

Inspection Report

123 Any Street
My Town, AR



Prepared by:
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IMPORTANT INFORMATION

IMPORTANT! - Report Limitations and Recommendations – PLEASE READ!

1.1 *** READ THE ENTIRE REPORT *******

It is vitally important you **READ THE ENTIRE REPORT!**

The After-Inspection Walk-Through only provides highlights of some of the important observations. It is not a substitute for reading your entire Report. Please take time and read your Report.

1.2 INSPECTION LIMITATIONS:

IMPORTANT INFORMATION! - PLEASE READ!

Client acknowledges, agrees and understands this Inspection is a LIMITED, VISUAL Inspection. Therefore, by the very nature of the limitations of the Inspection process, there is the possibility of undetectable damage or defects.

Hidden or concealed damage is possible.

Client understands the risk involved and acknowledges and agrees to not hold the Inspector responsible for these damages or defects.

1.3 IMPORTANT RECOMMENDATIONS!

IMPORTANT INFORMATION! - PLEASE READ!

In order to keep inspection costs down and expedite the inspection process, the objective of this Report and its observations are to identify examples of Material Defects as defined in the Inspection Agreement. This Report is not intended to be a listing of the locations of all defects.

Additional Incidences of Similar Defects in Similar Locations Are Expected. They are not included in this Report.

Repairs and Recommendations

Company recommends Client (and not the seller) follow up on and oversee and supervise all Recommendations made in this Report. In order to fully understand the scope and costs of these observed examples, Company recommends Client contact at least 3 competent contractors or specialists to further evaluate and inspect, not only the identified examples, but also include and inspect all possible locations for similar defects. Furthermore, all recommendations should be followed up on and fully evaluated before the end of the inspection contingency period.

If Client desires a complete listing of all locations of all Material Defects, additional Inspection and Reporting is available for additional Fees.

Scope of Inspection:

1.4 Standards

This Inspection is performed in compliance with the Inspection Agreement and the Laws of the State of Arkansas and the 2014 American Society of Home Inspectors (ASHI) standard of practice. These documents outline the protocols used and detail what **IS** and **IS NOT** covered in this Home Inspection.

The complete Arkansas Laws and Regulations can be found at <http://www.ahib.org> and are included by reference.

The copy of the ASHI standards of practice can be found at <https://www.homeinspector.org/Resources/Standard-of-Practice/Download-ASHI-Standard-of-Practice> and is included by reference.

This inspection does not cover the presence of wood-destroying organisms. We recommend this home be evaluated by a licensed termite and pest control company.

Key to Ratings

1.5

Ratings may be used to help quantify the level of risk associated with any given observation.



Green - Normal or Serviceable operational conditions observed. Normal wear and tear are expected.



Yellow - Caution Advised. This is the lowest level of Risk and/or Expense. Yellow may indicate:

- Minor Repairs, Upgrades, Replacement, Safety Upgrades or Further Evaluation is recommended.
 - AND/OR; A component or system is very near, or just past its Typical Statistical Life Expectancy.
- AND/OR; Damage or defects were observed that do not significantly adversely affect the functionality of the system or component. These are not Material Defects as defined in your Inspection Agreement and are included solely to help aid you in the management and maintenance of your property.



Orange - Action is Recommended. This is the mid-range level of Risk and/or Expense. Orange may indicate:

- Further Evaluation, Repairs, Replacement, or some other Action is Recommended.
- AND/OR; A component or system is at or past its Maximum Statistical Life Expectancy.
- AND/OR; Damage or defects were observed that may or may not significantly adversely affect the functionality of the system or component. These are boarder line conditions that may or may not be Material Defects.



Red - Action is Recommended. This is the highest level of Risk and/or Expense. Red may indicate:

- Significant Repairs, Replacement, Further Evaluation or some other Action is Recommended.
- AND/OR Significant Expense or Safety Risk is expected.
- AND/OR; Red may also indicate a system is near or past its Maximum Statistical Life Expectancy and may be malfunctioning.
- These are Material Defects that may have a significant adverse impact on the value of the property, or that pose and unreasonable risk to people

Additionally, some observations may include notations of the approximate anticipated level of Safety and/or Expense that is expected to help your understanding.

Reporting Structure

1.6 IMPORTANT

The regulations require a significant amount of information about the physical characteristics of the property. For the ease of using this report, all this type of information is omitted from the main body, but is combined and compacted into one section at the end of this Report entitled REQUIRED INFORMATION. All items listed as 'Inspected' in this section are 'Serviceable' unless commented upon in the main body of this report.

