

INSPECTION REPORT

123 Sample Drive
Sometown, AR



PREPARED FOR
SAMPLE REPORT

INSPECTION DATE
Tuesday, April 8, 2025

INSPECTED BY
Micah Talley, AR License #2568 OK License #70002960



National Property Inspections
7900 Sumac Court
Fort Smith, AR 72916

479-790-1235
www.npiweb.com/fortsmith
micah.talley@npiinspect.com

America's Premier Inspection Service

SUMMARY

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

Downspout discharges too close to building. This can erosion and damage foundation. Recommend splash blocks or extensions.

Location: West by fence

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover damaged

Cover damaged/brittle and doesn't close properly. This can allow pest intrusion. Recommend cover be replaced by a qualified contractor.

Location: NW by electric meter

Plumbing

WATER HEATER \ Tank

Condition: • Safety pan and drain missing

No safety pan/drain noted under water heater. This can lead to water damage. Recommend further evaluation by a licensed plumber and repair/replace as needed.

WASTE PLUMBING \ Drain piping - installation

Condition: • Nonstandard materials and patches

The drain line under the master sink was missing a P-trap and was flex pipe. Lack of P-trap can allow sewer gases to enter the structure. Flex lines used in drains can catch debris and clog. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master sink

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

Drain stop does not open properly on the master sink. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master sink

FIXTURES AND FAUCETS \ Bathtub

Condition: • There was no service panel on the jetted tub in the master bathroom. This can make servicing the unit and detecting leaks difficult. Recommend service panel be installed by a qualified contractor and the tub be checked for leaks. The jets were operating properly at the time of inspection.

This concludes the Summary section.

SUMMARY

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

ROOFING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Observations and Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

Description

Roofing material:

- Asphalt shingles



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

ROOFING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



5. Asphalt shingles



6. Asphalt shingles

Flashing material:

- Aluminum



7. Aluminum

Inspection Methods and Limitations

Inspection performed: • By walking on roof

EXTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

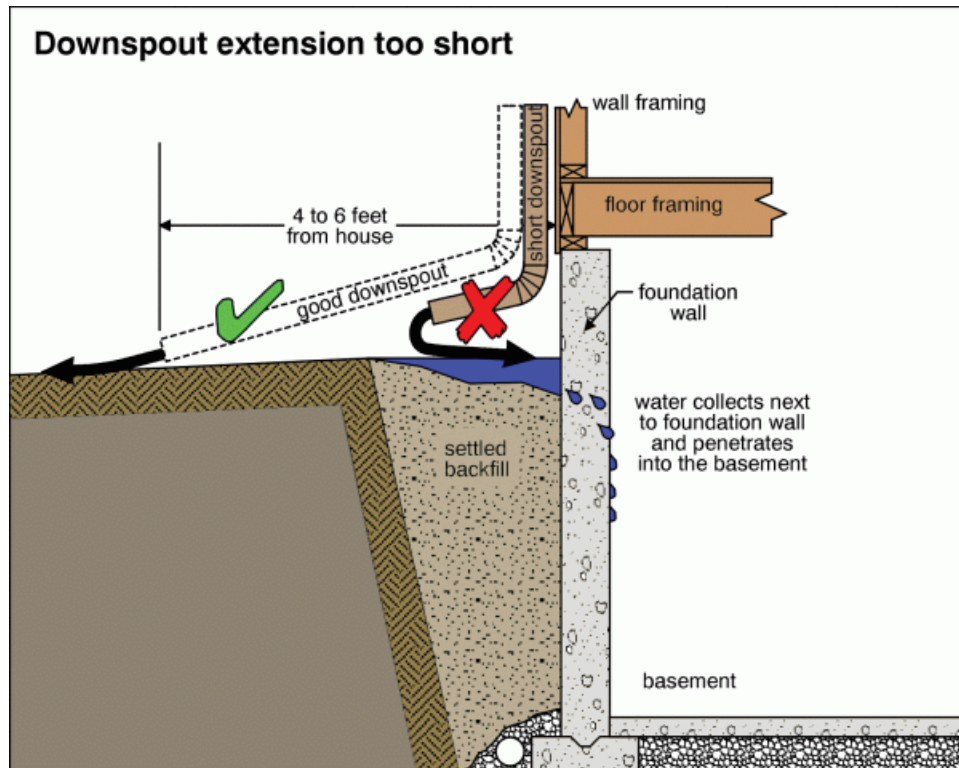
Observations and Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Discharge too close to building

Downspout discharges too close to building. This can erosion and damage foundation. Recommend splash blocks or extensions.

