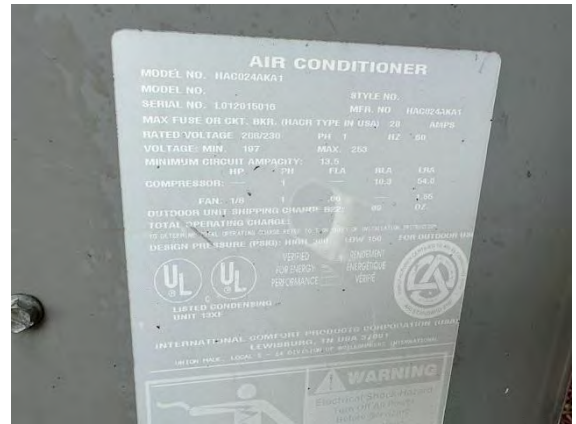
Electric Central Air Beyond Design Life No Pad Under Unit

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.
- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- No pad. The air conditioner compressor housing was not mounted on a stable surface. Over time, it could move out of level which will create mechanical problems such as premature fan bearing wear.



Unit # 2 Cooling: NO CONCRETE PAD INSTALLED



Unit # 2 Cooling:

UNIT # 3 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Unknown Model: Label Not Legible Design Life: 15-20 Year(s) SerialNo: N/A

Electric Central Air

Comments:

- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 3 Cooling:

UNIT # 4 COOLING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: American Standard
Design Life: 15-20 Year(s)

Model: 2A7A3024A1000AA
SerialNo: 6172S785F

Size: 2.0 Tons

Age: 18 Year(s)

Electric

Central Air

At or Near Design Life

Needs Normal Maintenance / Cleaning

Outside Unit Not Level

Comments:

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- The HVAC condenser unit was not level. It is very important for the condenser to be level to reduce wear on the fan bearings and enable the lubricating oil to reach all parts of the compressor motor.
- Condenser service wire is exposed due to conduit coming loose from breaker box. Recommend that conduit is properly secured to prevent damage to wire and for electrical safety.



Unit # 4 Cooling:



Unit # 4 Cooling: UN LEVEL SYSTEM

Inspection Date:
05/16/2024

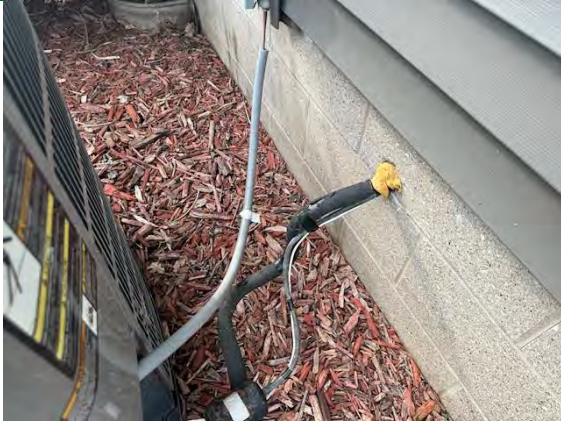
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 4 Cooling:



Unit # 4 Cooling: LOOSE CONDUIT AND EXPOSED WIRE



Unit # 4 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 5 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: JS6BD-024K
SerialNo: JSG170718674

Size: 2.0 Tons

Age: 17 Year(s)

Electric

Central Air

At or Near Design Life

Needs Normal Maintenance / Cleaning

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner.
- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.
- A/C suction line requires re-insulation to improve efficiency.



Unit # 5 Cooling:



Unit # 5 Cooling: DAMAGED INSULATION



Unit # 5 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 6 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Unknown
SerialNo: E060616732

Model: Label Not Legible

Size: 2.0 Tons

Design Life: 15-20 Year(s)

Electric

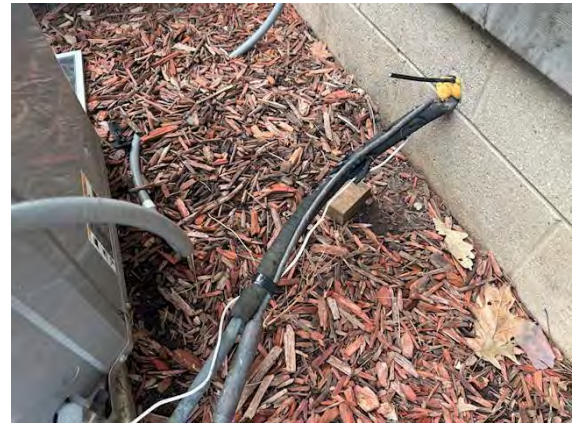
Central Air

Comments:

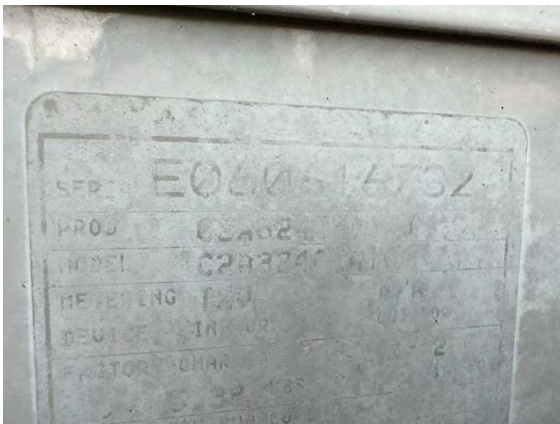
- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.



Unit # 6 Cooling:



Unit # 6 Cooling:



Unit # 6 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 7 COOLING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Intertion Comfort Model: N4A324AKC100 Size: 2.0 Tons Age: 10-15 Year(s)
 Products
 Design Life: 15-20 Year(s) SerialNo: E141911048
 Electric Central Air

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.



Unit # 7 Cooling:



Unit # 7 Cooling:



Unit # 7 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 8 COOLING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Internation Comfort Model: N4A324AKB200 Size: 2.0 Tons Age: 13 Year(s)
 Products
 Design Life: 15-20 Year(s) SerialNo: E111918591
 Electric Central Air

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner.



Unit # 8 Cooling:



Unit # 8 Cooling:



Unit # 8 Cooling:

SERIAL E111918591
 PROD N4A324AKB200
 MODEL N4A324AKB200
 METERING TXU NR
 DEVICE INDOOR OUTDOOR
 FACTORY CHARGED R410A
 3.80 LBS 1.72 HG
 INDOOR TXU SUP COOLING 16 TF
 POWER SUPPLY 208-230 VOLTS AC
 1 PH 60 HZ
 253 MAX 197 MIN
 SUITABLE FOR OUTDOOR USE
 COMPRESSOR 208/230 VOLTS AC
 1 PH 60 HZ
 13.5 FLA 58.3 LRA
 FAN MOTOR 208/230 VOLTS AC
 1 PH 60 HZ
 17/10 HP 0.77 FLA
 DESIGN TEST PRESSURE (PSI)
 LI 450 PSI 3103 KPA
 LO 250 PSI 1724 KPA
 MAXIMUM ALLOWABLE PRESSURE
 700 PSI 4826 KPA
 MINIMUM CIRCUIT AMP 17.6
 MAX FUSE 25 A
 UL LISTED
 ARII CERTIFIED

Inspection Date:
05/16/2024

Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 9 COOLING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: GSX130181EJ
SerialNo: 21982794297

Size: 2.0 Tons

Age: 3 Year(s)

Electric

Central Air

Comments:

- The HVAC condenser was not installed on a visible pad and may become un level due to settling. It is very important for the condenser to be level to enable the lubricating oil to reach all parts of the compressor motor.
- The presence of condensation on the interior side of the suction lines noted during the inspection. The presence of frost or ice could indicate the unit was not operating properly and requires service.



Unit # 9 Cooling:



Unit # 9 Cooling:



Unit # 9 Cooling: CONDENSATION FORMING ON SUCTION LINES

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 10 COOLING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: N4A324AKB200
SerialNo: E102725930

Size: 2.0 Tons

Age: 14 Year(s)

Electric

Central Air

Comments:

- AC unit was not installed on a visible pad. Advise that pad be installed to prevent AC unit from settling or being uneven.



