

INSPECTION REPORT

1234 Sample Rd
Sometown, AR



PREPARED FOR
SAMPLE REPORT

INSPECTION DATE
Tuesday, March 25, 2025

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



National Property Inspections
7900 Sumac Court
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America's Premier Inspection Service

SUMMARY

1234 Sample Rd, Sampletown, AR March 25, 2025

Report No. 1133, v.3

www.npiweb.com/fortsmith

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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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](#)

Roofing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • Plumbing vent was located under the overhang. While there was no soffit vent above the plumbing vent. There was ventilation for the attic space near by. Recommend further evaluation by a qualified contractor and repair/replace as needed.

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

Downspout discharges too close to the building. This can lead to soil erosion and water damage. Recommend downspout extension or splash blocks be installed.

Location: Throughout

WALLS \ Vinyl siding

Condition: • Mechanical damage

Mechanical damage to siding can lead to moisture intrusion. Recommend repair or replace siding as needed.

Location: Throughout

WALLS \ Masonry (brick, stone) and concrete

Condition: • Cracked mortar and loose stones noted in multiple places on the front wainscoting. This stone appears to be cosmetic only as there is masonry block behind it. Recommend repair by a qualified contractor.

Location: Front

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

Condition: • Cover does not close properly

The dryer vent cover did not close properly and the vent was missing the grate. This can allow pest intrusion and lint buildup can be a fire hazard. Recommend having the vent cleaned and replaced if it does not close properly after cleaning.

Location: Front

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • Missing

Several missing screens noted throughout. Recommend replacing the screens.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Loose

Loose handrail on the back steps could be a safety hazard. Recommend further evaluation by a licensed contractor and repair/replace as needed.

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Location: Back

Structure

WALLS \ Wood frame walls

Condition: • Rot, insect or fire damage

Deteriorated wall stud noted under master sink. Recommend further evaluation by a qualified contractor and repair/replace as needed.

Electrical

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Missing

Wires spliced together with wire nut/tape missing junction box. This could be a shock/fire hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Several outlets with open grounds noted in the downstairs area as well as the outdoor outlet near the back door. This can be a shock hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master and Den

DISTRIBUTION SYSTEM \ Switches

Condition: • The light switch in the master bedroom is always hot. The fan/light works using the pull chains regardless of switch position. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master bedroom

Condition: • There was no switch to control the fan/light in the downstairs den area. Recommend further evaluation by a licensed electrician and repair/replace as needed.

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing

Two outlets in the attic were missing cover plates. This can be a fire/shock hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.

DISTRIBUTION SYSTEM \ Lights

Condition: • Loose

The fan in the master bedroom was loose. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master

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Insulation and Ventilation

FOUNDATION \ Crawlspace floor

Condition: • No vapor barrier

No vapor barrier in the crawlspace can lead to condensation causing moisture damage to structure and/or finishes as well as create conditions conducive for microbial growth. Recommend vapor barrier be installed by a qualified contractor.

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Loose toilet noted in the master bathroom. This can allow water/sewage damage. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master

Interior

DOORS \ Interior trim

Condition: • Door rubs floor and has light visible on the side. The can lead to increased heating/cooling costs and damage the flooring. Recommend repair by a qualified contractor.

Condition: • Loose

Loose weather stripping noted at the back door in the downstairs area. This can lead to increased heating/cooling cost and water intrusion. Recommend repair by a qualified contractor.

-PLEASE SEE THE MOLD REPORT LOCATED IN THE INTERIOR SECTION OF THE INSPECTION REPORT.

This concludes the Summary section.

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.

This report was amended on 3/28/2025 to add results of the indoor air quality/mold analysis once the lab results were received.

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Observations and Recommendations

SLOPED ROOFING \ Metal

1. Condition: • Debris/leaves noted on the roof. Leaves/debris can hold water and shorten the life expectancy of roofing materials. Recommend cleaning debris from the roof as part of routine maintenance.



1.



2.