Location: West by fence



8. Discharge too close to building

EXTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

WALLS \ Vent (fan, clothes dryer, etc.)

3. Condition: • Cover damaged

Cover damaged/brittle and doesn't close properly. This can allow pest intrusion. Recommend cover be replaced by a qualified contractor.

Location: NW by electric meter



9. Cover damaged

LANDSCAPING \ Driveway

4. Condition: • Cracked or damaged surfaces

Typical cracking noted in the driveway. Recommend sealing the cracks to help prevent moisture and intrusion and future separation.



10. Cracked or damaged surfaces



11. Cracked or damaged surfaces

GARAGE \ Floor

5. Condition: • Cracked

EXTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Typical concrete cracking noted in the garage floor. Recommend sealing the cracks to avoid moisture intrusion, settling and separation of the concrete.



12. Cracked

Description

Wall surfaces and trim:

- Brick veneer



13. Brick veneer



14. Brick veneer

EXTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



15. Brick veneer



16. Brick veneer

Garage vehicle doors:

- Present



17. Garage door

Garage vehicle door operator (opener):

- Present

Garage door opener and safety sensors present and functioning properly at the time of inspection.

EXTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



18. Door Opener



19. Door Opener

Inspection Methods and Limitations

General: • Environmental conditions such as underground fuel storage, asbestos, mold, lead based paint, etc. are beyond the scope of this inspection.

Observations and Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • No structure recommendations are offered as a result of this inspection.

Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Slab - concrete

Exterior wall construction: • Wood frame

Roof and ceiling framing:

• Rafters



20. Rafters



21. Rafters



22. Rafters

- Oriented Strand Board (OSB) sheathing



23. *Oriented Strand Board (OSB) sheathing*

Inspection Methods and Limitations

Attic/roof space:

- Attic space was entered and accessed to the extent allowed without damaging materials or jeopardizing safety. Approximately 60% visible

ELECTRICAL

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Observations and Recommendations

RECOMMENDATIONS \ Overview

7. Condition: • No electrical recommendations are offered as a result of this inspection.

Description

Service entrance cable and location:

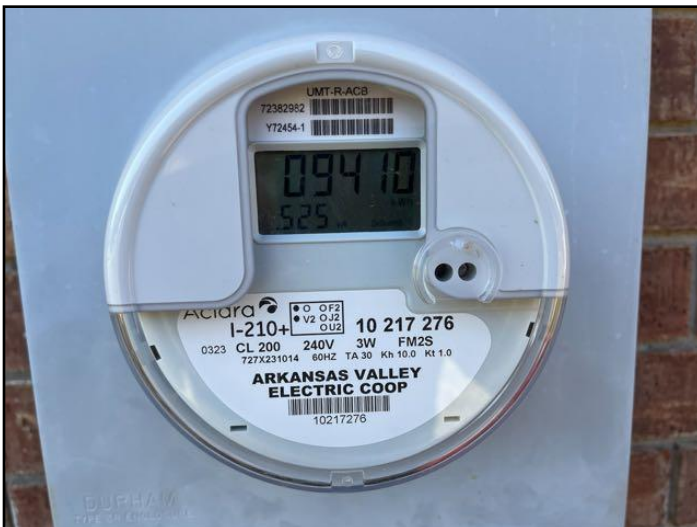
• Underground - cable material not visible



24. Underground - cable material not visible

Service size:

• 150 Amps (240 Volts)



25. 150 Amps (240 Volts)



26. 150 Amps (240 Volts)

Main disconnect/service box type and location:

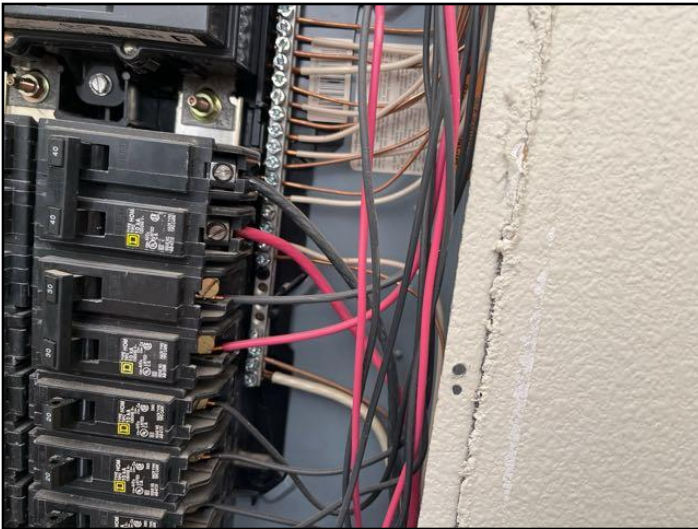
• Breakers - garage



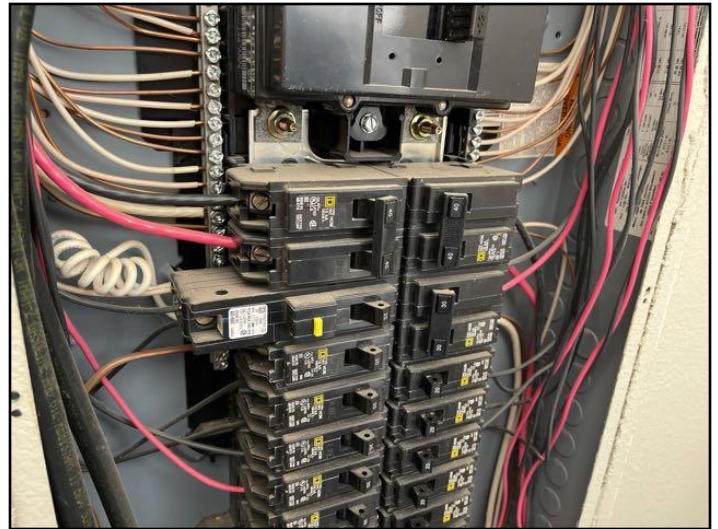
27. Breakers - garage/main shut off

Distribution wire (conductor) material and type:

- Copper - non-metallic sheathed



28. Copper - non-metallic sheathed



29. Copper - non-metallic sheathed

Smoke alarms (detectors):

- Present

Smoke alarm present.. NFPA recommends interconnected smoke alarms in every sleeping room and outside each sleeping area (hallways leading to bedrooms). They also recommend smoke alarms be replaced every 10 years and tested monthly.



30. *Smoke alarm*

Carbon monoxide (CO) alarms (detectors):

- None noted

No CO (carbon monoxide) detector noted. CO detectors are recommended for homes with combustible heating sources (gas, oil, wood, etc.)

Observations and Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Some minor corrosion was noted the the far left burner that did not appear to affect operation. Recommend further evaluation by a HVAC contractor if concerned.

Description

Heating system type:

- Furnace

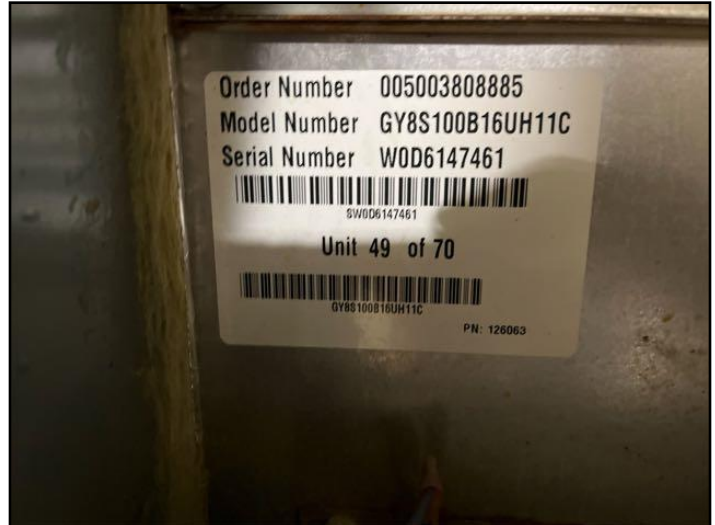
York

Manufactured 4/2006

Model number: GY8S100B16UH11C Serial number: W0D6147461



31. Furnace



32. Furnace



33. Furnace



34. Furnace

HEATING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

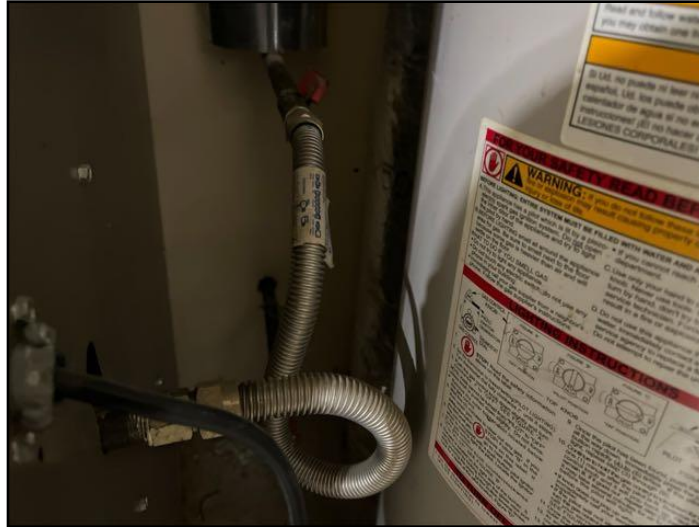
PLUMBING

INTERIOR

SITE INFO

Fuel/energy source:

- Gas



35. Gas

Approximate age: • 19 years

Main fuel shut off at: • Meter

Fireplace/stove:

- Gas logs



36. Gas logs



37. Gas logs

Location of the thermostat for the heating system:

- Hallway

HEATING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



38. *Hallway*

COOLING & HEAT PUMP

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Observations and Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

Description

Air conditioning type:

• Central

Goodman

Manufactured 6/2008

Model number: GSC130421AC Serial number: 0806316249



39. Central



40. Central

Cooling capacity: • Not determined

Compressor approximate age: • 17 years

Location of the thermostat for the cooling system: • Hallway

Inspection Methods and Limitations

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

INSULATION AND VENTILATION

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Observations and Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Attic/roof insulation material:

- Glass fiber



41. *Glass fiber*

Attic/roof air/vapor barrier: • Not visible

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not Visible

Floor above basement/crawlspace insulation material: • N/A-Slab

Floor above basement/crawlspace insulation amount/value: • N/A-Slab

Floor above basement/crawlspace air/vapor barrier: • N/A-Slab

Inspection Methods and Limitations

Attic inspection performed: • Attic space was entered and accessed to the extent allowed without damaging materials or jeopardizing safety.

Observations and Recommendations

WATER HEATER \ Tank

11. Condition: • Safety pan and drain missing

No safety pan/drain noted under water heater. This can lead to water damage. Recommend further evaluation by a licensed plumber and repair/replace as needed.



42. *Safety pan and drain missing*

WASTE PLUMBING \ Drain piping - installation

12. Condition: • Nonstandard materials and patches

The drain line under the master sink was missing a P-trap and was flex pipe. Lack of P-trap can allow sewer gases to enter the structure. Flex lines used in drains can catch debris and clog. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master sink



43. *Nonstandard materials and patches*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

13. Condition: • Drain stop ineffective

Drain stop does not open properly on the master sink. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master sink



44. *Drain stop ineffective*

FIXTURES AND FAUCETS \ Bathtub

14. Condition: • There was no service panel on the jetted tub in the master bathroom. This can make servicing the unit and detecting leaks difficult. Recommend service panel be installed by a qualified contractor and the tub be checked for leaks. The jets were operating properly at the time of inspection.



45.



46.

