

# YOUR INSPECTION REPORT

*Everything By Design*

**PREPARED BY:**  
MATTHEW WOODALL



**FOR THE PROPERTY AT:**  
123 Sample Dr  
Pleasant Plains, AR 72568

**PREPARED FOR:**  
SAMPLE GUY

**INSPECTION DATE:**  
Tuesday, September 15, 2020



Southpaw Property Inspection  
10 DAVID LN  
BATESVILLE, AR 72501

8703733531

[southpawinspection.com](http://southpawinspection.com)  
[Southpawinspection@Gmail.com](mailto:Southpawinspection@Gmail.com)



December 10, 2020

Dear Sample Guy,

RE: Report No. 1041, v.2  
123 Sample Dr  
Pleasant Plains, AR  
72568

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

MATTHEW WOODALL  
on behalf of  
Southpaw Property Inspection

Southpaw Property Inspection  
10 DAVID LN  
BATESVILLE, AR 72501  
8703733531  
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## INVOICE

December 10, 2020

Client: Sample Guy

Report No. 1041, v.2

For inspection at:

123 Sample Dr

Pleasant Plains, AR

72568

on: Tuesday, September 15, 2020

Home inspection :1000-2000 sqft

\$315.00

Arkansas

\$25.20

Nominal

Tax

Total

\$340.20

PAID IN FULL - THANK YOU!

Southpaw Property Inspection  
10 DAVID LN  
BATESVILLE, AR 72501  
8703733531  
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# AGREEMENT

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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## PARTIES TO THE AGREEMENT

### Company

Southpaw Property Inspection  
10 DAVID LN  
BATESVILLE, AR 72501

### Client

Sample Guy

### Total Fee: \$340.20

This is an agreement between Sample Guy and Southpaw Property Inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

# AGREEMENT

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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Report No. 1041, v.2

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## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection. Such liability in the aggregate shall not under any circumstance exceed the price paid by client for the inspection and is expressly subject to clients full compliance with each provision contained herein.

## 11) PERIOD OF LIMITATIONS

Under no circumstance whatsoever shall client be entitled to make any claim or demand of any kind after the expiration of thirty (30) days after the date of the inspection, in recognition that the inspection reflects the inspectors observations on the date of inspection only, and is not a warranty or otherwise as to future conditions.

## 12) ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties. To the extent there are any other representations or statements, they are integrated herein and shall not be binding on the parties.

**I, Sample Guy (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

# SUMMARY

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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 ROOFING \ Asphalt shingles**

**Condition:** • [Cupping, curling, clawing](#)

As we spoke this is often caused by the expansion and contraction of the decking. Keep an eye on this area, and the small one in the front. If water is going to start intruding in the attic, it will probably be here.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various

**Task:** Improve Monitor

**Time:** Discretionary

## Exterior

### **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes**

**Condition:** • The rear porch is in need of cleaning and resealing to prolong its life. Otherwise it will began to deteriorate. I suggest doing this sooner rather than later. This also applies to the roof structure.

**Task:** Improve

**Time:** As soon as possible

### **LANDSCAPING \ Lot grading**

**Condition:** • [Improper slope or drainage](#)

I always suggest handling negative grading with care. Its important to direct water away from the home in order to keep our finishes and components dry and safe. A below grade catch basin, or french drain would work well in this circumstance. I suggest review by a qualified contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Right

**Task:** Improve

**Time:** Discretionary

## Structure

### **FLOORS \ Joists**

**Condition:** • Affected by Moisture.

These three areas of the joist have been water damaged. Not horribly beyond repair, Steps can be taken to strengthen the wood components and to slow down/ eliminate the deterioration. Including fixing the leaks. I suggest consulting with a qualified contractor.

**Location:** Various

**Task:** Improve

**Time:** Immediate



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123 Sample Dr, Pleasant Plains, AR September 15, 2020

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## FLOORS \ Sheathing/Subflooring

**Condition:** • Mold

I know mold can be scary, its a word we associate with disgust and uncleanliness. However it is quite treatable, especially in this situation. The floor is easy to reach, I do suggest remediation or at least some action to kill and remove the mold in the crawlspace. This is not a bad case of mold, however we want to stop moisture from getting in the crawlspace and the mold from growing.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Rear Right

**Task:** Clean Correct

**Time:** As soon as possible

## Electrical

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Open splices](#)

Here is a poor splice feeding what I believe to be the Range. I suggest having this repair by a qualified electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The master bathroom has a GFCI, however the rest of the house doesn't. I suggest having a qualified electrician install them to eliminate a shock hazard.

**Implication(s):** Electric shock

**Location:** Various Kitchen Bathroom

**Task:** Provide

**Time:** Immediate

## Heating

### FURNACE \ General notes

**Condition:** • The furnace is sitting on the ground. This is less than ideal for obvious reasons. I suggest getting a spacer under this beautiful new unit, before it starts to rust.

**Task:** Improve

**Time:** Immediate

### GAS FURNACE \ Gas piping

**Condition:** • [No drip leg \(sediment trap, dirt pocket\)](#)

I didn't mention this at the inspection, but there should be a sediment trap going into the furnace and water heater on the gas lines. This will help extend the life of both units.

**Implication(s):** Equipment not operating properly

**Task:** Provide



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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Time:** As soon as possible

## Insulation and Ventilation

### ATTIC/ROOF \ Roof vents

**Condition:** • [Inadequate](#)

Gable vents are very passive. And do not provide a good air flow in the attic. I suggest installing ridge vents or at minimum turbine vents. These will complement your soffit vents. Allowing them to operate as intended. Just make sure that the insulation in the attic is not obstructing the soffit vents.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Improve

**Time:** Immediate

### FOUNDATION \ Crawlspace floor

**Condition:** • [No vapor barrier](#)

Not having a moisture barrier is an issue. I highly suggest this is the first thing you install. It will help keep your crawlspace dry.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Provide

**Time:** Immediate

### FOUNDATION \ Crawlspace ventilation

**Condition:** • Inadequate

Im not sure why the vents are sealed. Ideally we open them in the summer and close them in the winter. The home has the potential to have adequate ventilation however they need to be opened up. Whenever the temp is above 60 F. And the humidity is low, keep them open. When its below 60 F and the humidity starts to creep up, shut them.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Improve

**Time:** As soon as possible

## Plumbing

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Leak](#)

The drain under the master bathroom shower is leaking. It appears to be leaking around the basin/basket. And or the P trap as well. I suggest testing both, and having a qualified plumber repair the affected plumbing.

**Implication(s):** Sewage entering the building

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

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

# SUMMARY

123 Sample Dr, Pleasant Plains, AR    September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

The home is considered to face: • East

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Not Visible

## Limitations

Inspection performed: • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

Condition: • [Cupping, curling, clawing](#)

As we spoke this is often caused by the expansion and contraction of the decking. Keep an eye on this area, and the small one in the front. If water is going to start intruding in the attic, it will probably be here.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Improve Monitor

Time: Discretionary

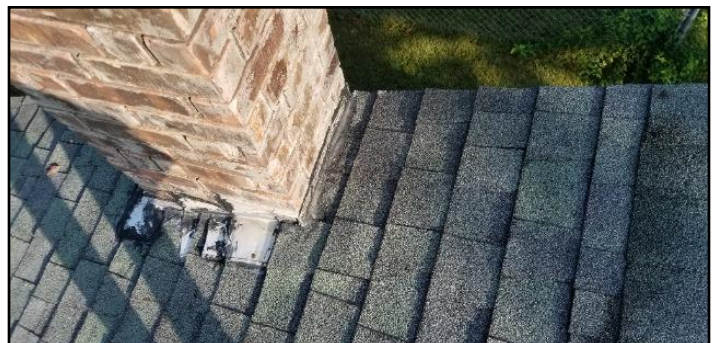


*Cupping, curling, clawing*

### SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Monitor this area while you own the home. This is another vulnerable spot for water intrusion.