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • Plumbing vent was located under the overhang. While there was no soffit vent above the plumbing vent. There was ventilation for the attic space near by. Recommend further evaluation by a qualified contractor and repair/replace as needed.



3.

ROOFING

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Description

Roofing material:

- Metal



4. Metal



5. Metal



6. Metal



7. Metal

Flashing material:

- Metal

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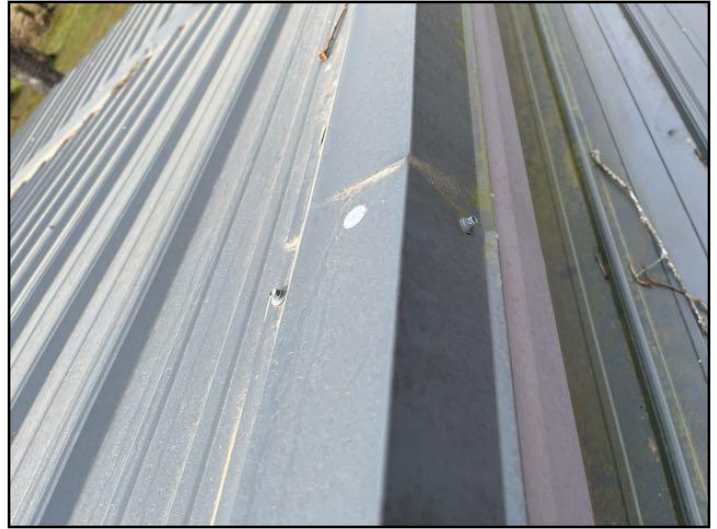
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8. Metal



9. Metal

Inspection Methods and Limitations

Inspection performed: • By walking on roof

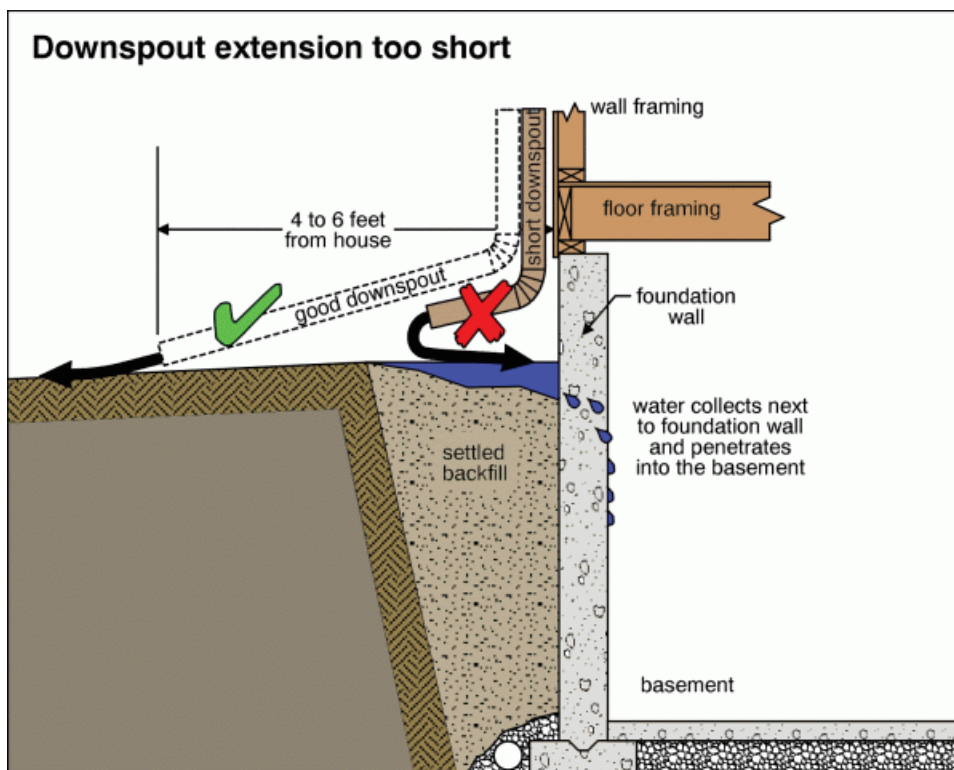
Observations and Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • Discharge too close to building

Downspout discharges too close to the building. This can lead to soil erosion and water damage. Recommend downspout extension or splash blocks be installed.