PLUMBING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Water supply source (based on observed evidence):

- Public



47. Public

Supply piping in building:

- Copper



48. Copper

Main water shut off valve at the:

- Meter

PLUMBING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



49. Meter/main shut off

Water flow and pressure:

- Functional

48 PSI. Recommended range is 40-80 PSI.



50. Functional

Water heater type:

- Conventional

AO Smith

Manufactured 7/24/2006

Model number: GCV40100 Serial number: G06A090444

PLUMBING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

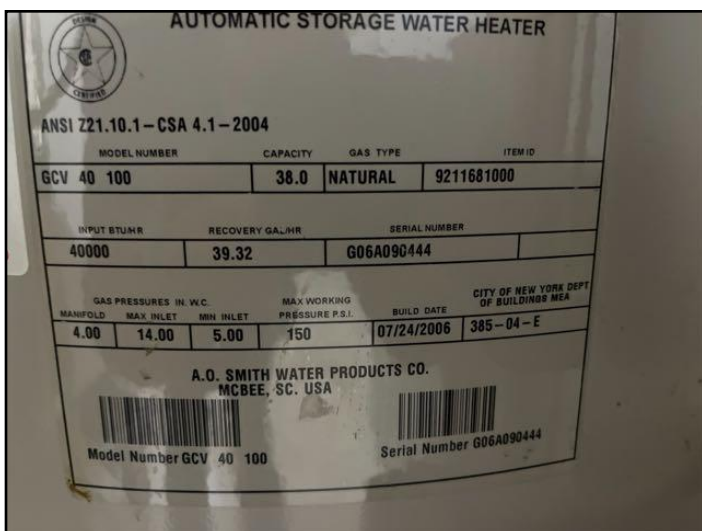
SITE INFO



51. Conventional



52. Conventional



53. Conventional



54. Conventional

Water heater fuel/energy source:

- Gas

PLUMBING

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



55. Gas

Water heater tank capacity: • 38 gallons

Waste disposal system: • Public

Waste and vent piping in building:

- PVC plastic



56. PVC plastic



57. PVC plastic

Floor drain location: • None found

Main gas shut off valve location:

- Gas meter



58. Gas meter/main shut off

Plumbing 1: • Item

Inspection Methods and Limitations

Fixtures not tested/not in service: • Sprinkler system off and beyond the scope of inspection. Recommend having the system inspected by a company that specializes in sprinkler system service if concerned.



59.

INTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Observations and Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No interior recommendations are offered as a result of this inspection.

Description

Major floor finishes:

- Tile



60. Tile



61. Tile



62. Tile



63. Tile

Major wall and ceiling finishes:

- Plaster/drywall

INTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



64. Plaster/drywall



65. Plaster/drywall



66. Plaster/drywall



67. Plaster/drywall

Windows:

- Single/double hung

INTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

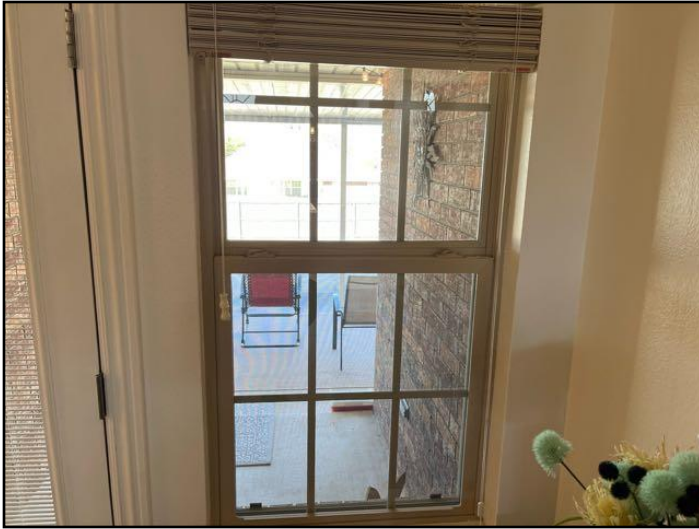
COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



68. Single/double hung



69. Single/double hung

Exterior doors - type/material:

- Hinged



70. Hinged



71. Hinged

Inventory Range:

- GE

INTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



72. GE



73. GE

Inventory Dishwasher:

- Amana



74. Amana

Inventory Microwave or Microwave/Rangehood:

- Amana

INTERIOR

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



75. Amana

SITE INFO

123 Sample Drive, Sampletown, AR April 8, 2025

Report No. 1139

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Description

Weather: • Sunny

Approximate temperature: • 58°

Attendees: • Buyer • Buyer's agent

Access to home provided by: • Lockbox

Occupancy: • The home was furnished during the inspection.

END OF REPORT