Task: Monitor



## Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**Condition:** • Missing

I always suggest installing gutters, they help move water away from the foundation and crawspace.

**Location:** Various

**Task:** Provide

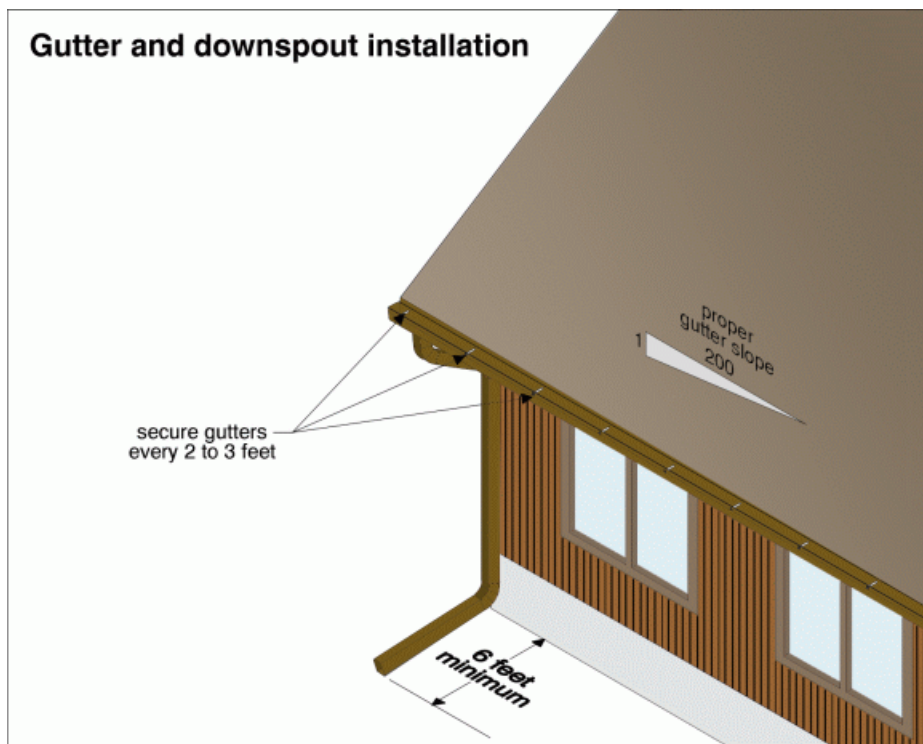
### ROOF DRAINAGE \ Downspouts

**Condition:** • [Should discharge 6 feet from building](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various

**Task:** Improve





# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

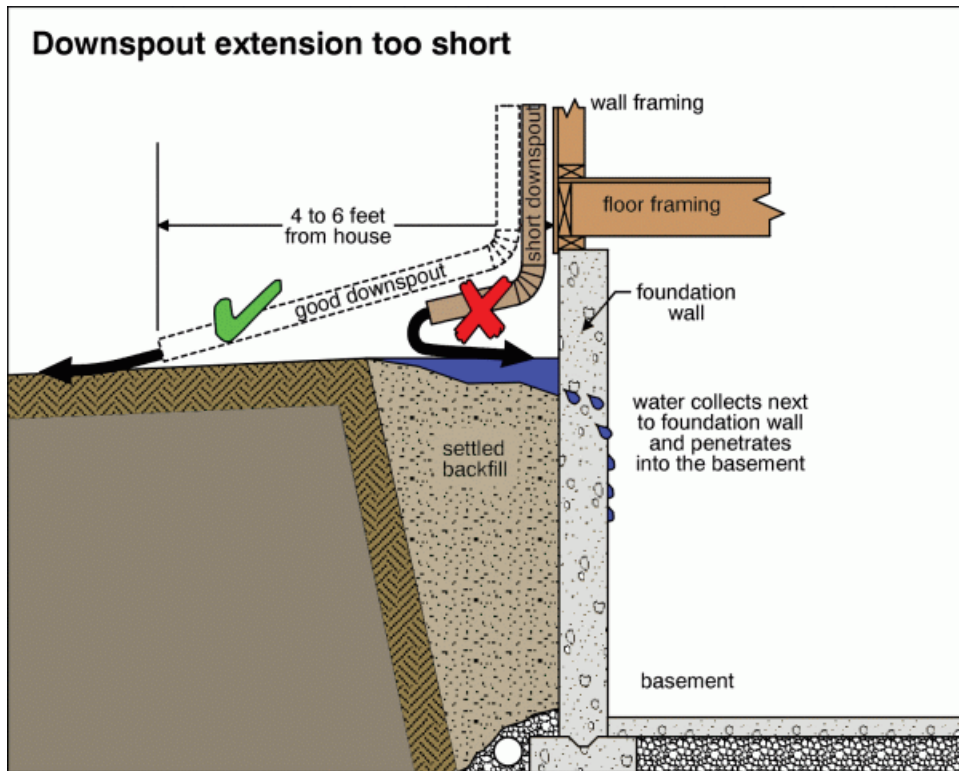
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Should discharge 6 feet from building*

## **WALLS \ Vinyl siding**

**Condition:** • [Mechanical damage](#)

There are a few nicks and dings on the vinyl siding. I suggest taking care of these before water finds its way in.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various

**Task:** Repair or replace

**Time:** Discretionary

# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Mechanical damage*



*Mechanical damage*

## WINDOWS \ General notes

**Condition:** • Damage

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Condition:** • Paint and Caulking - deteriorated / missing

Keep an eye on these areas near the window, making sure they always have caulking filling the gaps.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Task:** Improve

**Time:** Discretionary



*Paint and Caulking - deteriorated / missing*

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**Condition:** • [Wood/soil contact](#)

This will lead to damage of the components.

**Implication(s):** Rot | Insect damage

**Location:** Various

**Task:** Improve

**Time:** Immediate

# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Wood/soil contact*

**Condition:** • The rear porch is in need of cleaning and resealing to prolong its life. Otherwise it will begin to deteriorate. I suggest doing this sooner rather than later. This also applies to the roof structure.

**Task:** Improve

**Time:** As soon as possible



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

**Condition:** • [Missing](#)

Steps should have a railing.

**Implication(s):** Fall hazard

**Task:** Provide



# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

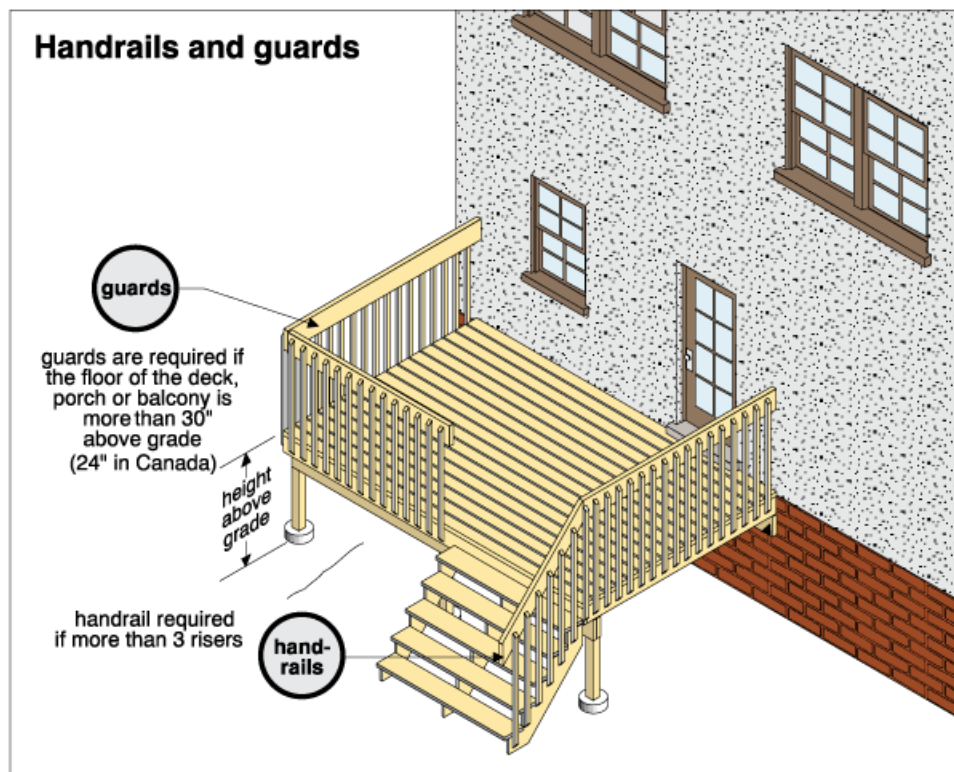
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Missing*

**Condition:** • [Too low](#)

Technically the rear porch has too low of railing, according to local building standards. Its your discretion if you wish to change this.