Overview

1.7 Statistical Life Expectancy

The Statistical Life Expectancy data is derived from the International Association of Certified Home Inspectors, Inc.

See <https://www.nachi.org/life-expectancy.htm> for more information.

1.8 Inspection Site:

123 Any Street; My Town, AR
Approximate Size: 0
Approximate Year Built:

Key to Directions:

1.9 Key to Directions:

This report may contain directional comments. While standing outside the home looking at the front door, items to the right are noted on the report as on the right side of the home and so on and so forth.

EXTERIOR

Important!

2.1 Examples Reported

Only examples are reported. This is not a listing of every location of every reportable item. See Report Limitations above for more details.

Siding, Flashing & Trim:

2.2 Action - Status



Action: Repairs Recommended.

2.3 Damage:



Loose materials were observed. Damage areas were observed. Loose materials are subject to wind damage.

Vegetation:

2.4 Action - Status



Action: Maintenance Recommended.

2.5 Observations



Keep plants 12 inches away from the structure and AC units to prevent damage and deterioration.

Driveway, Walkway or Patio

2.6 Action - Status



Action: Repairs Recommended.
Safety Risk:

2.7 Observations



The concrete slab behind the house has anchor bolts sticking up out of the slab. This could possibly indicate that there was some structure on this slab at one point in time. The anchor bolts that are sticking up are a trip hazard. We recommend their removal. Additionally, the slab has a fairly significant crack. Portions of the crack are raised and present a trip hazard. Repairs recommended.

ROOFING

Access

3.1 Access

Roof Access: Portions of the roof were viewed from the ground with binoculars.
Based on observations made in the attic, your inspector does not believe the roof is safe to walk on.

Roof Life Expectancy

3.2 Life Expectancy



Serviceable. The maximum life expectancy of three-tab composition shingles is about 20 years.

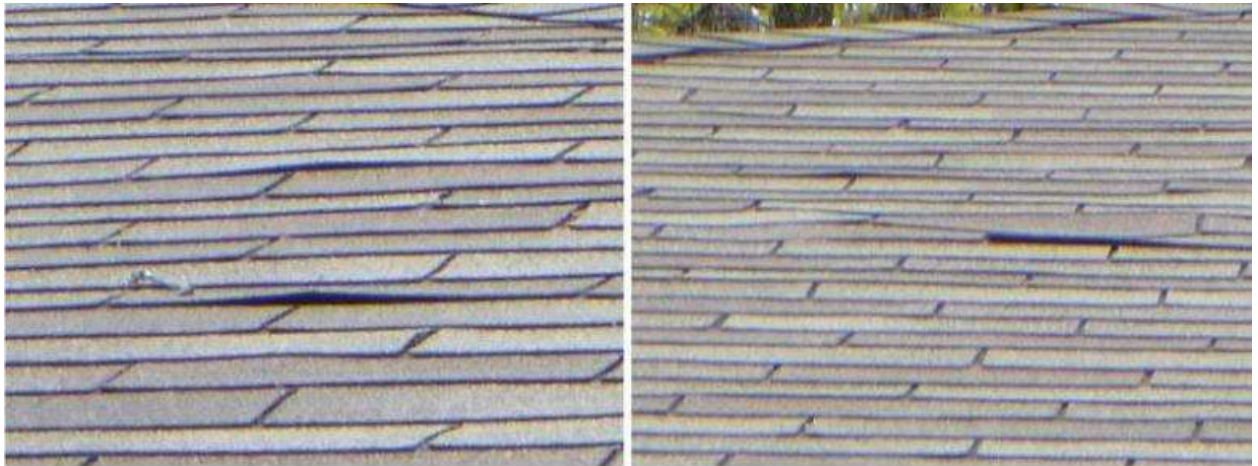
Roofing:

3.3 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

3.4 Observations



Something is keeping the shingles from laying flat and properly sealing themselves together. High winds could damage them and/or cause leakage. Dips or sagging was observed in the roof structure. This may allow damaging moisture to infiltrate the structure.

Based on the condition of the roof, normal roof maintenance is recommended. This consists of evaluating, repairing or replacing individual components. This helps prevent leaks and should be performed on a regular basis about every 3 to 5 years.



There were signs or indications of past water leakage or infiltration. We were not able to determine if the leakage is current or not. Shed roof.