Location: Throughout



10. Discharge too close to building



11. Discharge too close to building

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WALLS \ Vinyl siding

4. Condition: • Mechanical damage

Mechanical damage to siding can lead to moisture intrusion. Recommend repair or replace siding as needed.

Location: Throughout



12. Mechanical damage



13. Mechanical damage

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • Cracked mortar and loose stones noted in multiple places on the front wainscoting. This stone appears to be cosmetic only as there is masonry block behind it. Recommend repair by a qualified contractor.

Location: Front



14.



15.

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

6. Condition: • Cover does not close properly

The dryer vent cover did not close properly and the vent was missing the grate. This can allow pest intrusion and lint buildup can be a fire hazard. Recommend having the vent cleaned and replaced if it does not close properly after

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cleaning.

Location: Front



16. Cover does not close properly

EXTERIOR GLASS/WINDOWS \ Storms and screens

7. Condition: • Missing

Several missing screens noted throughout. Recommend replacing the screens.



17. Missing



18. Missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

8. Condition: • Loose

Loose handrail on the back steps could be a safety hazard. Recommend further evaluation by a licensed contractor and repair/replace as needed.

Location: Back

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19. Loose

Description

Wall surfaces and trim:

- Vinyl siding



20. Vinyl siding



21. Vinyl siding

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

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Observations and Recommendations

WALLS \ Wood frame walls

9. Condition: • Rot, insect or fire damage

Deteriorated wall stud noted under master sink. Recommend further evaluation by a qualified contractor and repair/replace as needed.



22. Rot, insect or fire damage



23. Rot, insect or fire damage

Description

Configuration:

- Crawlspace



24. Crawlspace

- Slab-on-grade



25. Crawlspace

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26. Slab-on-grade

Foundation material:

- Masonry block



27. Masonry block



28. Masonry block

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29. Masonry block

Floor construction:

- Joists



30. Joists



31. Joists

Exterior wall construction: • Not visible

Roof and ceiling framing:

- Trusses

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32. Trusses

- Plywood sheathing



33. Trusses



34. Plywood sheathing

Inspection Methods and Limitations

Attic/roof space:

- Inspected from access hatch

The attic of the slab portion of the home inspected from the access hatch only. There was very limited visibility and access.

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35. *Limited view*



36. *Inspected from access hatch*

- Attic space was entered and accessed to the extent allowed without damaging materials or jeopardizing safety. The attic above the portion of the home on the crawlspace was entered and accessed to the extent possible without damaging the home or risking the safety of the inspector. Approximately 80% was visible.

Observations and Recommendations

DISTRIBUTION SYSTEM \ Junction boxes**10. Condition:** • Missing

Wires spliced together with wire nut/tape missing junction box. This could be a shock/fire hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.



37. Missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)**11. Condition:** • Ungrounded

Several outlets with open grounds noted in the downstairs area as well as the outdoor outlet near the back door. This can be a shock hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master and Den



38. Ungrounded & No GFCI



39. Ungrounded

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40. Ungrounded

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

12. Condition: • There was no GFCI protection throughout the house. This can be a shock hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.



41. Laundry area



42. Bathroom



43. Kitchen counters



44. Kitchen counters

DISTRIBUTION SYSTEM \ Switches

13. Condition: • The light switch in the master bedroom is always hot. The fan/light works using the pull chains regardless of switch position. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master bedroom

14. Condition: • There was no switch to control the fan/light in the downstairs den area. Recommend further evaluation by a licensed electrician and repair/replace as needed.

DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • Missing

Two outlets in the attic were missing cover plates. This can be a fire/shock hazard. Recommend further evaluation by a licensed electrician and repair/replace as needed.