**Implication(s):** Fall hazard

**Task:** Correct

**Time:** If necessary

# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

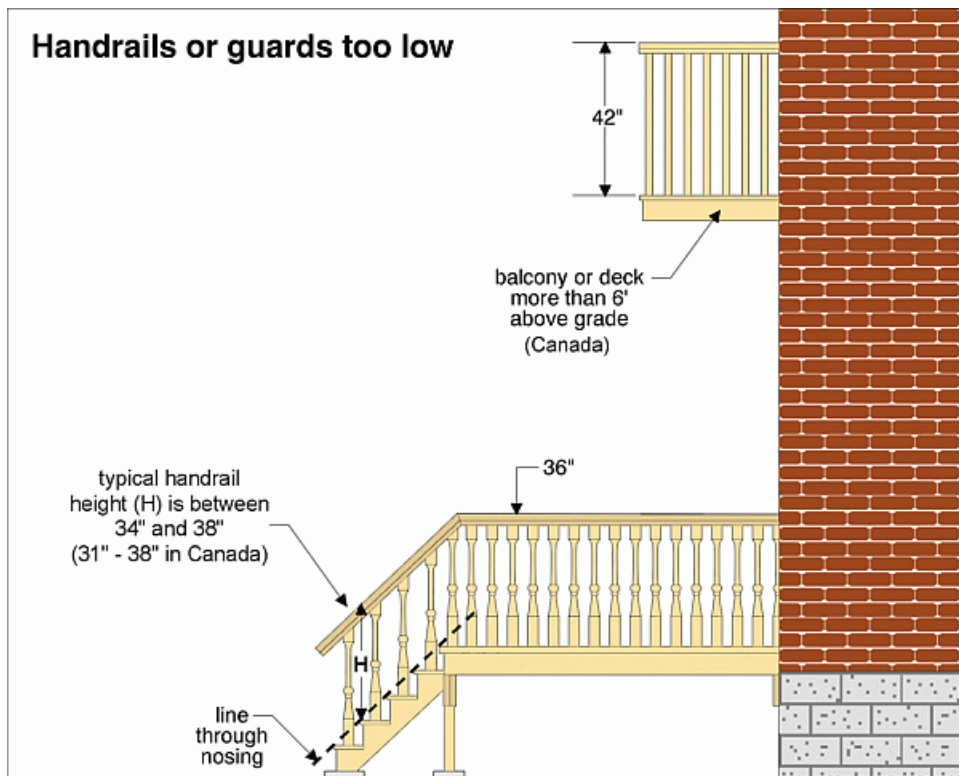
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

**Condition:** • Ideally we want the roofing system attached to the trusses or rafters, not the fascia board.

**Location:** Various

**Task:** Correct

**Time:** When remodelling



## LANDSCAPING \ Lot grading

**Condition:** • [Improper slope or drainage](#)

I always suggest handling negative grading with care. Its important to direct water away from the home in order to keep our finishes and components dry and safe. A below grade catch basin, or french drain would work well in this circumstance. I suggest review by a qualified contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

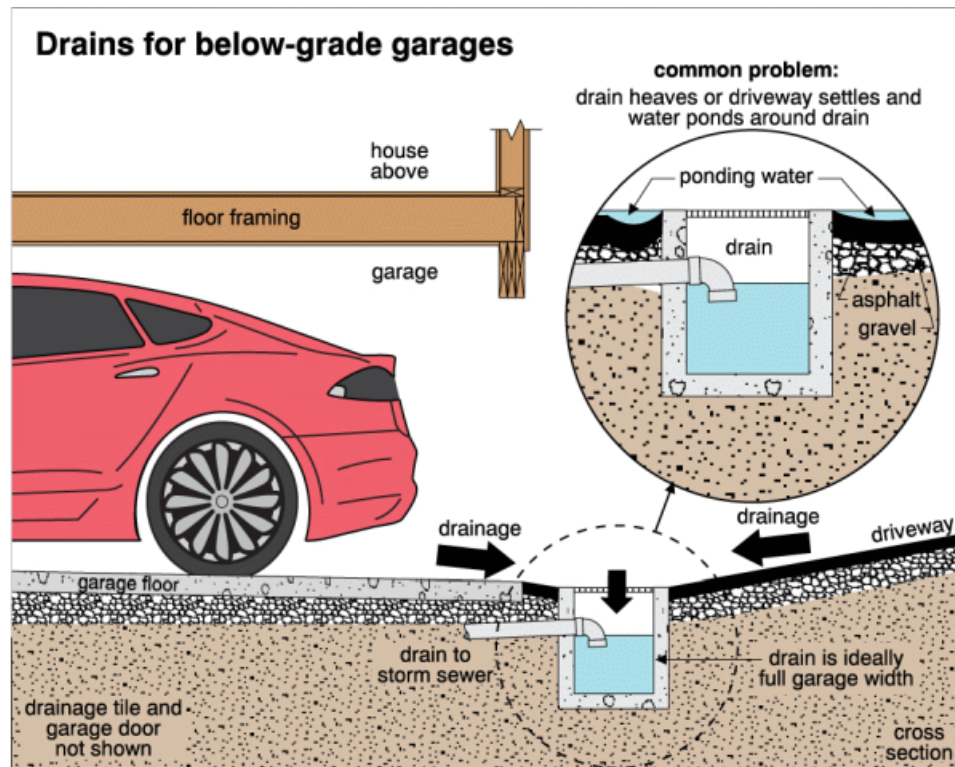
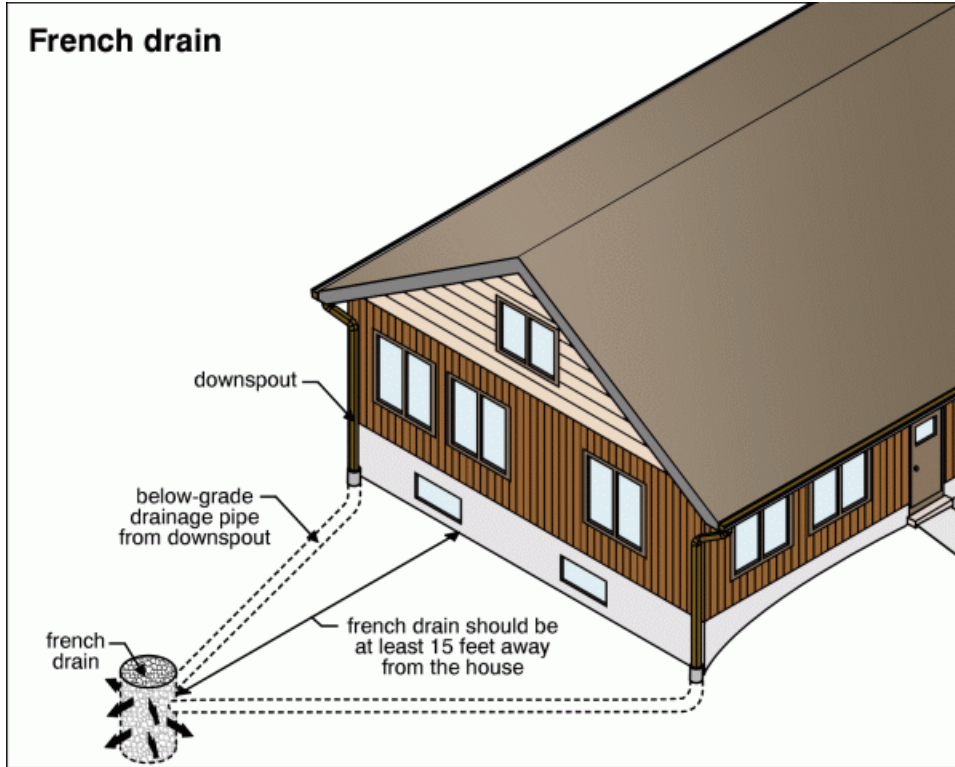
INTERIOR