KITCHEN & APPLIANCES

Range

4.1 Action - Status



Not Inspected. Action: Further Evaluation Recommended.

4.2 Observations

Not Tested. No gas.

Kitchen Ventilation

4.3 Action - Status



Action: Repairs Recommended.
Safety Risk:

4.4 Observations

The range is a gas-fueled. The byproducts of combustion, including carbon monoxide, are trapped inside this home. We recommend reworking the vent to discharge to the exterior of the home.

Refrigerator

4.5 Action - Status



Serviceable.

Dishwasher

4.6 Action - Status

Not Present.

Microwave

4.7 Action - Status

Not Present.

INTERIORS

Overview

5.1 Access

There is the possibility of undetected damage or defects. This structure was furnished at the time of the inspection. Stored item, personal belongings blocked Access. Many items and components were not Readily Accessible or concealed. Unable to determine the condition of items or components that were not Readily Accessible. We recommend Further Evaluation and Inspection when access is gained and before closing. Please contact the office for scheduling and pricing.

Countertops & Cabinets

5.2 Action - Status



Action: Further Evaluation Recommended.

5.3 Countertops & Cabinets



Counter: Access restricted.

Windows

5.4 Action - Status



Action: Repairs Recommended. Upgrades Recommended.

5.5 Windows



A portion of the glazing or the retaining strips, holding the windowpane in its frame, needs repair or replacement.

Inefficient old single pane windows observed. Repairs and upgrades are recommended in order to help with the energy efficiency of this home.

Walls

5.6 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

5.7 Walls



Damage observed. Significant damage or holes were observed. An area of the wall was opened up to expose the plumbing components.

Bathroom Tub - Shower & Walls:

5.8 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.
Unable to tell the condition of non-observable underlying materials. There is the possibility of undetectable damage or defects. Further Evaluation Recommended!

5.9 Observations



Cracks, damage and/or deterioration was noted within the tub/shower. Damaged, cracked and/or deteriorated tiles were noted. This may allow damaging moisture to penetrate the underlying materials.

ELECTRICAL SYSTEM

Electrical

6.1 Action - Status



Action: Upgrades Recommended.

6.2 Overview

Portions of this structure had an outdated, early 1960s or older, 2-wire, non-grounded, cloth-sheathed system. This type of system does not meet the requirements of many of today's appliances and electronic equipment.

Service Panel

6.3 Action - Status



Serviceable.

Subpanel

6.4 Action - Status



Serviceable.

6.5 Electrical Information

Subpanel Location(s): Interior in a closet.

Receptacles

6.6 Action - Status



Action: Repairs Recommended. Upgrades Recommended.
Safety Risk:

6.7 Observations

Loose electrical receptacle(s) were observed. Damaged and personal harm are possible.

Fewer receptacles were observed than is acceptable for today's needs. In order to help prevent the use of dangerous extension cords, we recommend adding receptacles so they are no more than 12 feet apart.

Smoke Detectors

6.8 Action - Status



Action: Safety Upgrades Recommended.

6.9 Observations

Upgrades recommended. For your safety, we recommend that each bedroom be equipped with its own smoke detector. See <https://buildingcodetrainer.com/smoke-alarm-locations/> for more details.

Carbon Monoxide Detectors

6.10 Action - Status



Action: Safety Upgrades Recommended.

6.11 Observations

None Found. We recommend adding Carbon Monoxide detector(s) to help keep you safe. Each bedroom should have a detector within 10 feet of its door.

HEATING - AIR CONDITIONING

Heating Equipment

7.1 Action - Status



Action: Further Evaluation Recommended. Not Inspected.

7.2 Observations

The normal observation of the operation of the heater system was not possible at the time of the inspection. This portion of this inspection was not possible because the gas was off. Only visually observable defects are reportable in this report.

Heater - Statistical Life Expectancy

7.3 Statistical Life Expectancy



Serviceable, The maximum statistical life expectancy for a furnace type heating system is about 25 years. Typical life expectancy is only 15 to 25 years.
Estimated date of manufacture: 2002.

Flues, Chimney & Vent

7.4 Action - Status



Action: Repairs Recommended.
Safety Risk: **Do Not Use** or operate until repairs or evaluation have been completed.

7.5 Observations



Danger! One or more of the pipe joints or the pipe itself needs to be repaired or replaced. Damaged, disconnected joints or open seams were observed. This condition allows harmful combustion gases to escape.

