



**Big Dude Enterprises DBA  
National Property Inspections**

**123 Arkansas Dr., Bentonville, AR 72712**



Monday, September 23, 2019  
**Inspector**  
Dave Faber  
(479) 777-1007  
dave.faber@npiinspect.com

Inspection Date:  
09/23/2019

Inspector: Dave Faber  
Inspector Phone: (479) 777-1007

Email: dave.faber@npiinspect.com



# Big Dude Enterprises DBA National Property Inspections

**123 Arkansas Dr., Bentonville, AR 72712**

## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<p><b>Property Occupied :</b>                    <b>Yes</b></p> <p><b>Estimated Age Of Property :</b>    19                    Year(s)</p> <p><b>Property Faces :</b>    <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West</p> <p><b>Type of Property :</b></p> <p>    <input checked="" type="checkbox"/> Single-Family</p> <p><b>Primary Construction :</b></p> <p>    <input checked="" type="checkbox"/> Poured Concrete</p>	<p><b>Temperature :</b> 85    F</p> <p><b>Weather :</b></p> <p>    <input checked="" type="checkbox"/> Sunny</p> <p><b>Soil Conditions :</b></p> <p>    <input checked="" type="checkbox"/> Dry</p> <p><b>Persons Present :</b></p>
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### DEFINITIONS :

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

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	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.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>RR (REPAIR/REPLACE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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## GRADING / DRAINAGE

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

Near Level

Comments:



Grading / Drainage: West Side of Home



Grading / Drainage: Deck in Back of Home



Grading / Drainage: East Side of House



Grading / Drainage: Off Lower Deck

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## DRIVEWAY

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

Concrete

Comments:

Driveway slopes towards the garage and appears to have adequate drainage.



Driveway: Driveway drain

## WALKS / STEPS

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

Concrete

Comments:

## PORCHES / STOOPS

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

Open

Comments:

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## DECKS / BALCONY

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

Wood

Comments:



Decks / Balcony: Lower Deck



Decks / Balcony: Upper Deck

## RETAINING WALLS

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

Sides

Block

Comments:

## ROOFING

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

Age: < 5 Year(s)

Design Life: 15-20 Year(s)

Layers: 1

90% Visible

Walked On

Asphalt / Composition

Comments:

Inspection does not guarantee insurability. This inspection is made on the basis of what is visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future.

Leaks not always detectable.

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Roofing: Roof #1



Roofing: Roof #2



Roofing: Roof #3



Roofing: Garage Front Roof



Roofing: Garage Roof Front



Roofing: Roof towards back of lot

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## FLASHING/VALLEYS

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

Composition / Membrane       Metal

Comments:

## GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Aluminum

Comments:

Downspout on West side of home is disconnected and should be repaired to avoid drainage from seeping into foundation. Recommend further evaluation/repair by qualified contractor(s).



Gutters/Down Spouts: Downspout disconnected

## CHIMNEY

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

Framed       Stone Vaneer

Comments:

Inspection of Chimney is limited to that portion of flue visible above chimney cap or from fireplace damper. Unable to determine if flashing exists around stone chimney and roofing. Caulking was present on 3 of the 3 sides inspected.

Flue not inspected. Annual cleaning is recommended.

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Chimney: Unable to see flashing



Chimney: Unable to see flashing



Chimney:

## EXTERIOR SURFACE

Monitor Condition

Metal                       Synthetic Stucco                       Stone Veneer

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

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Synthetic Stucco identified on front and West side of home. Recommend trimming back bushes at least 18" from the synthetic stucco surface to avoid moisture related issues.

Front also has stone veneer with not visible cracks.

Aluminum siding and trim around house appear to be functional with no significant visible damage.



Exterior Surface:



Exterior Surface:

## WINDOWS

Recommend Repairs

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

Vinyl

Insulated Pane(s)

Needs Caulk / Seal

### Comments:

Front window on West side has a crack near the bottom that could allow moisture to seep in and cause deterioration. Recommend repair by qualified window contractor.