REFERENCE

**Location:** Right

**Task:** Improve

**Time:** Discretionary





# EXTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

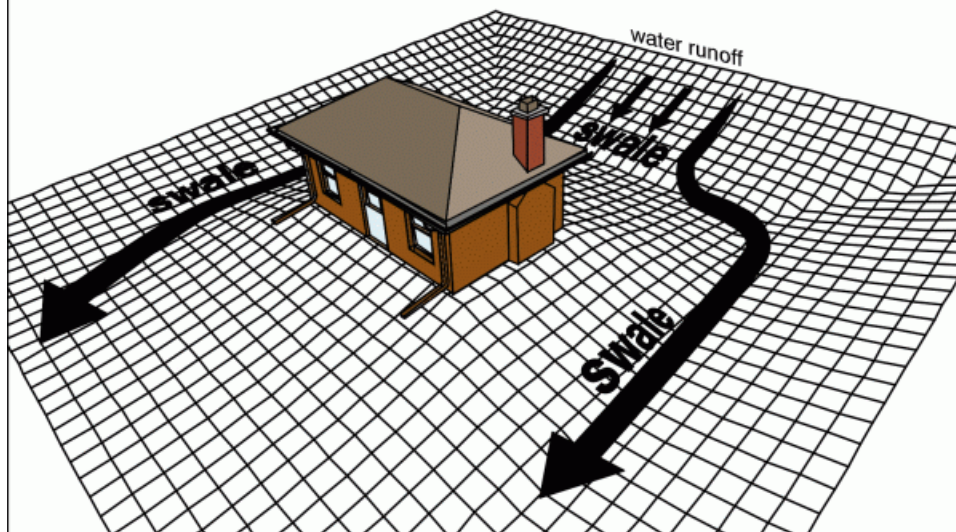
REFERENCE

## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



# EXTERIOR

123 Sample Dr, Pleasant Plains, AR    September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Improper slope or drainage*



*Improper slope or drainage*

## **CRAWLSPACE \ Hatch/Door**

**Condition:** • Rot

The crawlspace door is less than ideal. It has deteriorated and needs to be replaced.

**Implication(s):** Weakened structure | Chance of pests entering building | Shortened life expectancy of material | Material deterioration

**Task:** Repair or replace

**Time:** Discretionary

## Description

**Configuration:** • [Crawlspace](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Not visible

## Limitations

**Inspection limited/prevented by:** • New finishes/paint

**Attic/roof space:** • No access

## Recommendations

### FOUNDATIONS \ General notes

**Condition:** • [Typical minor settlement](#)

Arkansas has a high clay content. So the soil moves a lot. Keep an eye on these cracks making sure they are sealed up. The idea is to keep water out.

**Location:** Various

**Task:** Monitor Service annually

**Time:** Ongoing



*Typical minor settlement*



*Typical minor settlement*

### FOUNDATIONS \ Performance opinion

**Condition:** • Acceptable

### FLOORS \ Joists

**Condition:** • [Concentrated loads](#)

The removal of the wall in the kitchen looks to have created a concentrated load. I suggest personally inspecting the crawlspace under the wall every year to make sure the foundation wall, and the center main beam are not moving.

**Implication(s):** Weakened structure | Chance of structural movement

**Task:** Inspect annually

**Time:** Ongoing



# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

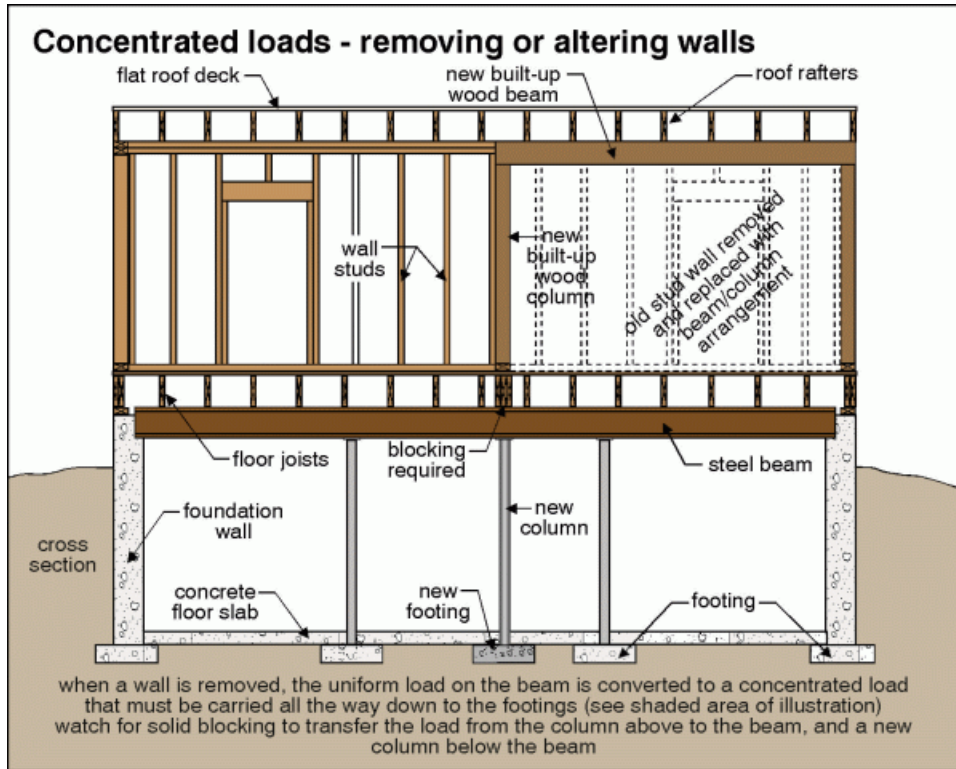
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Concentrated loads



Concentrated loads

**Condition:** • Affected by Moisture.

These three areas of the joist have been water damaged. Not horribly beyond repair, Steps can be taken to strengthen the wood components and to slow down/ eliminate the deterioration. Including fixing the leaks. I suggest consulting with a qualified contractor.

**Location:** Various

**Task:** Improve

**Time:** Immediate



# STRUCTURE

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Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Affected by Moisture.*



*Affected by Moisture.*



*Affected by Moisture.*

**Condition:** • Broken Cross Bracing.

**Implication(s):** Weakened structure.

**Location:** Crawlspace

**Task:** Repair

**Time:** Discretionary



## **FLOORS \ Sheathing/Subflooring**

**Condition:** • Mold

I know mold can be scary, its a word we associate with disgust and uncleanliness. However it is quite treatable, especially in this situation. The floor is easy to reach, I do suggest remediation or at least some action to kill and remove the mold in the crawlspace. This is not a bad case of mold, however we want to stop moisture from getting in the crawlspace and the mold from growing.