Air Conditioning Equipment

7.6 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

7.7 Air Temp Drop:



The AC was malfunctioning. It was not producing the expected cooling normally observed in other system. Further investigation and servicing by a HVAC technician is recommended.

Air Conditioning - Statistical Life Expectancy

7.8 Statistical Life Expectancy



Serviceable, The maximum statistical life expectancy for a central air conditioning system is about 15 years. Typical life expectancy is only 7 to 15 years. Estimated date of manufacture: 2020.

Condensate

7.9 Action - Status



Action: Repairs Recommended.

7.10 Condensate Line:



The condensate drain line was damaged, broken or disconnected.

Ducts & Distribution

7.11 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

7.12 Ductwork Condition:



Joints in the ductwork have been dislocated and are leaking. Portions of the ductwork have sagged. Damaged, improper or inadequate supports were observed. Dislocated and leaking ductwork is suspected. Air leakage suspected. Missing or damaged insulation was observed.

Recommendations

7.13 Additional Evaluation:

Further evaluation by a HVAC technician is recommended. Only licensed and trained HVAC technician is allowed to fully evaluate the system.

PLUMBING SYSTEM

Overview

8.1 Action - Status



Action: FYI.

8.2 Access

The access limitations of the crawlspace restricted viewing of some of the plumbing components.

8.3 Overview

Older copper water components observed. We believe that it is near the End of Expected Life. The Statistical Life Expectancy is only about 70 Years. Increased problems with leakage and failure are to be expected. Budgeting Recommend for Repair/Replacement.

Older cast iron sewer pipe observed. We believe that it is near the End of Expected Life. The Statistical Life Expectancy is between 50 and 75 Years. Increased problems with leakage deterioration and failure are to be expected. Budgeting Recommend for Repair/Replacement.

Water Heater

8.4 Action - Status



Serviceable.

Water Heater Life Expectancy

8.5 Life Expectancy



Serviceable. The maximum statistical life expectancy of a conventional water heater is about 12 years. Typical life expectancy is only 6 to 12 years. Estimated date of manufacture: 2020.

Hose Bibs

8.6 Action - Status



Action: Repairs Recommended.

8.7 Observations



Loose components were observed. Damage or leaks are possible. It is not properly supported or secured to the building. The plumbing pipe is the only support for the hose bib.

Fuel System Observations

8.8 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

8.9 Observations



The site for the gas meter was located. The meter has been removed. The gas was off. The gas system and the gas appliances were not able to be tested. Only visually observable defects are reported. The meter has been removed.

Water Supply Lines

8.10 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

Status: Near End of Expected Life. Budgeting Recommend for Repair/Replacement.

8.11 Observations:



Leakage was observed in the plumbing system. Water damage is possible.

Drain, Waste & Vent Lines

8.12 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

Status: Near End of Expected Life. Budgeting Recommend for Repair/Replacement.

8.13 Observations

The drain emptied much slower than expected. Unable to determine the cause. A simple clogged drain or drain line problems are possible. Hall Bath:



Active leakage was observed. Damaging rust or corrosion observed. A significant amount of water was observed standing in the crawl space.



An obsolete drum trap was observed. This device has a history of failing to perform properly.



An open sewer pipe was observed in the backyard. These sewer access cleanouts are normally capped.

Faucet

8.14 Action - Status



Action: Repairs Recommended.
Safety Risk:

8.15 Tub - Shower Faucet and Fixtures:

The hot and the cold water valves were reversed on this fixture. This could be a safety concern as accidental scalding may result. Master Bath:

Sink

8.16 Action - Status



Action: FYI, Further Evaluation Recommended.

8.17 Kitchen

Dishes and/or other items in the sink blocked access to the sink or portion of it. Complete inspect was not possible.

Toilet

8.18 Action - Status



Action: Repairs Recommended.

8.19 Observations

The toilet is loose at the floor. Water leakage is possible. Master Bath:

INSULATION & VENTILATION

Insulation

9.1 Action - Status



Action: Repairs Recommended.

9.2 Attic Observations



The insulation has been disturbed or compacted. The insulation in some areas was less than the minimum recommended amount of R-38. We recommend adding additional insulation. Cellulose type of insulation is preferred.



A whole house fan was observed. Leaking large amounts of the interior air into the attic and increasing heating and cooling cost is expected. Removing the fan will increase your homes energy efficient.