45. Missing



46. Missing

DISTRIBUTION SYSTEM \ Lights

16. Condition: • Loose

The fan in the master bedroom was loose. Recommend further evaluation by a licensed electrician and repair/replace as needed.

Location: Master



47. Loose

Description

Service entrance cable and location:

- Overhead - cable type not determined



48. Overhead - cable type not determined

Service size:

- 100 Amps (240 Volts)

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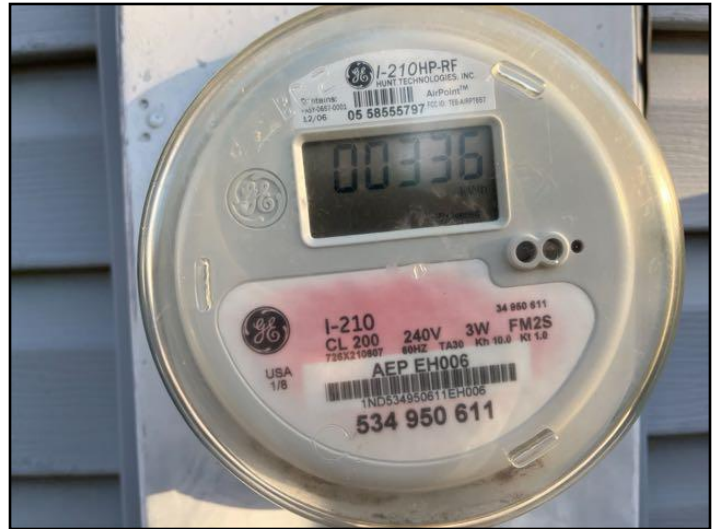
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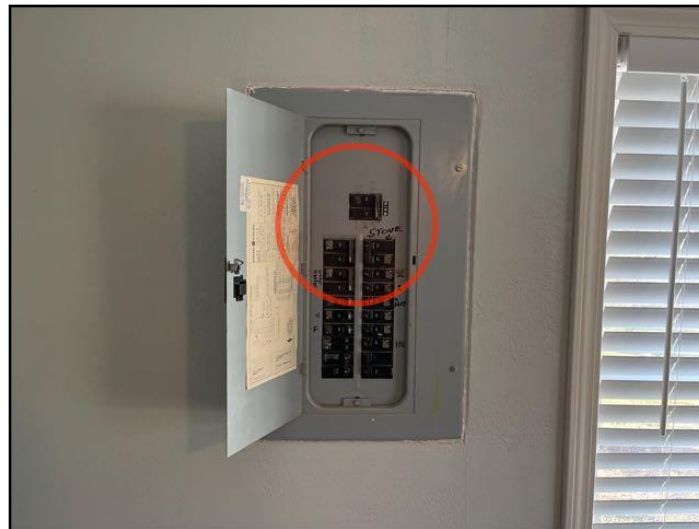
49. 100 Amps (240 Volts)



50. 100 Amps (240 Volts)

Main disconnect/service box type and location:

- Breakers - bedroom



51. Breakers - bedroom/main disconnect

Distribution wire (conductor) material and type:

- Copper - non-metallic sheathed

Visualized in attic at outlet missing cover plate

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. The smoke detectors were chirping at the time of inspection, indicating they need new batteries.



52. Present

Carbon monoxide (CO) alarms (detectors):

- None noted

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

Inspection Methods and Limitations

Panel covers: • The inspector attempted to remove the panel cover. However, once the screws were removed the cover did not come off. It appeared to be held in place with a sealant.