# STRUCTURE

123 Sample Dr, Pleasant Plains, AR    September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Rear Right

**Task:** Clean Correct

**Time:** As soon as possible



*Moisture against that uphill wall.*



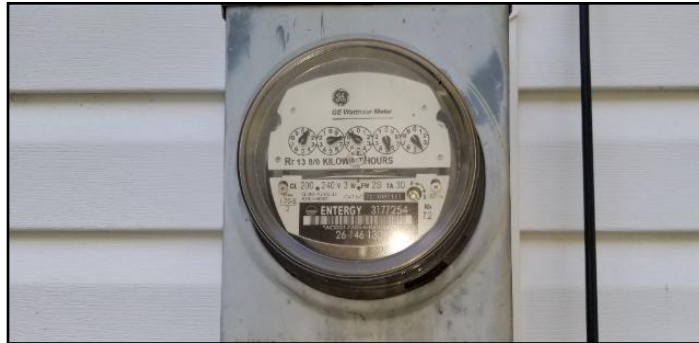
*Mold*

## Description

### Service size:

- [200 Amps \(240 Volts\)](#)

You have 200 amp service meter, with what looks to be 2-0 or 3-0 wire. (undersized for 200 A) However the main breaker in the house is only 100 Amp. If you ever upgrade the main breaker box to 200 A, I suggest you get a qualified electrician to review the service drop, and make sure your supply wires are appropriately sized.



200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • None noted

## Recommendations

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Height over roof](#)

This is not ideal, and can lead to wear of the wire, and electric shock.

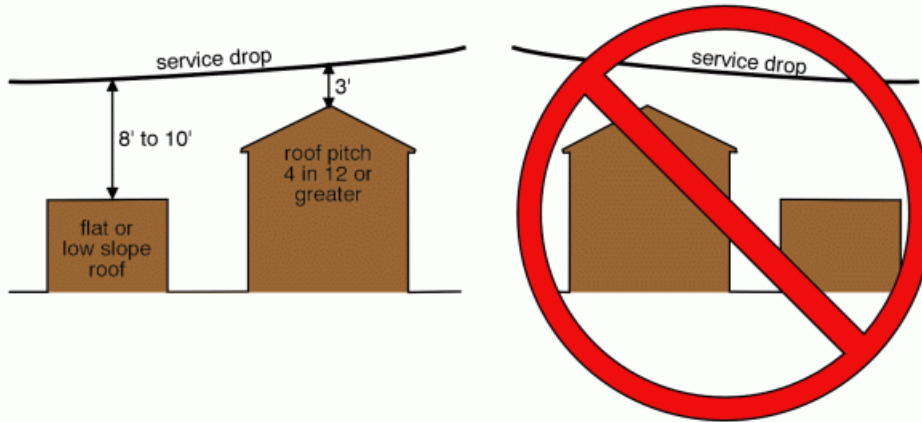
Implication(s): Electric shock

Task: Improve

Time: Discretionary

**Inadequate wire clearance over roofs**

- (A) UNITED STATES**  
check to ensure that the clearances indicated below have been provided
- (B) CANADA**  
installing wires over roofs is not generally allowed except by special permission



*Height over roof*

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

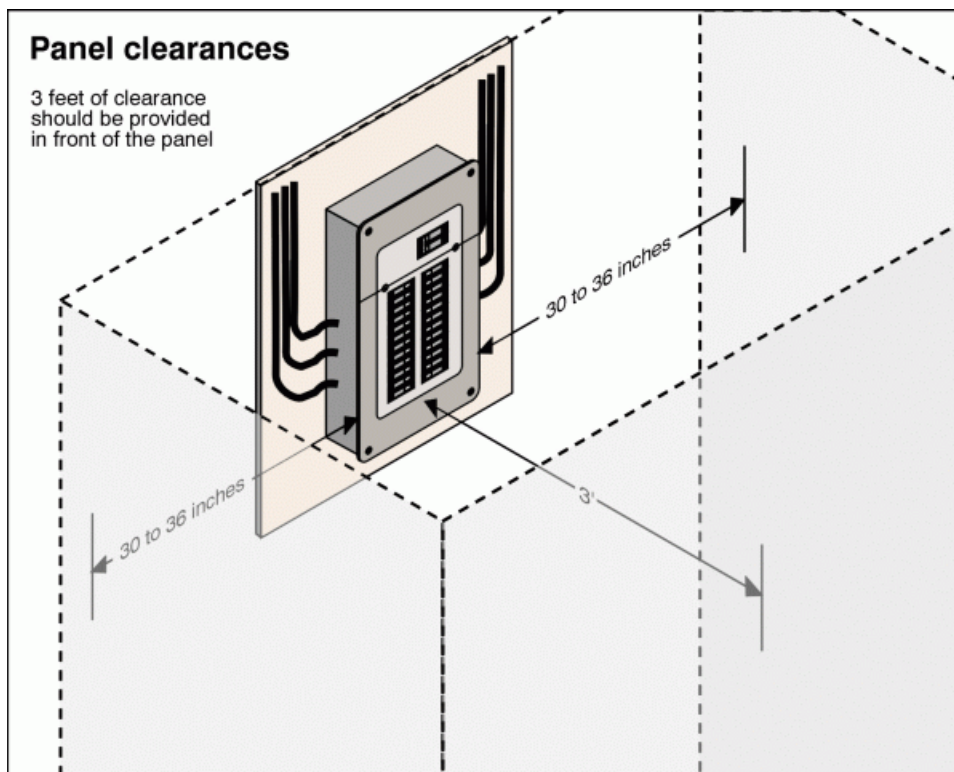
**Condition:** • [Poor access](#)

Electrical panels should be easy to access.

**Implication(s):** Difficult to service

**Task:** Improve





Poor access

### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**Condition:** • [Neutral and ground wires bonded at subpanel](#)

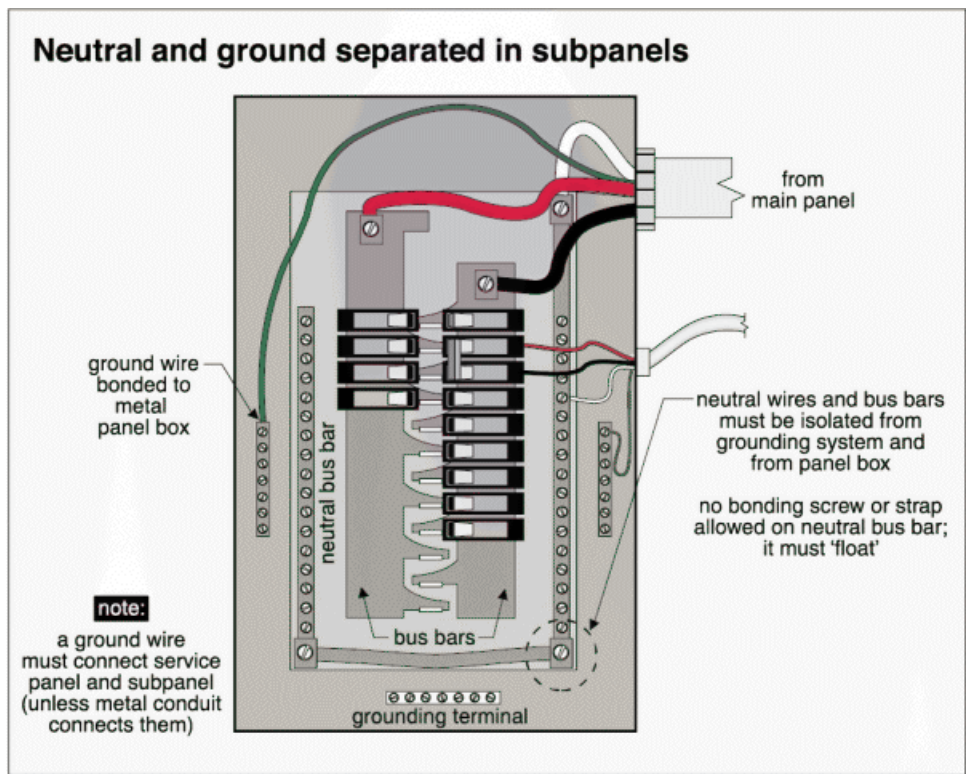
This is not a second bus bar in the electrical panel. However if you decide to upgrade your service i highly suggest addressing this issue.