Windows: Cracked Window sill

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## EXTERIOR DOORS

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

Wood

Comments:

## FOUNDATION

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

Concrete

Slab

Comments:

Vegetation growing on or near the exterior walls may obstruct view and limit inspection. It may introduce pests and/or accelerate deterioration of exterior wall covering by retaining moisture. Landscaping materials, plants and shrubs may retain moisture against foundation and effects the soils ability to support the foundation. Suggest all landscaping materials, plants, and shrubs maintain 18" clearance from foundations. Inspection of foundation is limited to that which is visible. Where possible, I inspect the portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern.



Foundation:



Foundation:

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## GARAGE/CARPORT

2 Cars

Attached

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Not all electrical receptacles were tested for GFCI because personal belongings did not allow inspector to identify GFCI plug to reset.



Garage/Carport:



Garage/Carport:



Garage/Carport:



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## OVERHEAD GARAGE DOORS

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

# of Openers: 1

Metal

Comments:

## GARAGE PEDESTRIAN DOOR INTO HOUSE

Monitor Condition

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

Metal

Comments:

Any door between the house and the garage should have an automatic door closer that is tight fitting and weather-stripped for fire safety and to reduce the chance of gasoline or exhaust fumes entering the home however it was not needed at the time of construction of this home. Recommend installation of auto-closure unit.



Garage Pedestrian Door into House: No Auto-Closer

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## Attic / Roof

Method of Inspection  Physical Entry 80 % Visible

### ATTIC FRAMING/SHEATHING

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

Plywood / Panel Board / OSB  Rafters

Comments:

Leaks not always detectable.



Attic Framing/Sheathing:

### ATTIC VENTILATION

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

Soffit  Static Vent

Comments:

### ATTIC INSULATION

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

Loose Fill

Comments:

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## ATTIC ELECTRICAL

Recommend Repairs

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

Open Splices / Junction Boxes

### Comments:

Unable to inspect all electrical components in the attic due to insulation cover and/or obstructed view.

One or more junction boxes visible in the attic was missing a cover plate at the time of the inspection. This is a shock/potential fire hazard.

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

Limited visibility due to obstructions. See Electrical Section for additional Information.



Attic Electrical:

## Interior Foundation

**Foundation Type**

Basement

Slab On Grade

## INTERIOR FOUNDATION

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

### Comments:

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## UNDER FLOOR FRAMING & SUPPORT

	ACC	MAR	NI	NP	RR
BEAMS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

NOTE: Limited visibility due to ceiling.

## FLOOR/SLAB

	ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Obscured / Covered					

Comments:

Floor coverings obscure view of slab. No reportable concerns were observed with the readily visible portions of the foundation at the time of inspection. However, our service does not guarantee or warrant against future leaks, cracks, settlement, movement and/or foundation failure.

## ELECTRICAL

Recommend Repairs

### SERVICE SIZE (Main Panel)

- Brand: Cutler Hammer     
  Main Disconnect Location: Garage     
  120 / 240 Volt (Nominal)  
 225 AMP

	ACC	MAR	NI	NP	RR
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Incorrect over current protection (wrong AMP breaker) on Heat Pump/AC circuit according to information on condensing unit

data plate maximum breaker should be 50 AMP. While this is a common practice it may void the manufactures warranty and poses a safety hazard should an over current condition occur. Recommend evaluation of installation practices by a qualified electrical contractor to include but not limited to:

1. Ampacity of conductors.
2. Type of over current device i.e. HACR (Heating Air Conditioning Refrigeration).
3. Size of over current device.

Correct application of the above will prevent a breaker from tripping due to a inductive load during start-up. Breaker trips caused by factors other than inductive load should be evaluated to determine cause. Recommend further evaluation/repair by qualified electrical contractor(s).

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



Electrical: 50 AMP MAX



Electrical: 60 AMP Breaker



Electrical: Panel with Cover Off



Electrical: Bonded

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## PLUMBING

### Water Service

Water Public

Shut Off Location: Basement

### Sewage Service

Sewage Public

	ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Inspection is limited to visible components only. Any supply, drain or vent not readily accessible, obstructed or underground is excluded from this inspection. It is not within the scope of this inspection to determine if water supply or sewage disposal is public or private.