Observations and Recommendations

RECOMMENDATIONS \ Overview

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

Description

Heating system type:

• Furnace

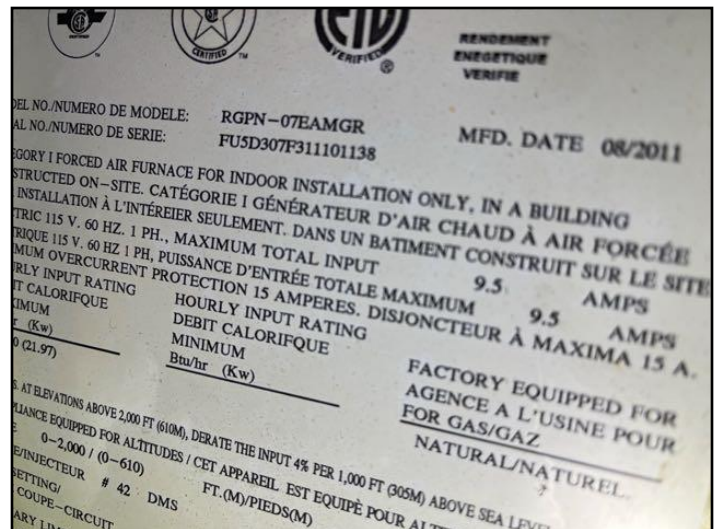
RUUD

Manufactured 8/2011

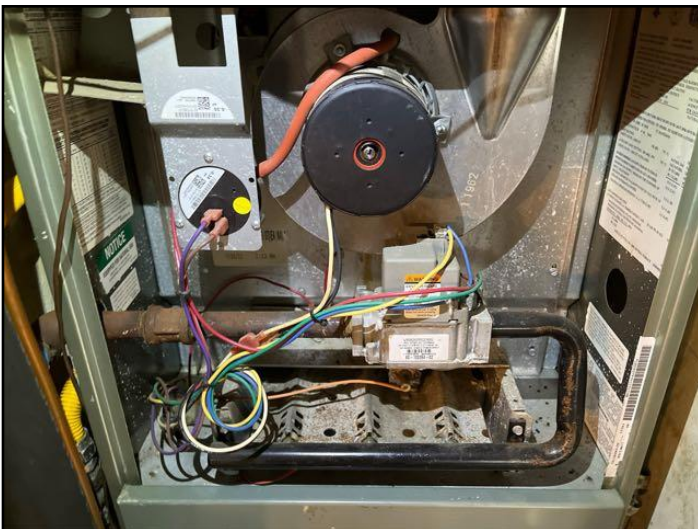
Model number: RGPN07EAMGR Serial number: FU5D307F31101138



53. Furnace



54. Furnace



55. Furnace



56. Furnace

HEATING

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Fuel/energy source: • Gas

Approximate age: • 14 years

Main fuel shut off at: • Meter

Fireplace/stove: • None

Location of the thermostat for the heating system:

• Hallway



57. Thermostat

COOLING & HEAT PUMP

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Description

Air conditioning type:

- Central
- RUUD
- Manufactured 8/2012
- Model number: 13AJN41213325 Serial number: 8393W341213325



58. Central



59. Central

- Compressor approximate age: • 13 years
- Location of the thermostat for the cooling system: • Hallway

Observations and Recommendations

FOUNDATION \ Crawlspace floor

18. Condition: • No vapor barrier

No vapor barrier in the crawlspace can lead to condensation causing moisture damage to structure and/or finishes as well as create conditions conducive for microbial growth. Recommend vapor barrier be installed by a qualified contractor.



60. No vapor barrier

Description

Attic/roof insulation material:

- Glass fiber



61. Glass fiber



62. Glass fiber

INSULATION AND VENTILATION

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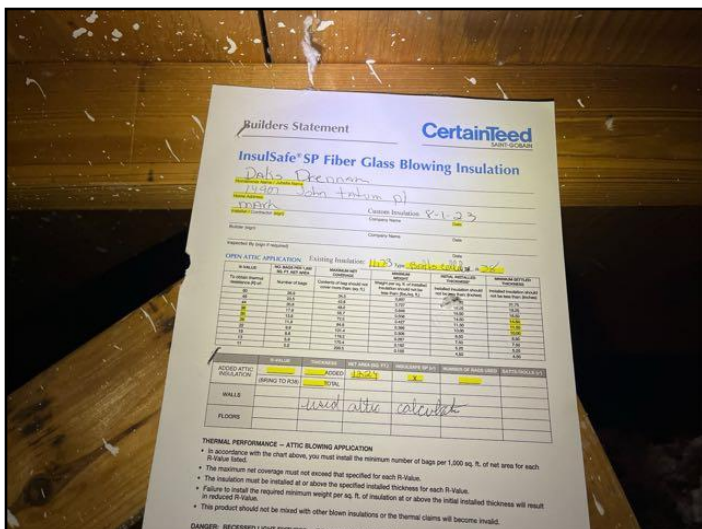
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63. Glass fiber