Unit # 10 Cooling:



Unit # 10 Cooling:



Unit # 10 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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UNIT # 11 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: GSX130181EC
SerialNo: 1563383089

Size: 2.0 Tons

Age: 9 Year(s)

Electric

Central Air

Comments:

- No visible pad installed under AC unit. Advise that AC unit is installed on top of a concrete or plastic pad to prevent settling.



Unit # 11 Cooling:



Unit # 11 Cooling:

UNIT # 12 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: GSX130181EJ
SerialNo: 2105386594

Size: 2.0 Tons

Age: 3 Year(s)

Electric

Central Air

Comments:

- Leaf debris built up around the AC unit. Clean exterior condensing unit on a routine basis. Obstructed air flow could lead to poor efficiency/damage to the unit.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 12 Cooling:



Unit # 12 Cooling:



Unit # 12 Cooling: CLEAR LEAF DEBRIS FROM AWAY FROM UNIT

UNIT # 13 COOLING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: GSX130181EJ
SerialNo: 2105298299

Size: 2.0 Tons

Age: 3 Year(s)

Electric

Central Air

Comments:

- The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Unit # 13 Cooling:



Unit # 13 Cooling:

UNIT # 14 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Model: CAC024AKA1
SerialNo: L022518443

Size: 2.0 Tons

Age: 22 Year(s)

Electric

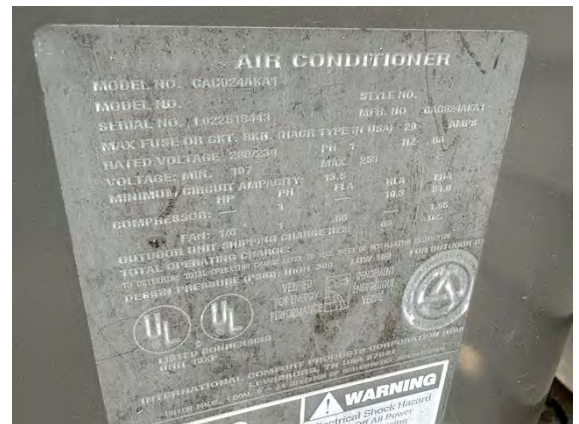
Central Air

Comments:

- Rated marginal due to unit being at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.



Unit # 14 Cooling:



Unit # 14 Cooling:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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UNIT # 15 COOLING

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Internation Comfort Model: N4A324AKB200 Size: 2.0 Tons Age: 13 Year(s)
 Products
 Design Life: 15-20 Year(s) SerialNo: E111918593

Electric Central Air

Comments:

- Unit is at or near design life. Due to the age of unit, be aware that it could need repairs or replacing at any time.



Unit # 15 Cooling:



Unit # 15 Cooling:

UNIT # 1 KITCHEN

Recommend Repairs

	G	F	P	NI	NA
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"/>
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"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
 Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

STOVE TOP/OVEN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

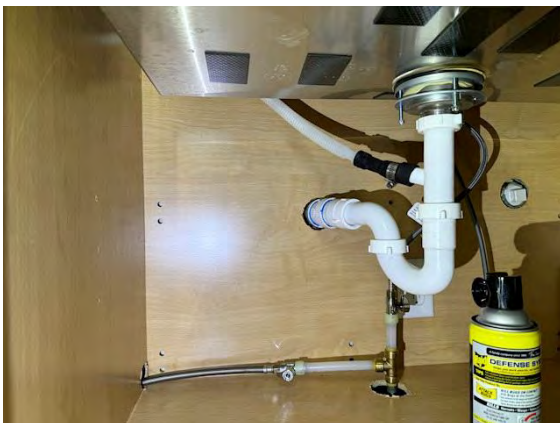
- GFCI outlets tripped when tested.
- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection.



Unit # 1 Kitchen:



Unit # 1 Kitchen:



Unit # 1 Kitchen:



Unit # 1 Kitchen: STOVE IN DIRECT CONTACT WITH DRYWALL

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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UNIT # 2 KITCHEN	<input checked="" type="checkbox"/> Monitor Condition <input checked="" type="checkbox"/> Recommend Repairs	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<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"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- GFCI outlets were in acceptable condition and properly tripped.
- Stove top and oven were installed in direct contact with drywall. Oven door was also rubbing on wall causing damage to drywall. Recommend a protective material is installed in between oven for fire protection.
- Dishwasher drainage loop not properly installed. A high loop prevents waste water back flowing from your sink to your dishwasher. If the drain hose is not elevated, there is a potential for water to run the wrong way through your drain hose and can cause standing water at the bottom of the dishwasher. Recommend proper high loop be installed.
- Dishwasher status lights were blinking and would not respond to touch. Further evaluation advised.
- Sink faucet head was leaking at time of inspection. Advise that faucet head is repaired or replaced.
- Large amounts of grease build up on stove top surface. Recommend that surface is properly cleaned.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 2 Kitchen:



Unit # 2 Kitchen:



Unit # 2 Kitchen: DISHWASHER DRAINAGE LOOP
NOT INSTALLED HIGH ENOUGH



Unit # 2 Kitchen:



**TwentyOne Enterprises, Inc. DBA
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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 2 Kitchen: FAUCET HEAD LEAKS

UNIT # 3 KITCHEN

Recommend Repairs

	G	F	P	NI	NA
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 3 Kitchen:



Unit # 3 Kitchen:



Unit # 3 Kitchen:



Unit # 3 Kitchen: OVEN INSTALLED IN DIRECT CONTACT WITH DRYWALL



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

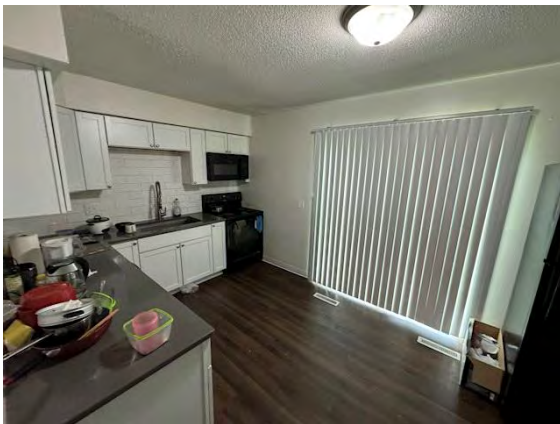
UNIT # 4 KITCHEN

Monitor Condition
 Recommend Repairs

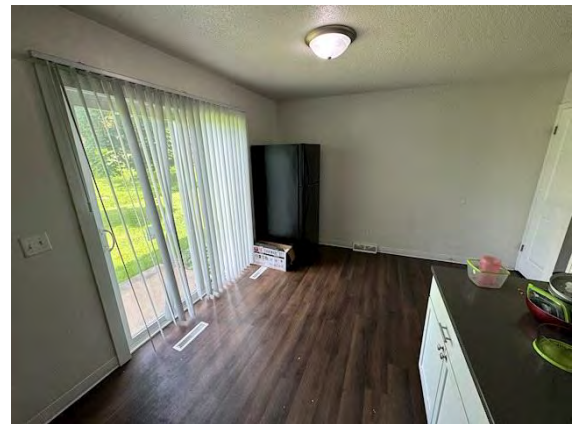
	G	F	P	NI	NA
CEILING(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection. Burn marks / discoloration and heat damage visible on wall next to stove.
- Ceiling was stained above the over. Recommend that stains are cleaned off to prevent permanent staining of ceiling.



Unit # 4 Kitchen:



Unit # 4 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 4 Kitchen:



Unit # 4 Kitchen: BURN MARKS AND PAINT
DAMAGE NEAR STOVE



Unit # 4 Kitchen:



Unit # 4 Kitchen: CEILING STAINS



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 5 KITCHEN

Recommend Repairs

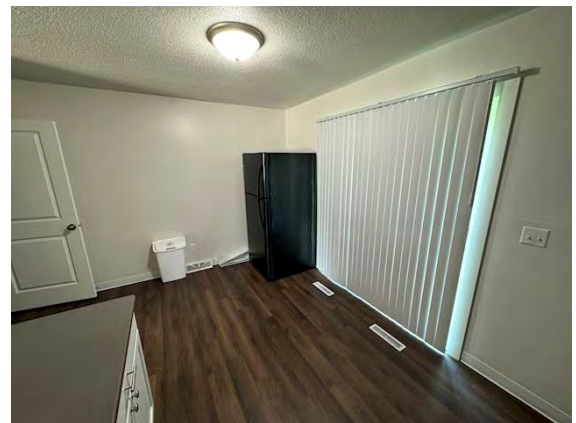
	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Stove top and oven were installed in direct contact with drywall. Recommend a protective material is installed in between oven for fire protection. Heat damage to drywall next to oven visible.