Inspection of Corrugated Stainless Steel Tubing (CSST) gas supply line is NOT within the scope of this inspection. CSST gas pipe had been associated with lightning related fires, product defect allegations and litigation.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing:



Plumbing:

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## WATER HEATER

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

Brand: Ruud      Model: PE2M-52-2      Size: 50 Gallons      Age: 5-10 Year(s)  
 Design Life: 10-15 Year(s)      SerialNo: RU0212259351

Electric

### Comments:

Please Note: If water has been shut off, Temperature Pressure Relief Valves (TPRV) often leak when water is turned back on. Buyer should inspect TPRV valve for leakage immediately after water service is restored.



Water Heater:



Water Heater:

## LAUNDRY FACILITIES

Location: Laundry room

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Suggest checking and cleaning dryer vent on regular basis to prevent build up of flammable lint.

Laundry supply and drains are visually inspected only, no other testing is performed.

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Laundry Facilities:

**HEATING**

Brand: Armstrong Air                      Model: 4SHP14LE160P-5                      Age: 5-10 Year(s)                      Design Life: 15-20 Year(s)  
SerialNo: 1612C02241

Electric                       Forced Air                       Heat Pump

	ACC	MAR	NI	NP	RR
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Heat Pump was not tested due to unsafe operation temperature outside of 86 degrees Fahrenheit. Emergency Heat was tested and is functioning.

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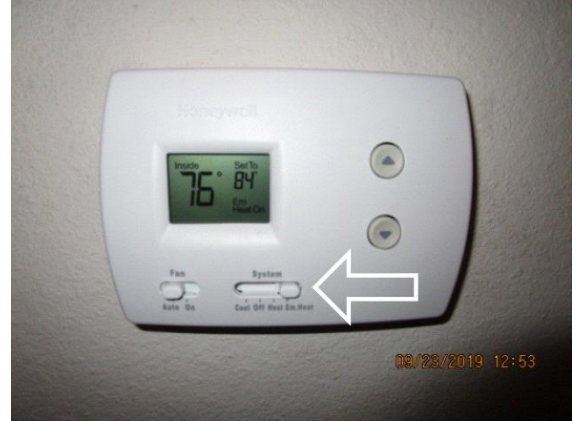


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Heating: Em Heating Temp



Heating: EM Heat

## DRAFT CONTROL/VENT

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

Metal Pipe

Comments:

## HEATING DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	RR
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"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Filter Size 18 x 24 x 1

Filter location in return air duct at bottom of air handler cabinet.

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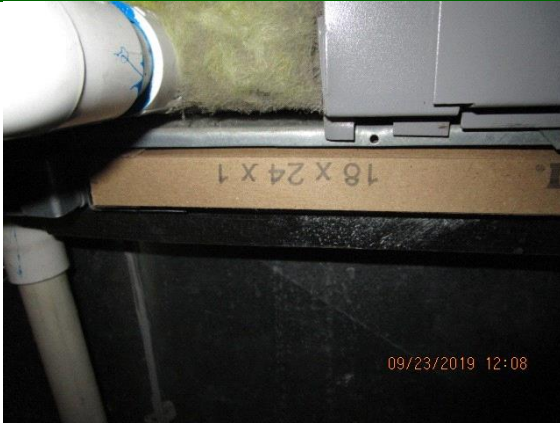
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Heating Distribution:

## COOLING

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

Brand: Armstrong Air  
Design Life: 10-15 Year(s)

Model: 4SHP14LE160P-5  
SerialNo: 1612C02241

Size: 5 Ton

Age: 10-15 Year(s)

Electric

Central Air

Heat Pump

### Comments:

Suggest yearly maintenance check by qualified HVAC contractor per manufactures instructions for safe and efficient operations.