The attic access was not properly insulated or sealed. Adding insulation and preventing air leakage to the pull down stairs will increase your home's comfort and save money. This is an example on one company's solution. <http://www.batticdoor.com/StairCover.htm>

9.3 Crawlspace – Basement Observations

None present. (Not Recommended)

Vapor Retarder

9.4 Action - Status



Action: Repairs Recommended.

9.5 Crawlspace – Basement Ground & Soil Observations



Crawlspace - Ground: Partial vapor barrier installed. Recommend additional vapor barrier be installed to completely cover the ground.

Ventilation

9.6 Action - Status



Action: Repairs Recommended.

9.7 Attic Observations



The screen over the vent was missing or damaged. Repair or replacement may help stop insects or animals from entering the attic space.

9.8 Crawlspace – Basement Observations



Crawlspace vents and/or their screening were damaged or missing. Repairs recommended to help prevent animal and insect entry.

9.9 Bathroom Observations



Bathroom Ventilation: The extension for the discharge of the bath vent is missing, damaged or too short. Additional insulation or other materials will cover the discharge making it ineffective.

STRUCTURAL

Access

10.1 Crawlspace Access Method

The crawlspace was inspected by entering and crawling and/or walking throughout the Readily Accessible portions. Some portions of the crawlspace were not Readily Accessible. Access was obstructed by equipment, obstacles, ductwork or was too low to safely enter. Areas where accessibility was limited were viewed from a distance.

10.2 Attic Access Method

Readily Accessible areas of the attic were entered and inspected. Non-accessible areas viewed from a distance. Unable to determine conditions in non-accessible areas. Equipment, ductwork, structural components or insulation covered components blocked access to portions of the attic. Only the safely accessible portions were entered and inspectable.

Foundation

10.3 Action - Status



Action: Repairs Recommended. Further Evaluation Recommended.

10.4 Post & Piers



Damaged or cracked piers were observed. Leaning, damaged, shifted or out of plumb components were observed. Continued deterioration and/or movement may result in damage or failure of this structure. Further evaluation by a professional specializing in this area is recommended. Multiple piers. One pier has already fallen down.

Roof Structure

10.5 Action - Status



Action: Repairs Recommended.
Safety Risk:

10.6 Damage:



Damaged roof decking was observed that was not replaced. This makes the roof potentially dangerous to walk on.

Floor Structure

10.7 Action - Status



Action: Significant Repairs Recommended. Further Evaluation Recommended.

10.8 Damage:



This structure has multiple deficiencies, too many to enumerate in this inspection. Due to its poor condition and apparent advanced age we believe extensive repairs will be required.

Rotting or decaying wood was observed. Moisture damage was observed. Water has penetrate the structure. Makeshift, inexpensive or band-aid type repairs were observed. Instead of replacing the damaged components, patches, filler materials or other temporary and ineffective repairs were made. These types of repairs have a history of failing and allowing further damage to occur.

10.9 Structural:



Sagging or dipping was observed. Unlevel flooring observed. Multiple Locations. Broken Structural members observed. Example kitchen floor.



Makeshift, inexpensive or band-aid type repairs were observed. Multiple Locations.



Attic Observations

10.10 Action - Status



Action: Repairs or Replacement Recommended.

10.11 Ladder Condition:

Damage or defects observed. Injury or failure is possible. The ladder would not stay down.

REQUIRED INFORMATION

Client & Site Information:

11.1 Inspection Date:

11.2 Inspection Start Time:

1:30.

11.3 Inspection Finish Time:

4:00.

11.4 Client:

Joe Test Test - info@moblehyi.com - 501-555-1212 - -

11.5 House Occupied?

Yes.

11.6 People Present:

Tenant.

11.7 After Inspection Walk Through

Bonnie Nixon with Redfin;

11.8 Building Characteristics:

Type: 1 Family,

Stories: 1

Construction Type: Crawlspace.

Inspector:

11.9 Lead Inspector

Richard Mobley, ACI AHIB Licensed Inspector: HI-1497

ASHI Certified Inspector: 249128 <https://www.homeinspector.org/HomeInspectors/Find/Details/17442AJ>

ProTeam Inspectors 16 Brookridge CV Little Rock, AR 72205 501-258-2378.

Climatic Conditions:

11.10 Weather:

Weather: Overcast,

Soil Conditions: Dry,

Outside Temperature (F): 70-80.

Utility Services:

11.11 Utilities Status:

The gas supply was turned off at the time of the inspection. The meter was missing.