Unit # 5 Kitchen:



Unit # 5 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 5 Kitchen:



Unit # 5 Kitchen: STOVE INSTALLED NEXT TO DRYWALL



Unit # 5 Kitchen: WALL DAMAGE



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 6 KITCHEN

	G	F	P	NI	NA
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"/>
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- All components in kitchen were acceptable at time of inspection.
- Protective wall covering installed next to stove.



Unit # 6 Kitchen:



Unit # 6 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 6 Kitchen:



Unit # 6 Kitchen:

UNIT # 7 KITCHEN

Recommend Repairs

	G	F	P	NI	NA
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes.
- Oven and stove top was installed directly against unprotected drywall. Drywall showing signs of heat damage and discoloration.



Unit # 7 Kitchen:



Unit # 7 Kitchen:



Unit # 7 Kitchen:



Unit # 7 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 7 Kitchen:

UNIT # 8 KITCHEN

Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Tenant was cooking and present in the kitchen at time of inspection. Visual inspection only of space and no photos available.
- Stove installed in direct contact with drywall.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 9 KITCHEN

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Lower sink left door was damaged at time of inspection.
- Drywall next to oven is starting to show heat damage and staining. Advise that a protective barrier is installed between oven and wall.



Unit # 9 Kitchen:



Unit # 9 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 9 Kitchen: DAMAGED / LOOSE CABINET DOOR



Unit # 9 Kitchen:



Unit # 9 Kitchen: DRYWALL DAMAGE DUE TO OVER PROXIMITY



Unit # 9 Kitchen:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

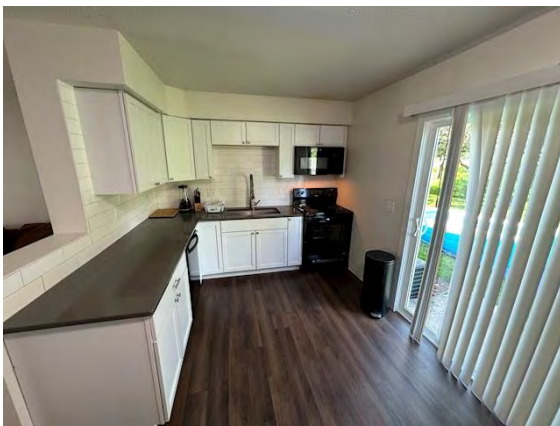
UNIT # 10 KITCHEN

Recommend Repairs

	G	F	P	NI	NA
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Stove was installed in contact with the drywall. Recommend a protective material is installed to prevent damage to dry wall and possible fire risk.



Unit # 10 Kitchen:



Unit # 10 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 Kitchen:



Unit # 10 Kitchen:

UNIT # 11 KITCHEN

	G	F	P	NI	NA
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"/>
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- All components in kitchen were acceptable at time of inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 11 Kitchen:



Unit # 11 Kitchen:



Unit # 11 Kitchen:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 12 KITCHEN

Recommend Repairs

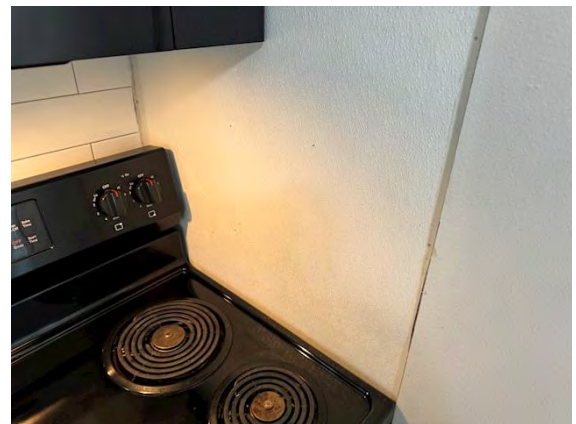
	G	F	P	NI	NA
CEILING(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes.



Unit # 12 Kitchen:



Unit # 12 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 12 Kitchen: NO DISHWASHER DRAINAGE LOOP

UNIT # 13 KITCHEN

	G	F	P	NI	NA
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"/>
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- All components in kitchen were acceptable at time of inspection.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 13 Kitchen:



Unit # 13 Kitchen:



Unit # 13 Kitchen:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 14 KITCHEN

	G	F	P	NI	NA
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"/>
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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- All components in kitchen were acceptable at time of inspection.



Unit # 14 Kitchen:



Unit # 14 Kitchen:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Kitchen:



Unit # 14 Kitchen:

UNIT # 15 KITCHEN

	G	F	P	NI	NA
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"/>
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"/>
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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Kitchen:



Unit # 15 Kitchen:



Unit # 15 Kitchen:



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 1 BATHROOM

Monitor Condition

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / tub enclosure needs improvement in caulking to create a water tight seal.



Unit # 1 Bathroom:



Unit # 1 Bathroom: CAULKING NEEDED ALONG BACKSPLASH

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 1 Bathroom: GAPS IN SHOWER ENCLOSURE

UNIT # 2 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- GFCI outlet tripped appropriately
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower enclosure was chipped and showing damage. Advise that enclosure is repaired or replaced to prevent leaks from developing.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 2 Bathroom:



Unit # 2 Bathroom: CHIPPED AND DAMAGED ENCLOSURE

UNIT # 3 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- GFCI outlet tripped appropriately

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- The toilet was loose at base. This may cause unseen seepage to occur which may not show until some later date. Also there is a potential for sewage gas to enter the dwelling when a toilet is loose at base. Further evaluation and repair by a qualified plumber advised.
- Exhaust fan did not respond to the switch. Further evaluation and repair advised.



Unit # 3 Bathroom:

UNIT # 4 BATHROOM

- Monitor Condition
- Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- GFCI outlet tripped appropriately.

- Shower / tub faucet head was loose and not properly secured to enclosure. Recommend that faucet head is properly installed and caulked to prevent moisture / water entry behind enclosure.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 4 Bathroom:



Unit # 4 Bathroom: LOOSE FAUCET HEAD

UNIT # 5 BATHROOM

Monitor Condition

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- GFCI outlet tripped appropriately

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 5 Bathroom:

UNIT # 6 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input checked="" type="checkbox"/> Loose at Base	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 6 Bathroom:

UNIT # 7 BATHROOM

Monitor Condition

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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:

- GFCI outlet tripped appropriately

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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- Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 7 Bathroom:

UNIT # 8 BATHROOM

- Monitor Condition
- Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input checked="" type="checkbox"/> Loose at Base	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

- GFCI outlet tripped appropriately

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 8 Bathroom:

UNIT # 9 BATHROOM

- Monitor Condition
- Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:
05/16/2024

Inspector: Jay Heckart
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Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / Tub enclosure was chipped and damaged. This may lead to holes or cracks developing. Advise that enclosure is repaired or replaced to prevent possible water related damage.



Unit # 9 Bathroom:



Unit # 9 Bathroom: CHIPS VISIBLE IN SHOWER ENCLOSURE

UNIT # 10 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input checked="" type="checkbox"/> Loose at Base	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA
National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- GFCI outlet tripped appropriately
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- The toilet was loose at base.
- Tub / shower enclosure was chipped and damaged. Recommend that enclosure is repaired or replaced to prevent leaks from developing.



Unit # 10 Bathroom:



Unit # 10 Bathroom: DAMAGED ENCLOSURE



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 11 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

- GFCI outlet tripped appropriately

- Toilet was loud and runs continuously after flushing. Further review and repair by plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

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TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 12 BATHROOM

Monitor Condition
 Recommend Repairs

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

- The sink was draining very slowly, suggesting there is a restriction in the drain pipe or trap located under the sink. Further review by plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 12 Bathroom:



Unit # 12 Bathroom:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 13 BATHROOM

Monitor Condition

	G	F	P	NI	NA
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"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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:

- GFCI outlet tripped appropriately
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.



