



AMERICAN PROPERTY CONSULTANTS, INC.

A Full Service Inspection, Training, & NSPIRE Software Company

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NSPIRE POCKET GUIDE ORDER FORM

The NSPIRE ESSENTIALS® Pocket Guide is a condensed version of the well-known REAC Physical Inspector's Field Guide. The NSPIRE ESSENTIALS® pocket guide contains all 63 NSPIRE Standards with Items listed alphabetically; with Observation criteria, with Inspectable Areas: Unit, Inside, Outside, with required corrections times (24, 30, 60, NA) including for HCV; and with the scoring valuation points (2.0 – 60). This condensed version is great for those who have an understanding of the NSPIRE Standards and need a quick reference guide. High volume discounts available.



American Property Consultants		NSPIRE Essentials		Pocket Guide v3.0		did rev 2	
Item	Inspector Notes	Area	HLS	CI/HCV	pts		
D4	Paint is deteriorated (e.g., peeling, chipping, cracking, or detached from the substrate). Deteriorated paint is more than 20 square feet ("significant").	Outside	Sev	24/30/60	12.2		
Private Roads and Driveways							
D1	Road or driveway access to the property is blocked or impassable for vehicles (downed trees, debris, impassable holes, snow banks, parked cars, or flooding)	Outside	Sev	24/30/60	12.2		
D2	One pothole that is 4 inches deep and 1 square foot or greater	Outside	Med	30/30/60	4.5		
Refrigerator							
D1	Unable to safely and adequately store food	Unit	Med	30/30/60	5.5		
D2	Component is damaged such that it impacts functionality (seal that is hanging, sagging, separating, torn with exposed magnet, or detached from the door; handle; interior lining)	Unit	Med	30/30/60	5.5		
D3	Missing (AHR)	Unit	Med	30/30/60	5.0		
Retaining Wall (If it is not at least 34 inches, then it is not subject to inspection.)							
D1	Retaining wall is leaning away from the fill side	Outside	Med	30/30/60	4.5		
D2	Retaining wall is partially or completely collapsed	Outside	Med	30/30/60	4.5		
Roof Assembly							
D1	Debris is limiting the ability of water to drain; water may not be present; An area of approximately 25 square feet of ponding water is located above the drain	Outside	Med	30/30/60	4.5		
D2	Gutter component is damaged, missing, or unfixed	Outside	Med	30/30/60	4.5		
D3	Water ponding in 25 square feet or greater not near a drain or scupper	Outside	Med	30/30/60	4.5		
D4	Substrate is exposed (missing or damaged sheathing, tiles, or membrane)	Outside	Med	30/30/60	4.5		
D5	Unintentional hole of any size is found; intentional hole of any size is found and is not covered by a vent or screen (joints, eaves, fascia, and roof decking)	Outside	Med	30/30/60	4.5		
D6	Roof assembly is damaged	Outside	Med	30/30/60	4.5		
Sharp Edges							
D1	Can result in a cut or puncture that is likely to require emergency care (normal paths of travel throughout the built environment: unit; hallways, shared facilities; sidewalks, walkways, playgrounds, courtyards)	Unit	Sev	24/30/60	14.5		

Item	Price	Quantity	Total Price
NSPIRE ESSENTIALS® Pocket Guide	\$14.95		
NSPIRE ESSENTIALS® Spanish Pocket Guide	\$14.95		
Shipping & Handling Fees	1 Guide	\$7.00	
	2-3 Guides	\$9.00	
	4-10 Guides	\$12.00	
	11 & up Guides	Call for Pricing	
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