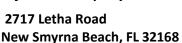


AMERICAN PROPERTY CONSULTANTS, INC.

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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	y Consultants NSPIRE Essentials Pocket Guide v3.0			djd rev	v 2
Item	Inspector Notes	Area	HSS	CT/HCV	Pts
D4	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate).	Outside	Ser	24/30F	12.2
	Deteriorated paint is more than 20 square feet ("significant").				
Private Roads and			Ser	24/30F	12.2
01	Road or driveway access to the property is blocked or impassable for vehicles (downed trees, debris, impassable holes, snow banks, parked cars, or flooding)		Ser	24/3UF	12.2
			Mod	30/30F	4.5
D2	One pothole that is 4 inches deep and 1 square foot or greater	Outside	Mod	30/301	4.5
Refrigerator		Unit	Mod	30/30F	5.5
01	Unable to safely and adequately store food	Inside	Mod		_
			Mod	30/30F 30/30F	5.0
D2	Component is damaged such that it impacts functionality (seal that is hanging, sagging,	Unit			_
	separating, torn with exposed magnet, or detached from the door; handle; interior lining		Mod	30/30F	5.0
	Missing (AHR)	Unit	Mod	30/30F	5.5
	(If it is not at least 24 inches, then it is not subject to inspection.)				
	Retaining wall is leaning away from the fill side	Outside	Mod	30/30F	4.5
	Retaining wall is partially or completely collapsed		Mod	30/30F	4.5
Roof Assembly		Outside			
D1	Debris is limiting the ability of water to drain; water may not be present; An area of		Mod	30/30F	4.5
	approximately 25 square feet of ponding water is located above the drain	Outside			
D2	Gutter component is damaged, missing, or unfixed		Mod	30/30F	4.5
D3	Water ponding in 25 square feet or greater not near a drain or scupper		Mod	30/30F	4.5
D4	Substrate is exposed (missing or damaged shingles, tiles, or membrane)		Mod	30/30F	4.5
D5	Unintentional hole of any size is found; Intentional hole of any size is found and is not	Outside	Mod	30/30F	4.5
	covered by a vent or screen (soffits, eaves, fascia, and roof decking)				
D6	Roof assembly is damaged	Outside	Mod	30/30F	4.5
Sharp Edges					
D1	Can result in a cut or puncture that is likely to require emergency care (normal paths of	Unit	Ser	24/30F	14.8
	travel throughout the built environment: unit; hallways, shared facilities; sidewalks,	Inside	Ser	24/30F	13.4
	walkways, playgrounds, courtyards)	Outside	_		
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Item	Price	Quantity	Total Price				
NSPIRE ESSENTIALS© Pocket Guide	\$14.95						
NSPIRE ESSENTIALS© Spanish Pocket Guide	\$14.95						
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