Cooling: Return Air Temp



Cooling: Supply Air Temp

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Cooling:



Cooling:



Cooling:



Cooling:

## KITCHEN

Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:  
09/23/2019

Inspector: Dave Faber  
Inspector Phone: (479) 777-1007

Email: dave.faber@npiinspect.com



# Big Dude Enterprises DBA National Property Inspections

**123 Arkansas Dr., Bentonville, AR 72712**

HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:**

Inspection of appliances is not within the State Standards of Practice and is performed as a courtesy. Appliances regardless of age can fail at any time. Inspection is only to determine if unit is operational at the time of inspection. No evaluation of overall performance, secondary features, settings, cycles, or life expectancy is made. It is advisable to operate all appliances during final walk through prior to purchase.

GFCI receptacles present on side of counters where sink existed but on the other counter, that is not connected to the other, does not have GFCI protection. At time of construction GFCI were only required 6' from Sink, however current standards require all kitchen receptacles to be GFCI protected. Recommend further evaluation/repair by qualified electrical contractor(s).



Kitchen: Kitchen



Kitchen: Kitchen

Inspection Date:  
09/23/2019

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# Big Dude Enterprises DBA National Property Inspections

123 Arkansas Dr., Bentonville, AR 72712



Kitchen: Cook Top



Kitchen: Oven



Kitchen: Broiler



Kitchen: Microwave

## FIREPLACE/STOVE

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

Gas Log                       Woodburning

### Comments:

Upstairs Gas Log fireplace was functional at time of inspection.

Downstairs Wood burning fireplace flue had signs of soot buildup. Recommend inspection by certified chimney sweep.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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# Big Dude Enterprises DBA National Property Inspections

**123 Arkansas Dr., Bentonville, AR 72712**



Fireplace/Stove:



Fireplace/Stove:

## **BATHROOM**

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
JETTED TUB <input checked="" type="checkbox"/> No GFCI <input checked="" type="checkbox"/> No Service Access	<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:**

Inspector does NOT perform leak test on shower pans or shower enclosures.

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GFCI for Jetted Tub was not detectable due to no access door on Jetted Tub.



Bathroom: Jetted Tub Functional



Bathroom: No Access Panel



Bathroom: Master Bath



Bathroom: Master Bath

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# Big Dude Enterprises DBA National Property Inspections

**123 Arkansas Dr., Bentonville, AR 72712**



Bathroom: Hall Bath



Bathroom: Basement Bath

## INTERIOR LIVING AREAS

	ACC	MAR	NI	NP	RR
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"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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# Big Dude Enterprises DBA National Property Inspections

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Interior Living Areas: Living Room



Interior Living Areas: Living Room



Interior Living Areas: Dining Room



Interior Living Areas: Den

## INETRIOR SLEEPING AREAS

	ACC	MAR	NI	NP	RR
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"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:  
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# Big Dude Enterprises DBA National Property Inspections

123 Arkansas Dr., Bentonville, AR 72712

## Comments:



Inerior Sleeping Areas: Master Bedroom



Inerior Sleeping Areas: Master Bedroom



Inerior Sleeping Areas: Guest Bedroom



Inerior Sleeping Areas: Basement Bedroom

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# Big Dude Enterprises DBA National Property Inspections

**123 Arkansas Dr., Bentonville, AR 72712**

<b>BASEMENT</b>	<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Basement Wet Bar Sink has faucets plumbed in reverse with the Hot on the left and Cold on the right.



Basement: Basement Fireplace



Basement: Basement

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# Big Dude Enterprises DBA National Property Inspections

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Basement: Basement



Basement: Basement Work Area



Basement: Basement Work Area



Basement: Furnace, Hot Water & Storage



Basement: Furnace, Hot Water & Storage



Basement: Basement Sink

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**123 Arkansas Dr., Bentonville, AR 72712**

**STAIRS / RAILINGS**

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

Comments:





# Big Dude Enterprises DBA National Property Inspections

123 Arkansas Dr., Bentonville, AR 72712

## 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 GUTTERS/DOWN SPOUTS

REPAIR/REPLACE

Downspout on West side of home is disconnected and should be repaired to avoid drainage from seeping into foundation. Recommend further evaluation/repair by qualified contractor(s).