Unit # 13 Bathroom:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 14 BATHROOM

Recommend Repairs

	G	F	P	NI	NA
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"/>
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"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Water was shut off to bathroom sink. Advise that water is turned on and fixture & plumbing are checked for leaks.
- Exhaust fan had excess noise when in operation. Recommend that fan is cleaned and checked for proper operation.



Unit # 14 Bathroom:



Unit # 14 Bathroom: NO WATER TO SINK

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Bathroom:

UNIT # 15 BATHROOM	<input checked="" type="checkbox"/> Monitor Condition	<input checked="" type="checkbox"/> Recommend Repairs	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET <input checked="" type="checkbox"/> Loose at Base	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- The toilet was loose at base. Further evaluation and repair by a qualified plumber advised.
- Countertop along backsplash is not caulked. Recommend that caulk is applied to avoid water getting behind cabinets.
- Shower / tub enclosure was chipped and damaged. Advise that tub enclosure is repaired to prevent leaks from developing.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Bathroom:



Unit # 15 Bathroom: DAMAGED TUB ENCLOSURE

UNIT # 1 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 1 Bedrooms & Living Space:



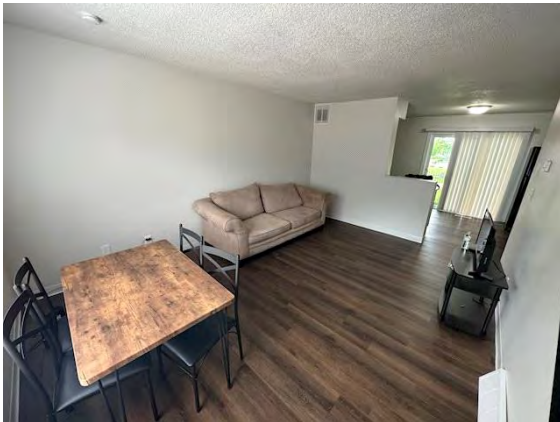
Unit # 1 Bedrooms & Living Space:



Unit # 1 Bedrooms & Living Space:



Unit # 1 Bedrooms & Living Space:



Unit # 1 Bedrooms & Living Space:



Unit # 1 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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UNIT # 2 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.
- Missing window screen in front bedroom.



Unit # 2 Bedrooms & Living Space:



Unit # 2 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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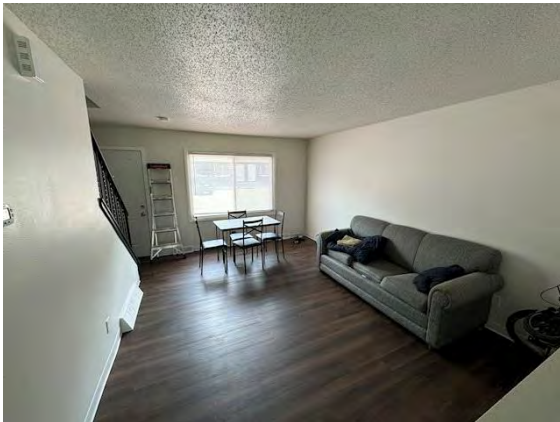
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 2 Bedrooms & Living Space:



Unit # 2 Bedrooms & Living Space:



Unit # 2 Bedrooms & Living Space:



Unit # 2 Bedrooms & Living Space:

UNIT # 3 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" 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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- Window screens missing.
- Be aware of exposed bulb in closet.



Unit # 3 Bedrooms & Living Space:



Unit # 3 Bedrooms & Living Space:



Unit # 3 Bedrooms & Living Space:



Unit # 3 Bedrooms & Living Space:

Inspection Date:
05/16/2024

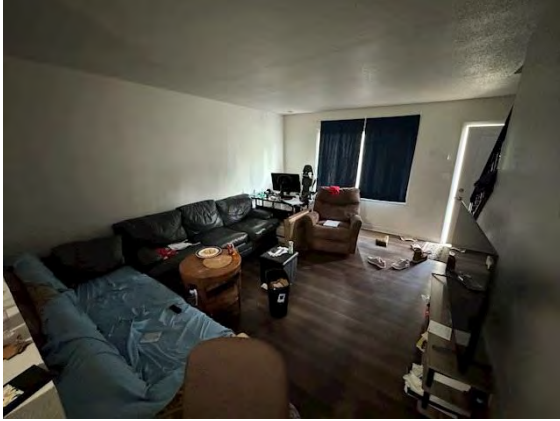
Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com

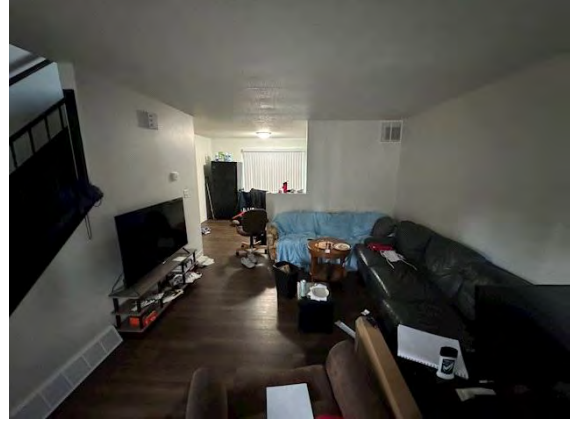


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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 3 Bedrooms & Living Space:



Unit # 3 Bedrooms & Living Space:

UNIT # 4 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:

- Window were operational and electrical components were properly wired. No cracks or damage on ceilings and walls visible.
- Be aware of exposed bulb in closet.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

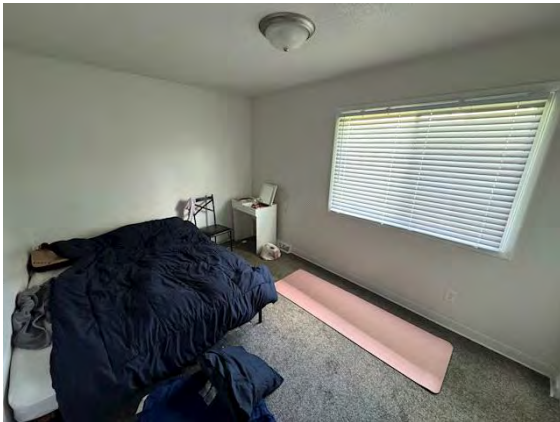
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 4 Bedrooms & Living Space:



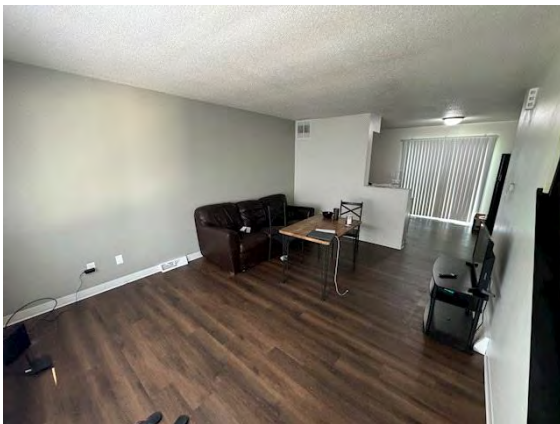
Unit # 4 Bedrooms & Living Space:



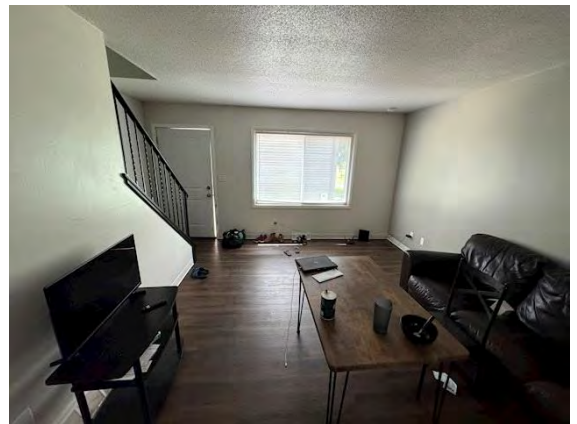
Unit # 4 Bedrooms & Living Space:



Unit # 4 Bedrooms & Living Space:



Unit # 4 Bedrooms & Living Space:



Unit # 4 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 5 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.