**Implication(s):** Electric shock

**Task:** Improve

**Time:** As soon as practical

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL**
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE



## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Open splices](#)

Here is a poor splice feeding what I believe to be the Range. I suggest having this repair by a qualified electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate



*Open splices*

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The master bathroom has a GFCI, however the rest of the house doesn't. I suggest having a qualified electrician install them to eliminate a shock hazard.

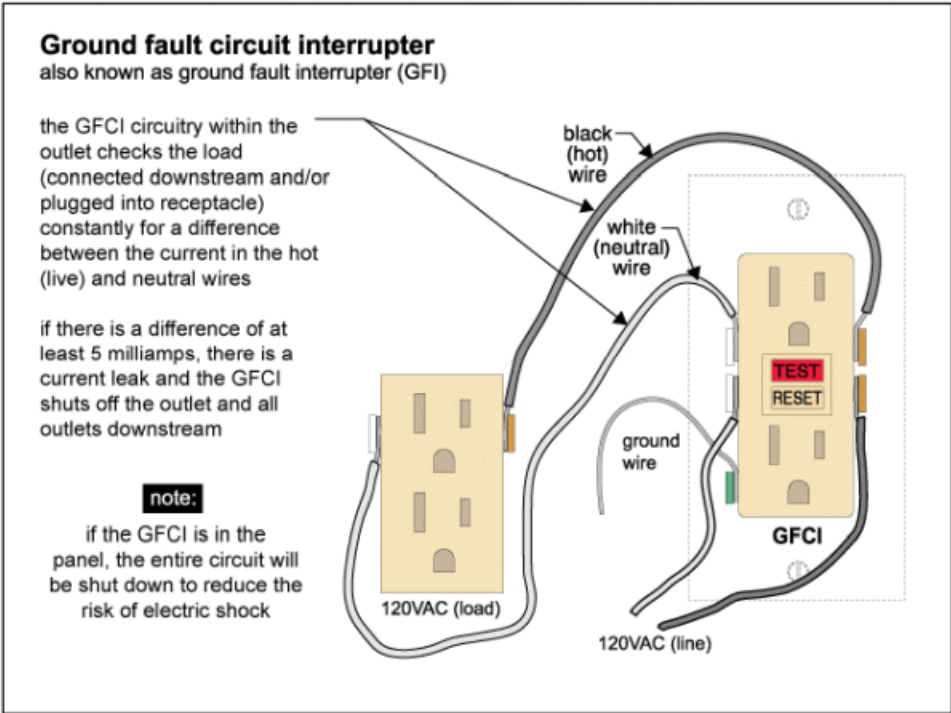
**Implication(s):** Electric shock

**Location:** Various Kitchen Bathroom

**Task:** Provide

**Time:** Immediate





# HEATING

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • 40,000 BTU/hr

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [1 year](#)

**Main fuel shut off at:** • Meter

**Fireplace/stove:** • None

**Location of the thermostat for the heating system:** • Hallway

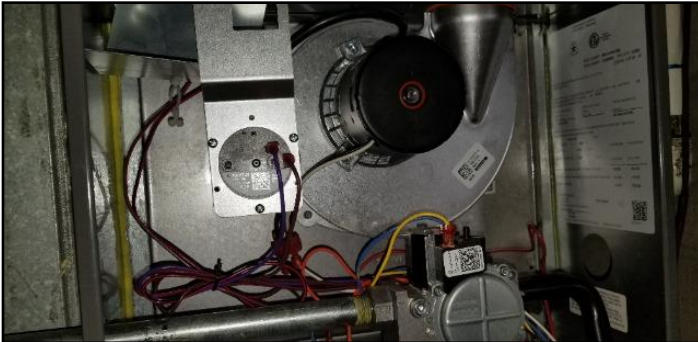
## Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • The unit operated like a charm. I love a new Furnace. Keep an eye on it and service it regularly, and it will serve you for years to come.

**Task:** Monitor

**Time:** Ongoing



### FURNACE \ General notes

**Condition:** • The furnace is sitting on the ground. This is less than ideal for obvious reasons. I suggest getting a spacer under this beautiful new unit, before it starts to rust.

**Task:** Improve

**Time:** Immediate



### FURNACE \ Ducts, registers and grilles

**Condition:** • Damaged. The duct under a leak has been damaged due to water. I suggest repairing or replacing it as soon as possible.

**Task:** Repair or replace

**Time:** Immediate



### GAS FURNACE \ Gas piping

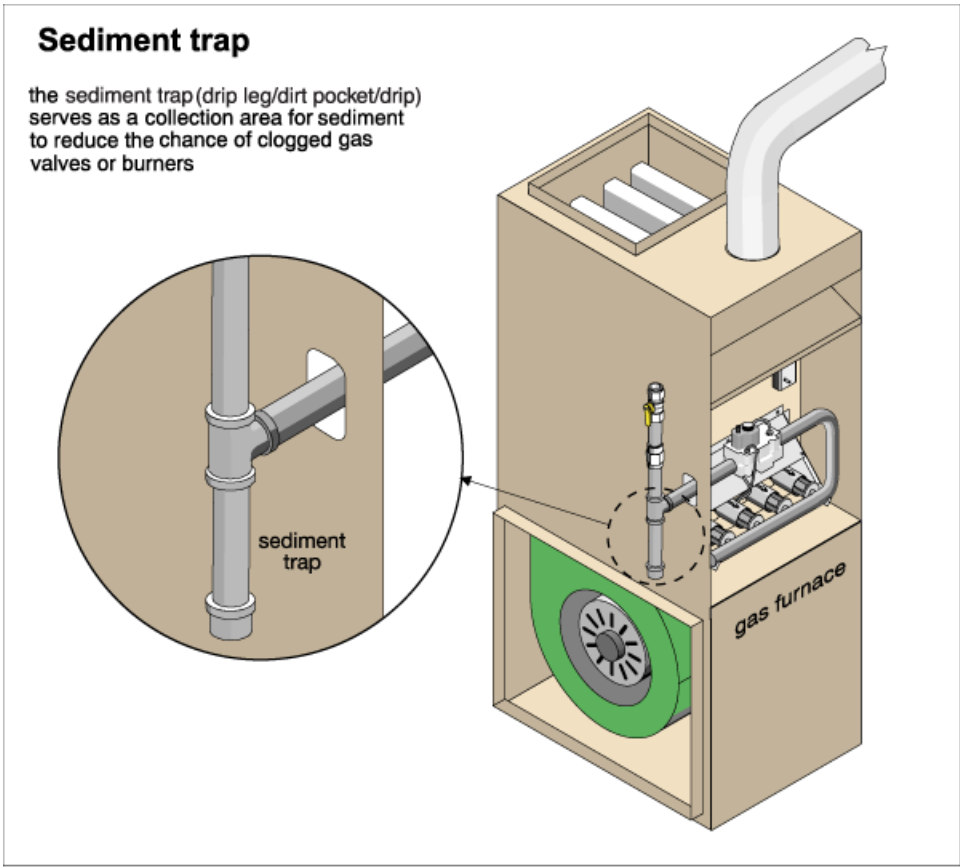
**Condition:** • [No drip leg \(sediment trap, dirt pocket\)](#)

I didn't mention this at the inspection, but there should be a sediment trap going into the furnace and water heater on the gas lines. This will help extend the life of both units.