Exterior Information

11.12 Exterior Inspection

Inspected. Siding, Flashing, Trim, Exterior Doors, Porches, Decks, Balconies, Stoops, Steps, Railings, Eave, Soffit, Fascia, Vegetation, Surface Grading, Drainage, Driveway, Sidewalks, Patios.

11.13 Siding Description

Brick. Wood materials.

Roof Information

11.14 Roof Inspection

Inspected. Roofing, Flashing, Roof penetrations, Plumbing vents, Not Present. Chimney, Skylights, Guttering, Downspouts.

11.15 Roofing Materials

3 Tab Composition Shingles.

Interior Information

11.16 Interior Inspection

Inspected. Wall, Ceilings, Floors, Countertops, Cabinets, Doors, Windows, Not Present. Garage Door & Door Operator, Steps, Stairways & Railing.

Electrical Information

11.17 Electrical Inspection

Inspected. Service Drop, Service Entrance Conductors, Cables & Raceways, Service Equipment & Main Disconnects, Service Grounding, Service Panels, Sub Panels, Conductors, Overcurrent Protection Devices, Lighting Fixtures, Switches, Receptacles, Ground Fault Circuit Interrupters.

11.18 Service Panel

Service Voltage & Amperage: Estimated Amperage: 125. 120-volt and 240-volt system.

Service Panel Location: Left exterior wall. Service disconnect(s) in this panel.

Wiring Method: A plastic-sheathed, non-metallic cable often called "Romex" was observed. An older cloth-sheathed, non-metallic cable was observed.

Wiring Materials: Copper. A combination of the modern grounded and the older non-grounded systems was observed.

11.19 Subpanel

Subpanel Location(s): Left exterior wall.

11.20 Smoke Detectors

Locations: Hall.

Heating Information

11.21 Heating Inspection

Inspected. Heating Equipment & Components, Vent, Flues, Chimneys,

11.22 Heating Equipment

Capacity: Approximate BTU: 45,000.

Type: Gas fueled central heating system utilizing forced air through ductwork.

Air Conditioning Information

11.23 Air Conditioning Inspection

Inspected. Air Conditioning Equipment & Components, Ductwork & Distribution Systems, Condensate Lines.

11.24 Air Conditioning Equipment

Capacity: Estimated cooling capacity is 2 tons.

Type: Electric central. Split type system.

Plumbing Information

11.25 Plumbing Inspection

Inspected. Water Supply & Lines, Drain, Waste, Vent Lines, Water Heater, Toilets, Tubs & Showers, Fuel System, Vents, Flues, & Chimneys,

Not Present: Drainage Sumps, Sump Pumps & Piping.

11.26 Shut-off Locations

Water System Shut-off Valve Location: The water shut-off was not located.

Fuel System: Fuel Type: Natural Gas. The gas shut-off was located next to the meter on the right side of the home. No active gas fuel system was observed servicing this home. The gas meter was missing.

11.27 Water Heater

Water Heater Description: Electric Powered. Approximately 40 gallons.

11.28 Water Supply Lines

Water System Material Description: Copper.

11.29 Drain, Waste & Vent Lines

Drain, Waste & Vent Lines Material Description: Cast iron. Polyvinyl chloride (PVC) plastic components.

Insulation & Ventilation Information

11.30 Insulation & Ventilation Inspection

Inspected. Insulation, Ventilation, Vapor Retarders, Bathroom Vent System, Dryer Vent System,

Insulation Description:

Attic: Rockwool,

Crawlspace Flooring: None,

Vapor Retarder Description:

Crawlspace Ground: Plastic sheeting.

Fireplace & Solid Fueled Appliances Information

11.31 Fireplace & Solid Fueled Appliances Inspection

Not Present.

Structural Information

11.32 Structural Inspection

Inspected. Foundation, Floor Structure, Wall Structure, Ceiling Structure, Roof Structure,

Foundation Description: The foundation was constructed using piers and beams supporting all elements of the home.

Roof Structure: A wooden rafter system was observed.

Ceiling Structure: Conventional wood framing.

Floor Structure: Conventional wood construction.

Wall Structure: Not Visible. Probably conventional wood framing.

Systems Information

Systems Information

12.1 Premium Inspection Package

This information is supplied as a part of your Premium Inspection Package. It is provided for your reference.

Manufacturer

12.2 Heating Equipment



12.3 Air Conditioning Equipment



12.4 Water Heater



A.O. Smith.