Unit # 5 Bedrooms & Living Space:



Unit # 5 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

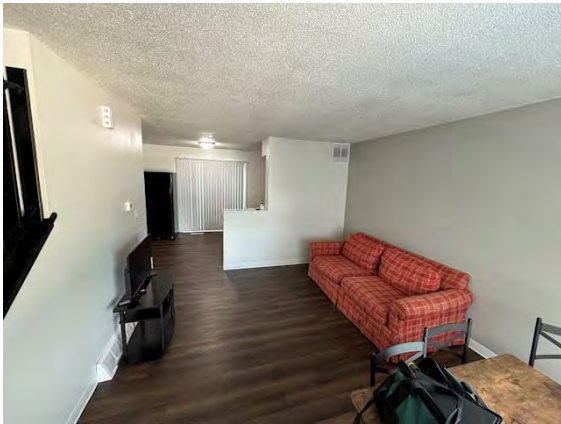
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 5 Bedrooms & Living Space:



Unit # 5 Bedrooms & Living Space:



Unit # 5 Bedrooms & Living Space:



Unit # 5 Bedrooms & Living Space:

UNIT # 6 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

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Comments:

- Bedroom windows were operational and electrical components were properly wired. No cracks or damage on ceilings and walls visible.
- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.



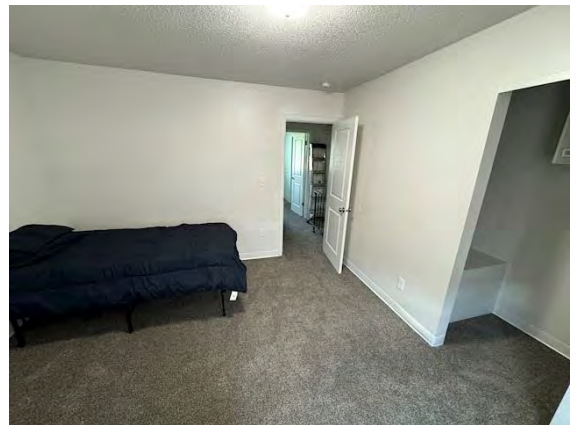
Unit # 6 Bedrooms & Living Space:



Unit # 6 Bedrooms & Living Space:



Unit # 6 Bedrooms & Living Space:



Unit # 6 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 6 Bedrooms & Living Space:



Unit # 6 Bedrooms & Living Space:

UNIT # 7 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input checked="" 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:

- Be aware of exposed bulb in closet.
- Upstairs bedroom door knobs were loose and not properly secured. Recommend that knobs are secured to the door for proper operation.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

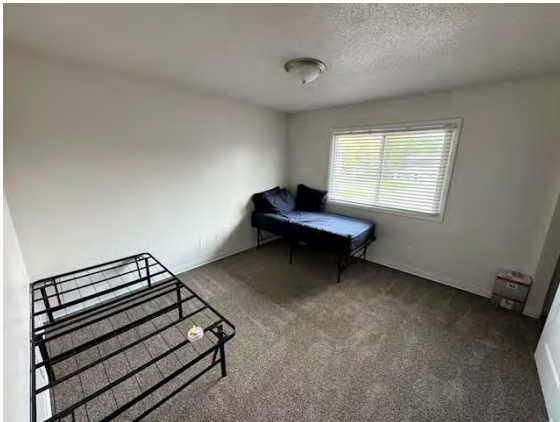
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



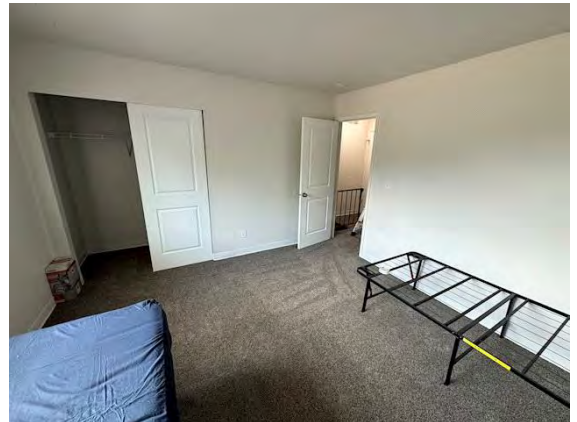
Unit # 7 Bedrooms & Living Space:



Unit # 7 Bedrooms & Living Space:



Unit # 7 Bedrooms & Living Space:



Unit # 7 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 7 Bedrooms & Living Space: LOOSE DOOR KNOBS



Unit # 7 Bedrooms & Living Space:



Unit # 7 Bedrooms & Living Space:

UNIT # 8 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" 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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



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Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

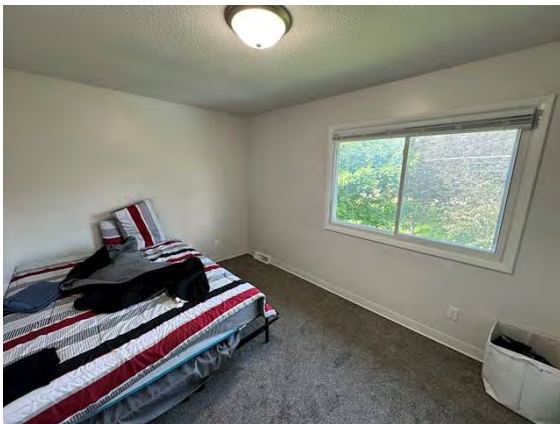
- Inspected rooms and areas were in acceptable condition at time of inspection. Limited photos due to tenants being inside of unit at time of inspection.
- Be aware of exposed bulb in closet.



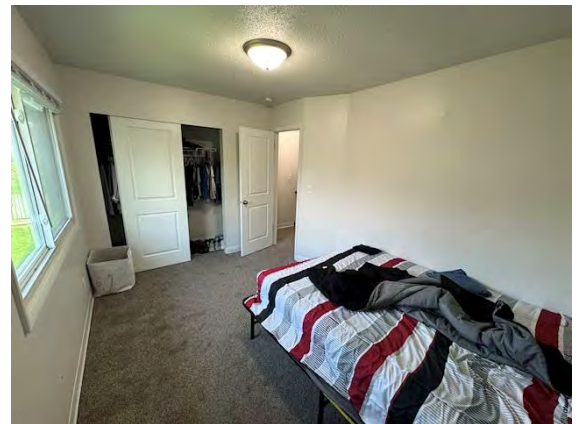
Unit # 8 Bedrooms & Living Space:



Unit # 8 Bedrooms & Living Space:



Unit # 8 Bedrooms & Living Space:



Unit # 8 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 9 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly. Tenant was present at time of inspection and no photo of living room possible.
- Be aware of exposed bulb in closet.