**Implication(s):** Equipment not operating properly

**Task:** Provide

**Time:** As soon as possible



*No drip leg (sediment trap, dirt pocket)*

# COOLING & HEAT PUMP

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

[southpawinspection.com](http://southpawinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air conditioning type:** • Central

**Location of the thermostat for the cooling system:** • Hallway

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

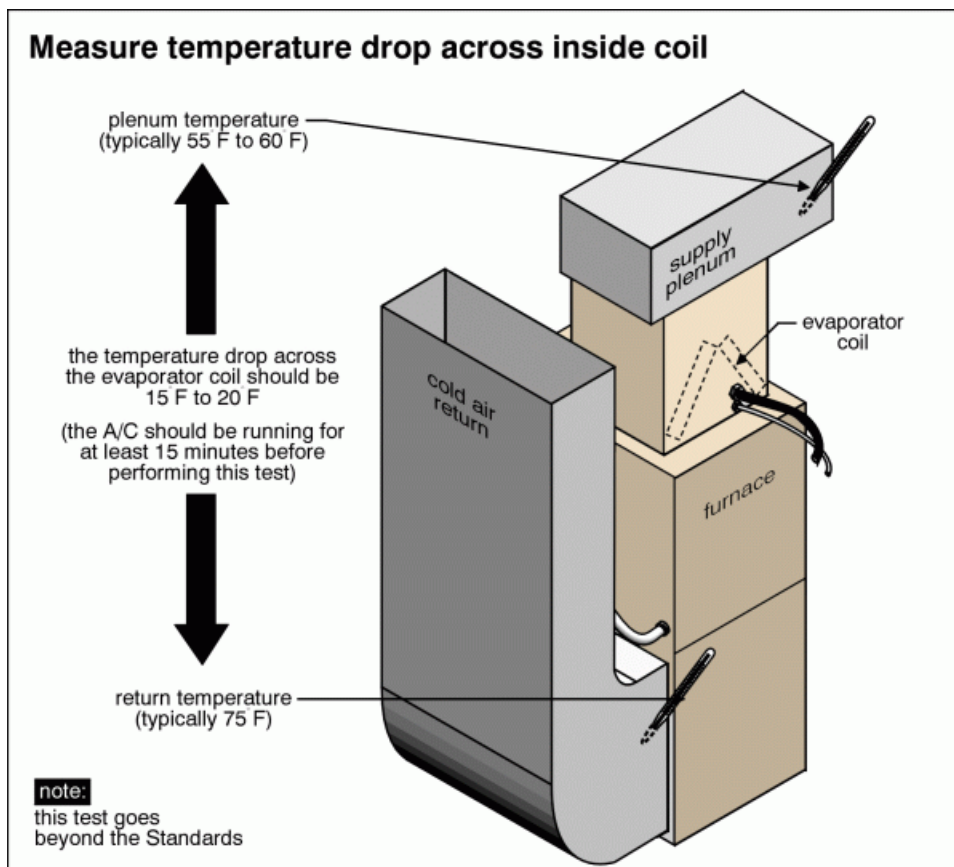
## Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

The unit is new, and everything that could be addressed I have already mentioned in the heating portion of this report. I did a delta drop test, or temp drop over coils. It came back 15. The set temperature was 72 and the ambient temperature outside was 74 and humid. So the system would not have operated extremely efficient under these circumstances.

**Task:** Service annually





# COOLING & HEAT PUMP

123 Sample Dr, Pleasant Plains, AR September 15, 2020

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southpawinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



No air conditioning or heat pump...



No air conditioning or heat pump...



No air conditioning or heat pump...



No air conditioning or heat pump...

## Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Crawlspace ventilation: • [Wall Vents](#)

## Limitations

Inspection limited/prevented by lack of access to: • Attic

## Recommendations

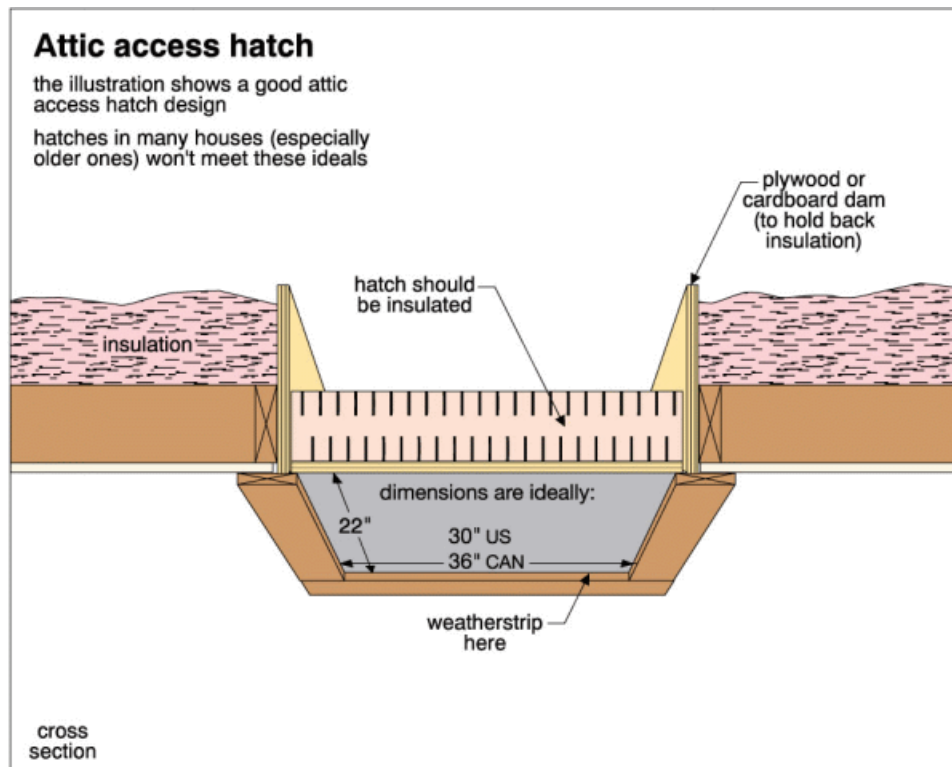
### ATTIC/ROOF \ Hatch/Door

Condition: • [Inaccessible](#)

Implication(s): Difficult access

Task: Improve

Time: As soon as possible





## ATTIC/ROOF \ Roof vents

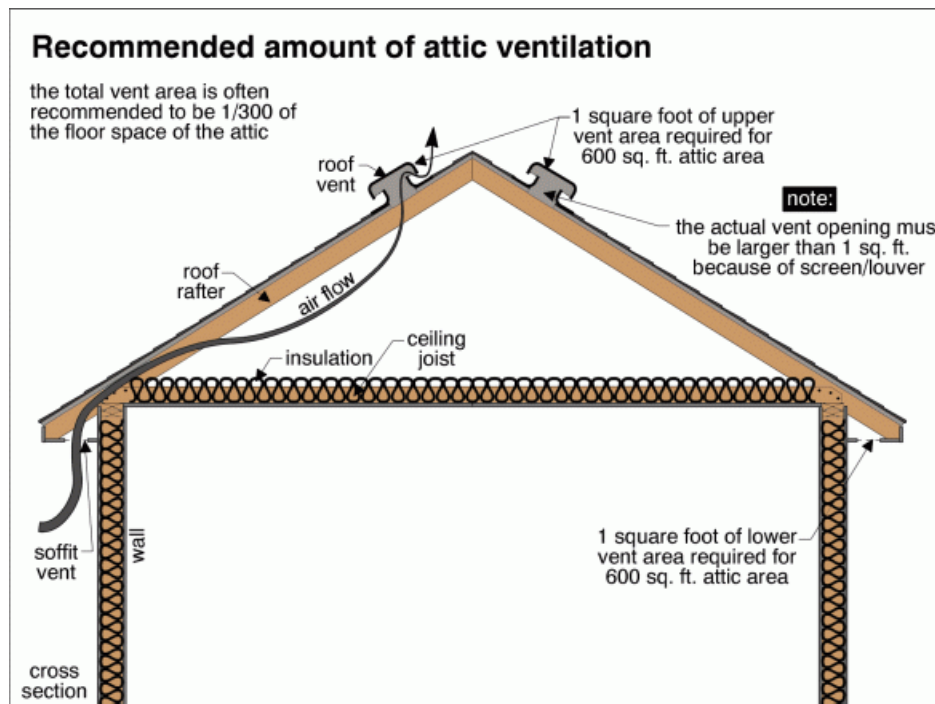
**Condition:** • [Inadequate](#)

Gable vents are very passive. And do not provide a good air flow in the attic. I suggest installing ridge vents or at minimum turbine vents. These will complement your soffit vents. Allowing them to operate as intended. Just make sure that the insulation in the attic is not obstructing the soffit vents.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Improve

**Time:** Immediate



*Inadequate*

## FOUNDATION \ Crawlspace floor

**Condition:** • [No vapor barrier](#)

Not having a moisture barrier is an issue. I highly suggest this is the first thing you install. It will help keep your crawlspace dry.