64. Glass fiber

- Cellulose



65. Cellulose

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:

- None found

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66. None found

Floor above basement/crawlspace insulation amount/value: • None found

Floor above basement/crawlspace air/vapor barrier:

• None found



67. None found

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

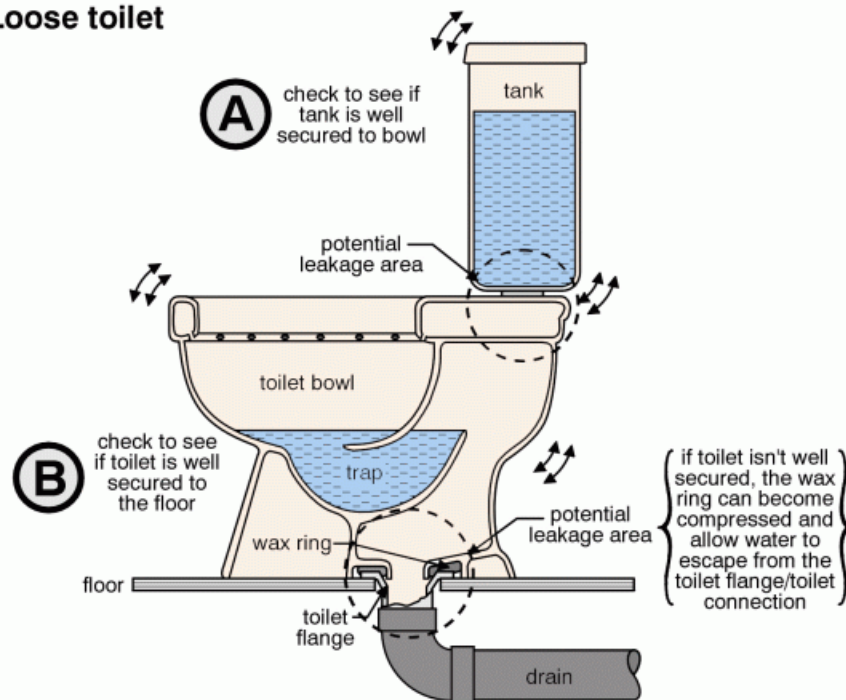
FIXTURES AND FAUCETS \ Toilet

19. Condition: • Loose

Loose toilet noted in the master bathroom. This can allow water/sewage damage. Recommend further evaluation by a licensed plumber and repair/replace as needed.

Location: Master

Loose toilet



68. Loose

Description

General: • Video link removed for sample

Sewer Scope video can be seen at the link above.

Upon placing the sewer scope camera into the cleanout located in the back yard, PVC drain line was noted. The camera was able to successfully navigate to the septic tank. No debris, blockages or signs of damage were observed. No structural issues such as cracks, breaks, or tree root intrusion were noted. The lines appeared to be in overall good condition at the time of inspection.

Water supply source (based on observed evidence):

- Public



69. Public water meter

Supply piping in building:

- PEX (cross-linked Polyethylene)



70. PEX (cross-linked Polyethylene)

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Main water shut off valve at the: • Meter

Water flow and pressure:

- Functional
- 60 PSI. Recommended range 40-80 PSI.