Unit # 9 Bedrooms & Living Space:



Unit # 9 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 9 Bedrooms & Living Space:



Unit # 9 Bedrooms & Living Space:

UNIT # 10 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
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"/>
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 checked="" 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:

- Bedrooms & family room were in acceptable condition with operational window. Lights and switches were wired properly and no damage to ceilings or walls at time of inspection.
- Be aware of exposed bulb in closet.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 10 Bedrooms & Living Space:



Unit # 10 Bedrooms & Living Space:



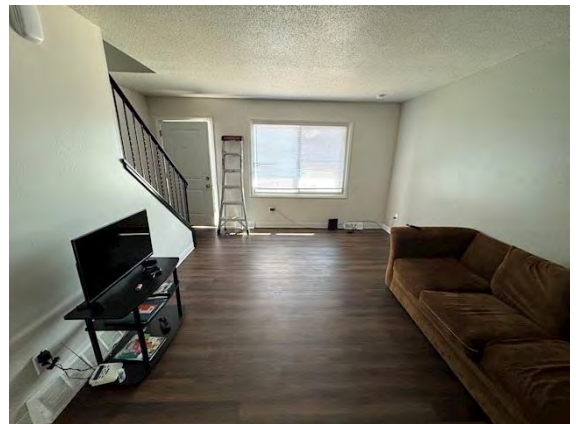
Unit # 10 Bedrooms & Living Space:



Unit # 10 Bedrooms & Living Space:



Unit # 10 Bedrooms & Living Space:



Unit # 10 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 11 BEDROOMS & LIVING SPACE

Monitor Condition

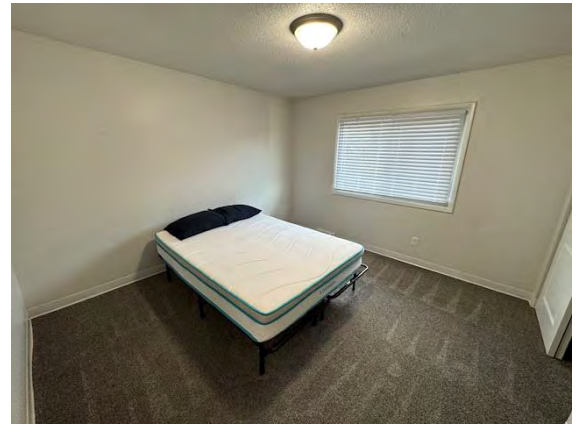
	G	F	P	NI	NA
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet.



Unit # 11 Bedrooms & Living Space:



Unit # 11 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

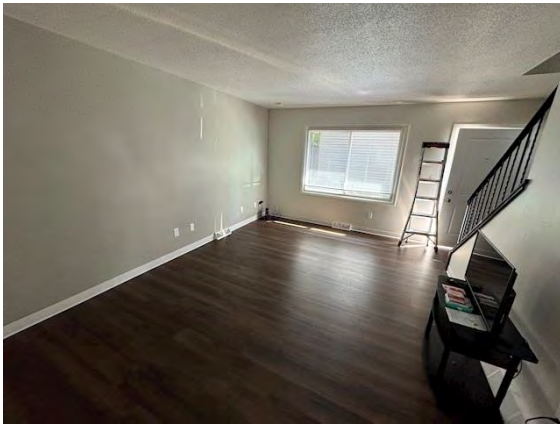
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 11 Bedrooms & Living Space:



Unit # 11 Bedrooms & Living Space:



Unit # 11 Bedrooms & Living Space:

UNIT # 12 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet.



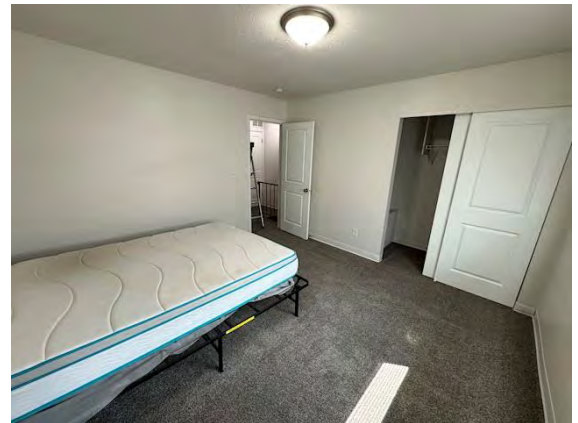
Unit # 12 Bedrooms & Living Space:



Unit # 12 Bedrooms & Living Space:



Unit # 12 Bedrooms & Living Space:



Unit # 12 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 12 Bedrooms & Living Space:



Unit # 12 Bedrooms & Living Space:

UNIT # 13 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING(S)	<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"/>
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 checked="" 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:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet.

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



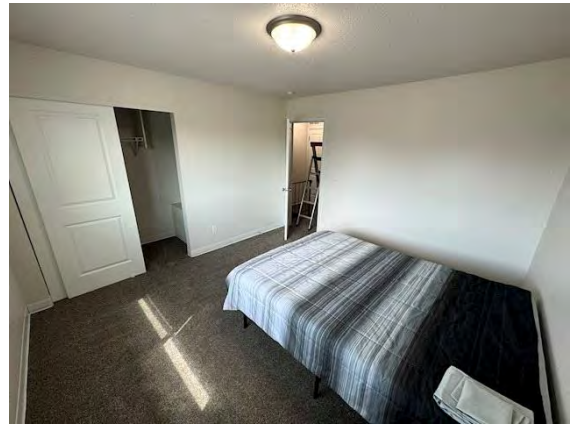
Unit # 13 Bedrooms & Living Space:



Unit # 13 Bedrooms & Living Space:



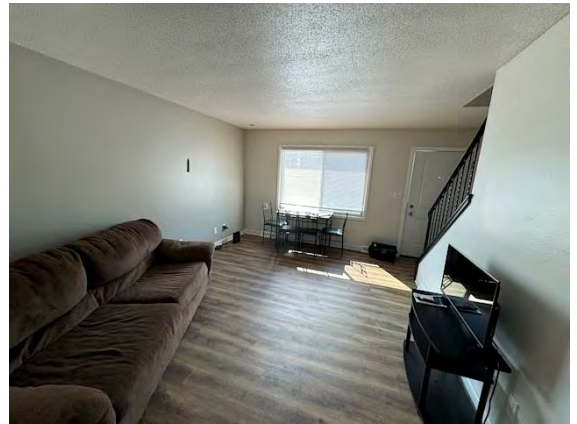
Unit # 13 Bedrooms & Living Space:



Unit # 13 Bedrooms & Living Space:



Unit # 13 Bedrooms & Living Space:



Unit # 13 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 14 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:

- Bedrooms & living room were in acceptable condition with operational window. Lights and switches were wired properly and no damage to ceilings or walls at time of inspection.
- Be aware of exposed bulb in closet.



Unit # 14 Bedrooms & Living Space:



Unit # 14 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



**TwentyOne Enterprises, Inc. DBA
National Property Inspections**

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 14 Bedrooms & Living Space:



Unit # 14 Bedrooms & Living Space:



Unit # 14 Bedrooms & Living Space:



Unit # 14 Bedrooms & Living Space:

UNIT # 15 BEDROOMS & LIVING SPACE

Monitor Condition

	G	F	P	NI	NA
CEILING	<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"/>
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 checked="" 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:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

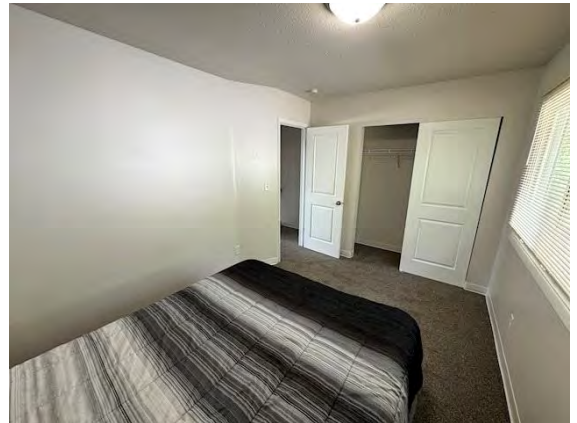
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

Comments:

- Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.
- Be aware of exposed bulb in closet. Lights in closets should be in an enclosed fixture for fire safety or to prevent breakage. Newer LED bulbs are less of a concern with heat and breakage due to plastic.