GUTTERS/DOWN SPOUTS: Downspout disconnected



# Big Dude Enterprises DBA National Property Inspections

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## 2 EXTERIOR SURFACE

Siding/Trim

MARGINAL

Synthetic Stucco identified on front and West side of home. Recommend trimming back bushes at least 18" from the synthetic stucco surface to avoid moisture related issues.

Front also has stone veneer with not visible cracks.

Aluminum siding and trim around house appear to be functional with no significant visible damage.



EXTERIOR SURFACE: Bushes against Synthetic Stucco



# Big Dude Enterprises DBA National Property Inspections

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## 3 WINDOWS

REPAIR/REPLACE

Front window on West side has a crack near the bottom that could allow moisture to seep in and cause deterioration. Recommend repair by qualified window contractor.



WINDOWS: Cracked Window sill

## 4 GARAGE PEDESTRIAN DOOR INTO HOUSE

MARGINAL

Any door between the house and the garage should have an automatic door closer that is tight fitting and weather-stripped for fire safety and to reduce the chance of gasoline or exhaust fumes entering the home however it was not needed at the time of construction of this home. Recommend installation of auto-closure unit.

## 5 ATTIC ELECTRICAL

REPAIR/REPLACE

One or more junction boxes visible in the attic was missing a cover plate at the time of the inspection. This is a shock/potential fire hazard. Recommend further evaluation/repair by qualified electrical contractor(s).

Inspection Date:  
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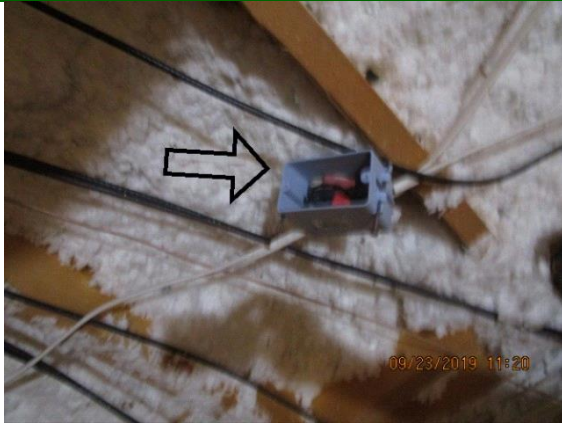
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**ATTIC ELECTRICAL:**



# Big Dude Enterprises DBA National Property Inspections

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## 6 ELECTRICAL

Branch Circuits

REPAIR/REPLACE

Incorrect over current protection (wrong AMP breaker) on Heat Pump/AC circuit according to information on condensing unit data plate maximum breaker should be 50 AMP. While this is a common practice it may void the manufactures warranty and poses a safety hazard should an over current condition occur. Recommend evaluation of installation

practices by a qualified electrical contractor to include but not limited to:

1. Ampacity of conductors.
2. Type of over current device i.e. HACR (Heating Air Conditioning Refrigeration).
3. Size of over current device.

Correct application of the above will prevent a breaker from tripping due to a inductive load during start-up. Breaker

trips caused by factors other than inductive load should by evaluated to determine cause.

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



ELECTRICAL: 50 AMP MAX



ELECTRICAL: 60 AMP Breaker

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# Big Dude Enterprises DBA National Property Inspections

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## 7 KITCHEN

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

MARGINAL

GFCI receptacles present on side of counters where sink existed but on the other counter, that is not connected to the other, does not have GFCI protection. At time of construction GFCI were only required 6' from Sink, however current standards require all kitchen receptacles to be GFCI protected. Recommend further evaluation/repair by qualified electrical contractor(s).

## 8 BASEMENT

Sink

MARGINAL

Basement Wet Bar Sink has faucets plumbed in reverse with the Hot on the left and Cold on the right.



BASEMENT: Basement Sink

### MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

### RR (REPAIR/REPLACE)

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

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