71. Functional

Water heater type:

- Conventional
- Rheem
Manufactured 11/30/2020
Model number: XE40M06ST45U1 Serial number: Q482062982



72. Conventional



73. Conventional

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74. Conventional

Water heater fuel/energy source: • Electric

Water heater tank capacity: • 40 gallons

Waste disposal system:

- Septic system

The structure is serviced by a private septic system. Septic systems are beyond the scope of a home inspection. Recommend septic systems be evaluated by a licensed septic service provider and maintain an annual service schedule to ensure system operates as intended.

Waste and vent piping in building:

- PVC plastic



75. PVC plastic



76. PVC plastic

Floor drain location: • None found

Main gas shut off valve location:

- Gas meter



77. Gas meter/Main shut off

Observations and Recommendations

DOORS \ Interior trim

20. Condition: • Loose

Loose weather stripping noted at the back door in the downstairs area. This can lead to increased heating/cooling cost and water intrusion. Recommend repair by a qualified contractor.



78. Loose

21. Condition: • Door rubs floor and has light visible on the side. The can lead to increased heating/cooling costs and damage the flooring. Recommend repair by a qualified contractor.



79.



80.

Description

General: • OVERVIEW:

Subject: Mold Screening Findings

Date Inspection Conducted: 3/25/2025

Location:

Inspector: Micah Talley

METHODS:

National Property Inspections (NPI) conducted the following scope of work as requested by the client:

1. Conducted a visual inspection of the property to identify the presence of possible mold, and/or conditions that may be conducive to mold growth.
2. Collected and analyzed one (1) indoor air sample for non-cultured spore count analysis.
3. Collected and analyzed one (1) outdoor (comparison) air sample for non-cultured spore count analysis.
4. Collected and analyzed one (1) surface sample for non-cultured spore count analysis.
5. Prepared and submitted a written report summarizing inspection activities, findings, conclusions, and recommendations.

FINDINGS:

Surface mold was detected as follows: location and list of all spore types detected on sample:

1. NO significant mold elevation levels on the indoor air sample which was taken near the intersection of the living room and hallway.
2. LIGHT Chaetomium and HEAVY Hypha levels on the surface sample taken in the crawlspace below the laundry area near the east wall.

Note: These samples are not intended to represent the entire building.

A copy of the lab report will be provided for your review.

DISCUSSIONS:

Note: This inspection is limited to the subject areas discussed in this report only.

1. There was no vapor barrier present in the crawlspace which can create an environment conducive to microbial growth.

CONCLUSIONS:

Is mold remediation in the subject areas, involving a licensed mold remediation contractor, recommended?

Yes

Potential sources: Moist environment created by the lack of a vapor barrier in the crawlspace. This assessment is non-invasive and does not include latent or hidden sources. More testing and evaluation may be required.

RECOMMENDATIONS:

THIS REPORT IS SOLELY FOR PURPOSES OF DISCLOSING THE PRESENCE OF MOLD AT THE SUBJECT PROPERTY. THIS REPORT IS NOT A REMEDIATION PROTOCOL.

1. NPI recommends that the client engage a company that specializes in mold remediation services to develop a mold remediation plan and conduct professional mold remediation services on the property.

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2. NPI recommends that any source of water/moisture intrusion be remedied.

Our report is based on information available to us as discussed herein. Should additional information become available, NPI reserves the right to amend and/or supplement our report, conclusions, etc.



81. Indoor air sample site



82. Outdoor air sample site



83. Crawlspace sample

Major floor finishes:

- Laminate

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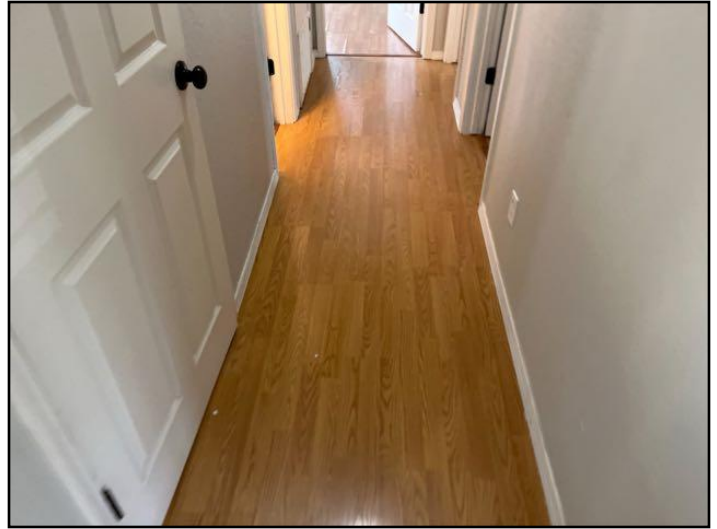
PLUMBING