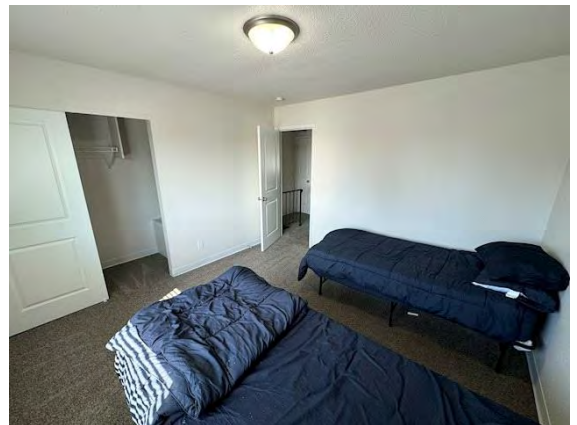
Unit # 15 Bedrooms & Living Space:



Unit # 15 Bedrooms & Living Space:



Unit # 15 Bedrooms & Living Space:



Unit # 15 Bedrooms & Living Space:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240



Unit # 15 Bedrooms & Living Space:



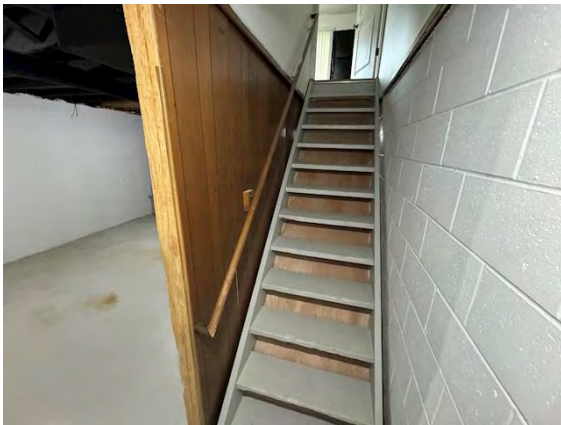
Unit # 15 Bedrooms & Living Space:

UNIT # 1 STAIRS / RAILINGS

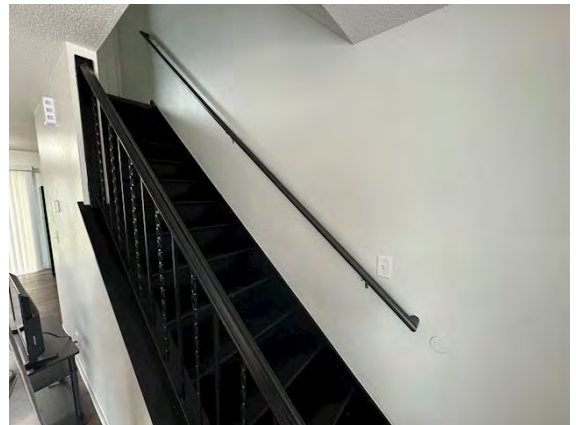
G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



Unit # 1 Stairs / Railings:



Unit # 1 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

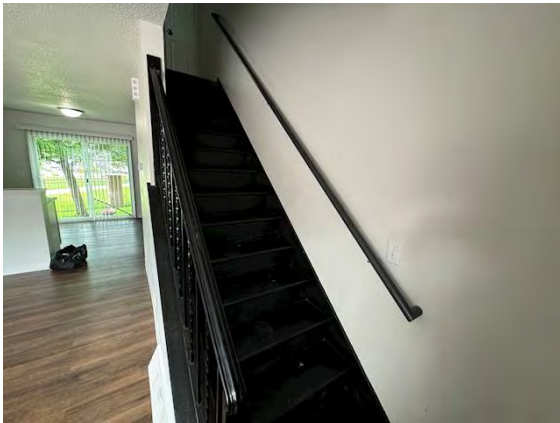
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 2 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



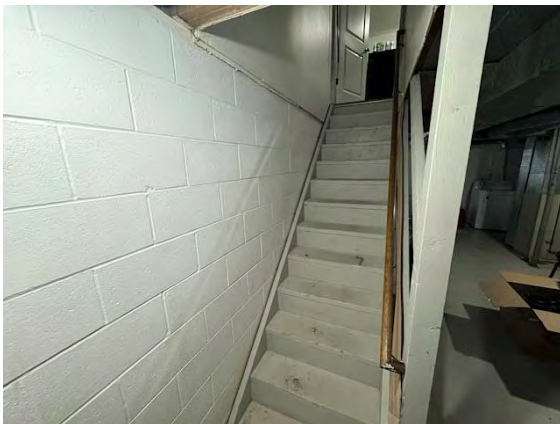
Unit # 2 Stairs / Railings:

UNIT # 3 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



Unit # 3 Stairs / Railings:



Unit # 3 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

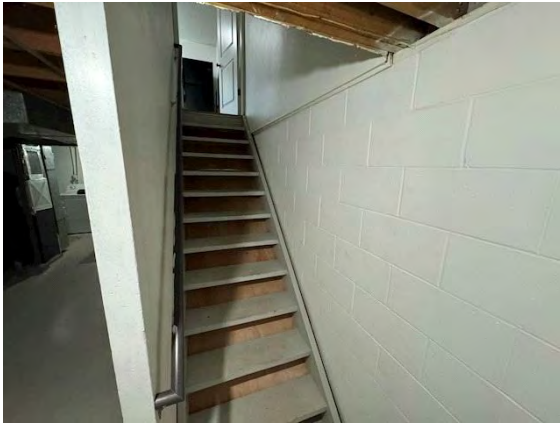
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 4 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



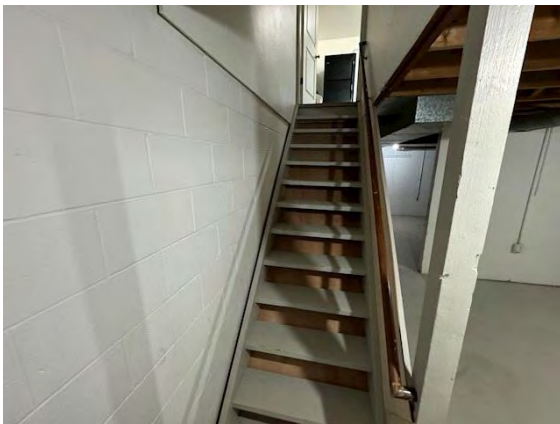
Unit # 4 Stairs / Railings:

UNIT # 5 STAIRS / RAILINGS

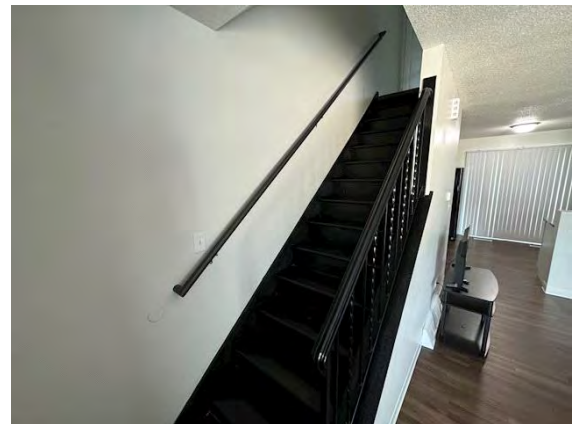
G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



Unit # 5 Stairs / Railings:



Unit # 5 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

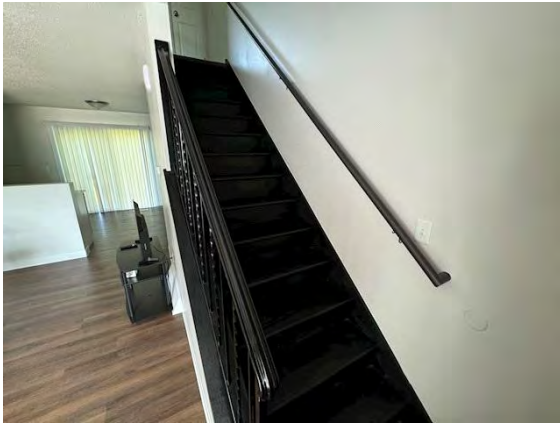
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 6 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



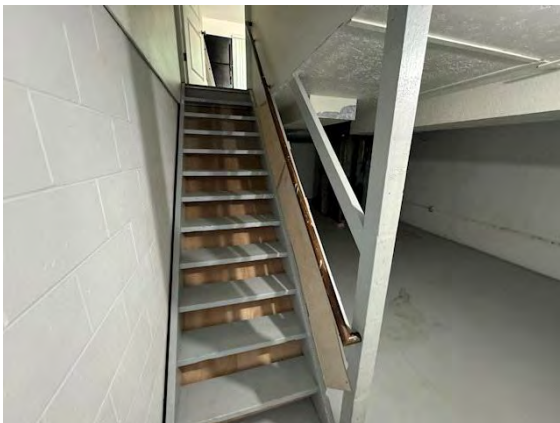
Unit # 6 Stairs / Railings:

UNIT # 7 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



Unit # 7 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

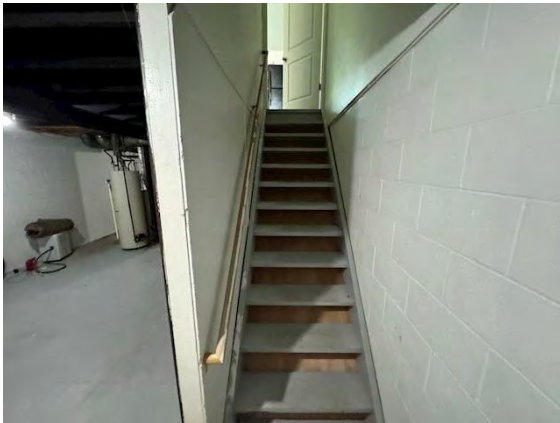
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 8 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



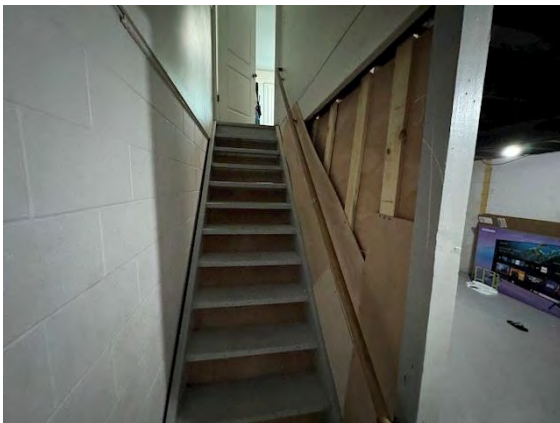
Unit # 8 Stairs / Railings:

UNIT # 9 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



Unit # 9 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

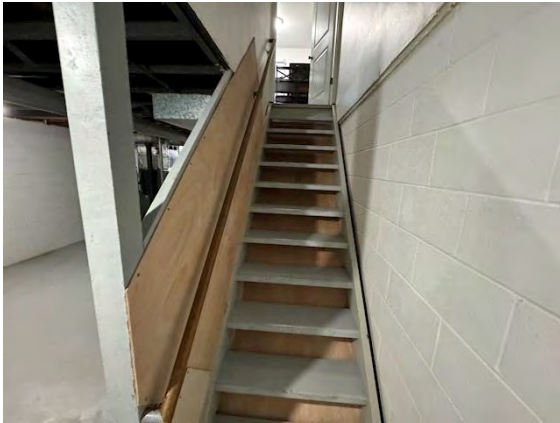
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 10 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



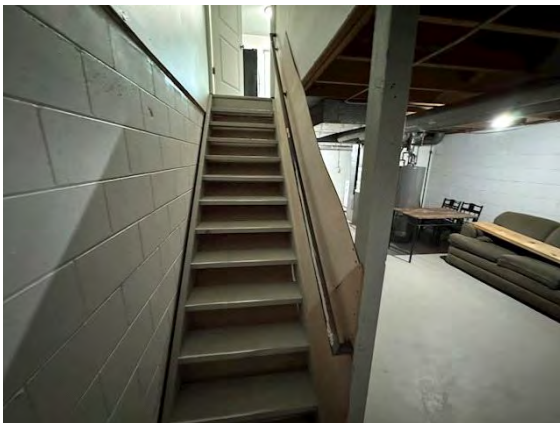
Unit # 10 Stairs / Railings:

UNIT # 11 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



Unit # 11 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

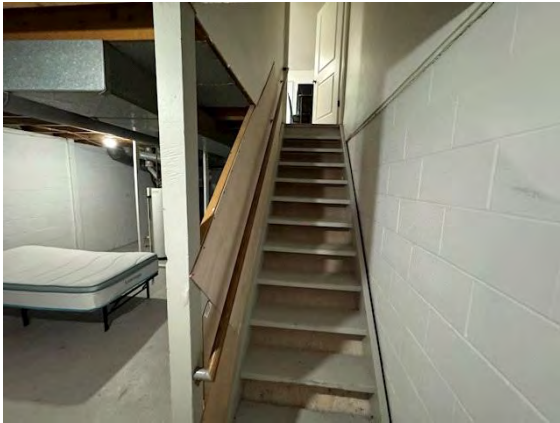
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 12 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



Unit # 12 Stairs / Railings:



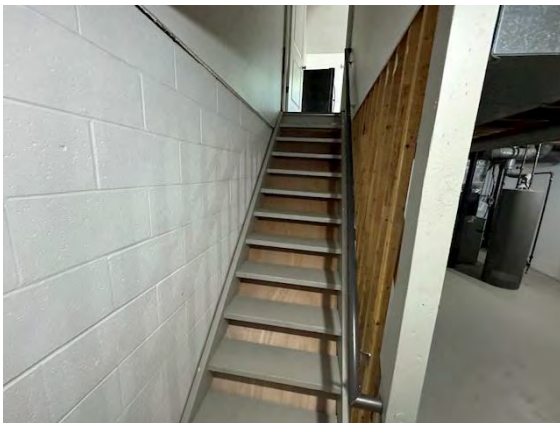
Unit # 12 Stairs / Railings:

UNIT # 13 STAIRS / RAILINGS

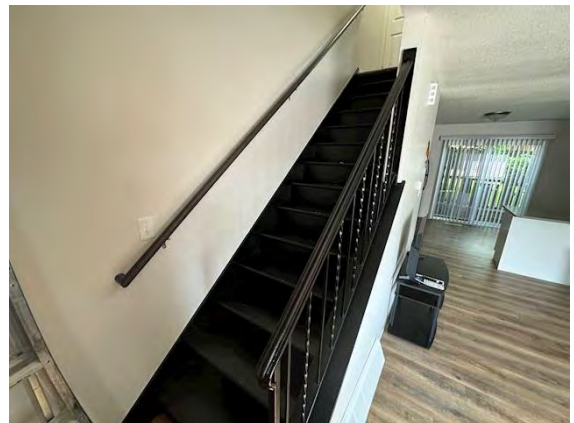
G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



Unit # 13 Stairs / Railings:



Unit # 13 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com



TwentyOne Enterprises, Inc. DBA National Property Inspections

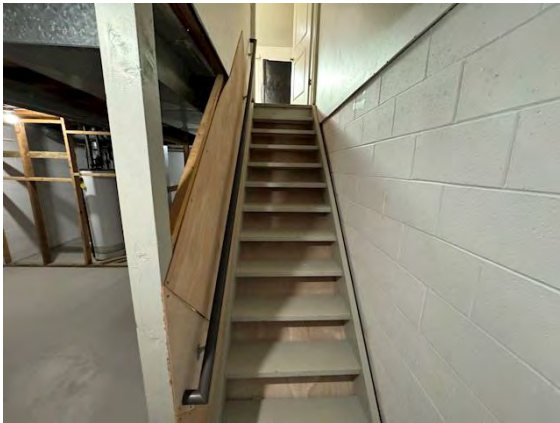
Johnson County - NPI Commercial, 1102 Hollywood Blvd, Iowa City, IA, 52240

UNIT # 14 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection.



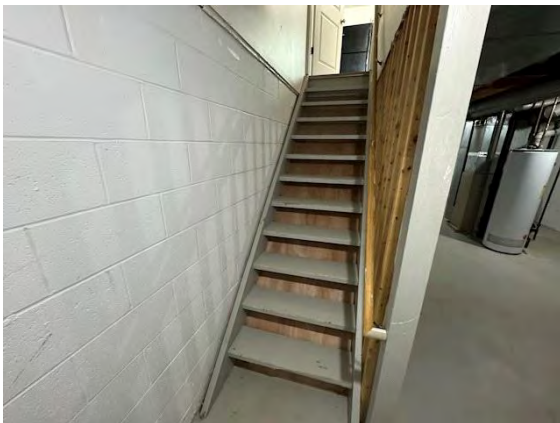
Unit # 14 Stairs / Railings:

UNIT # 15 STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Stairs in the home were in acceptable condition at the time of the inspection. Always monitor condition of handrails and repair/replace as needed for safety.



Unit # 15 Stairs / Railings:

Inspection Date:
05/16/2024

Inspector: Jay Heckart
Inspector Phone: (563) 676-7400

Email: jay.heckart@npiinspect.com