INTERIOR

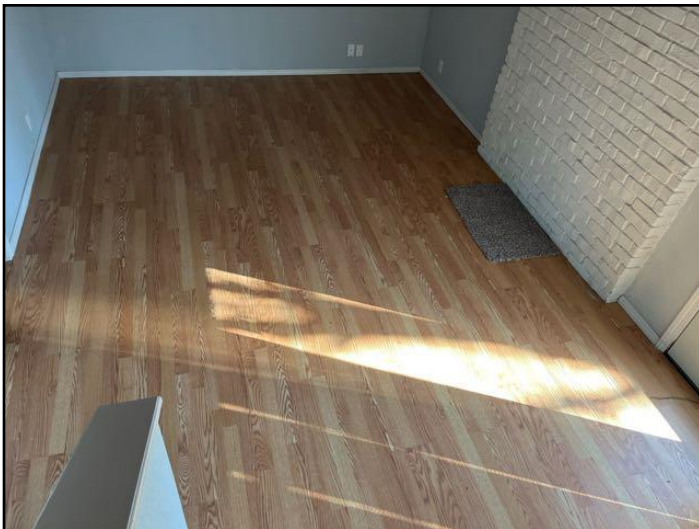
SITE INFO



84. Laminate



85. Laminate



86. Laminate



87. Laminate

Major wall and ceiling finishes:

- Plaster/drywall

INTERIOR

1234 Sample Rd, Sampletown, AR March 25, 2025

Report No. 1133, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

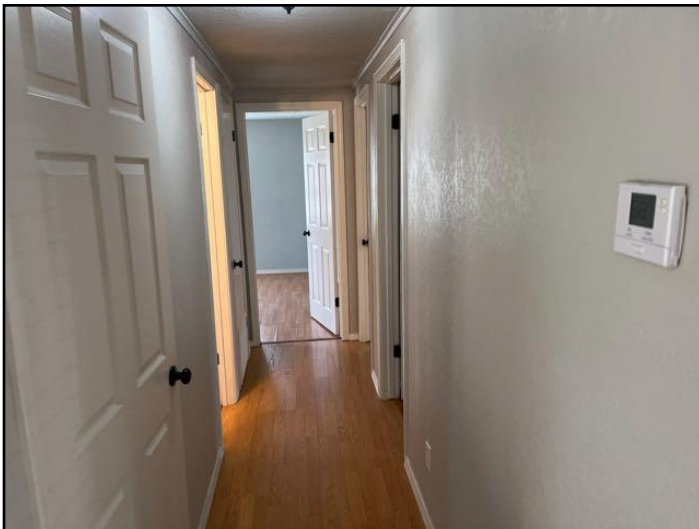
SITE INFO



88. Plaster/drywall



89. Plaster/drywall



90. Plaster/drywall



91. Plaster/drywall

Windows:

- Single/double hung

INTERIOR

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92. Single/double hung

Exterior doors - type/material:

- Hinged



93. Hinged



94. Hinged

Inventory Range:

- GE

INTERIOR

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95. GE

Inventory Dishwasher:

- GE

The dishwasher's cancel feature did not work at the time of inspection.



96. GE

Inventory Microwave or Microwave/Rangehood:

- GE

The microwave light did not work at the time of inspection.

INTERIOR

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97. GE

SITE INFO

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Description

Weather: • Sunny

Approximate temperature: • 70°

Attendees: • Buyer

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

END OF REPORT