**Implication(s):** Chance of condensation damage to finishes and/or structure

# INSULATION AND VENTILATION

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

REFERENCE

**Task:** Provide

**Time:** Immediate



*No vapor barrier*

## **FOUNDATION \ Crawlspace ventilation**

**Condition:** • Inadequate

Im not sure why the vents are sealed. Ideally we open them in the summer and close them in the winter. The home has the potential to have adequate ventilation however they need to be opened up. Whenever the temp is above 60 F. And the humidity is low, keep them open. When its below 60 F and the humidity starts to creep up, shut them.

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Improve

**Time:** As soon as possible



*Inadequate*

**Description**

**Water supply source (based on observed evidence):** • Public

**Service piping into building:**

- Copper.



Copper.

**Supply piping in building:**

- [Copper](#)



Copper



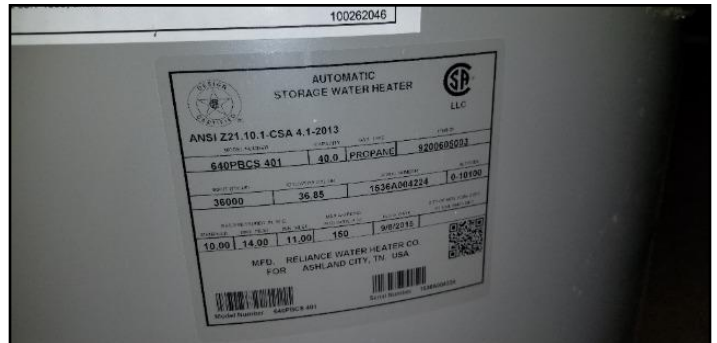
Copper

**Water heater type:**

- Tank



Tank



Tank

**Water heater fuel/energy source:** • [Gas](#)



# PLUMBING

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

REFERENCE

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building:

• [PVC plastic](#)



*PVC plastic*



*PVC plastic*



*PVC plastic*

• [Cast iron](#)



*Cast iron*



*Cast iron*

Limitations

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Water pressure regulator

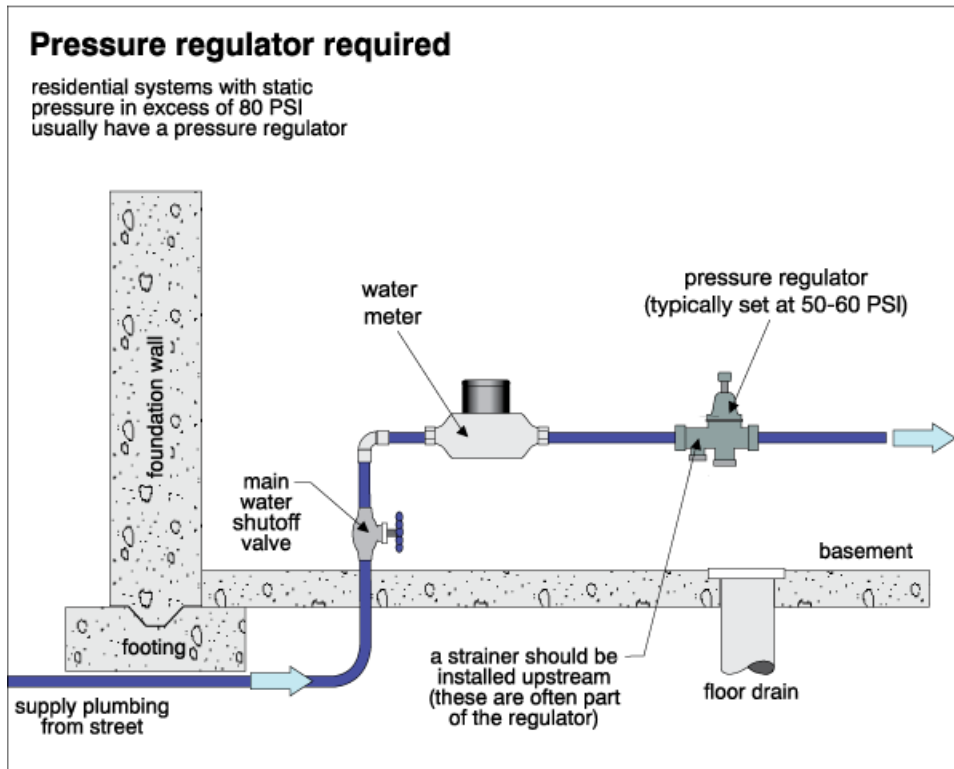
Condition: • Missing

There is no regulator under the house on the main line in. You may find you want one if your connections start to fail, or if the pressure fluctuates a lot.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Damage to equipment

Task: Provide

Time: If necessary



WASTE PLUMBING \ Drain piping - performance

Condition: • Leak

The drain under the master bathroom shower is leaking. It appears to be leaking around the basin/basket. And or the P trap as well. I suggest testing both, and having a qualified plumber repair the affected plumbing.

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Repair

Time: Immediate



# PLUMBING

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Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

REFERENCE



Leak



Leak



Leak

**Condition:** • Slow to drain. This could be a vent issue, or simply clogged.

**Location:** Bathroom

**Task:** Repair

**Time:** Discretion



## Description

### Major floor finishes:

- Vinyl



*Vinyl*

- Tile



*Tile*

### Major wall and ceiling finishes:

- [Plaster/drywall](#)



*Plaster/drywall*

### Windows:

- [Single/double hung](#)

# INTERIOR

123 Sample Dr, Pleasant Plains, AR September 15, 2020

Report No. 1041, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Single/double hung*

**Exterior doors - type/material:** • Hinged

**Bathroom ventilation:** • Exhaust fan

**Inventory Dishwasher:** • Present

**Inventory Range:** • Present.

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • New finishes/paint

## Recommendations

### RECOMMENDATIONS \ Overview

**Condition:** • Overall the interior doesn't look bad, it has a few typical flaws to be expected from use. And some residual light scuffing and damage from the remodel process. Acceptance of The finishes however are highly contingent on personal preferences.

**Location:** Various





### WALLS \ General notes

**Condition:** • Typical flaws

### FLOORS \ General notes

**Condition:** • Typical flaws

The floors have typical wear through, nothing to worry about. The vinyl floor in the second bedroom is separating from its base, however if it doesn't bother you it is still covering like it should.

**Location:** Various

**Task:** Repair or replace

**Time:** If necessary

### FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • [Tiles cracked](#)

The tile looks to be in somewhat rough shape. There are completely jagged edges leading into the master bedroom, a few replaced tiles near the living room, and a number of cracked tiles. Also the exposed base plate from the removed wall is here. I suggest replacing this if you cant live with the finishes. Otherwise its more of a aesthetic choice.

**Implication(s):** Trip or fall hazard

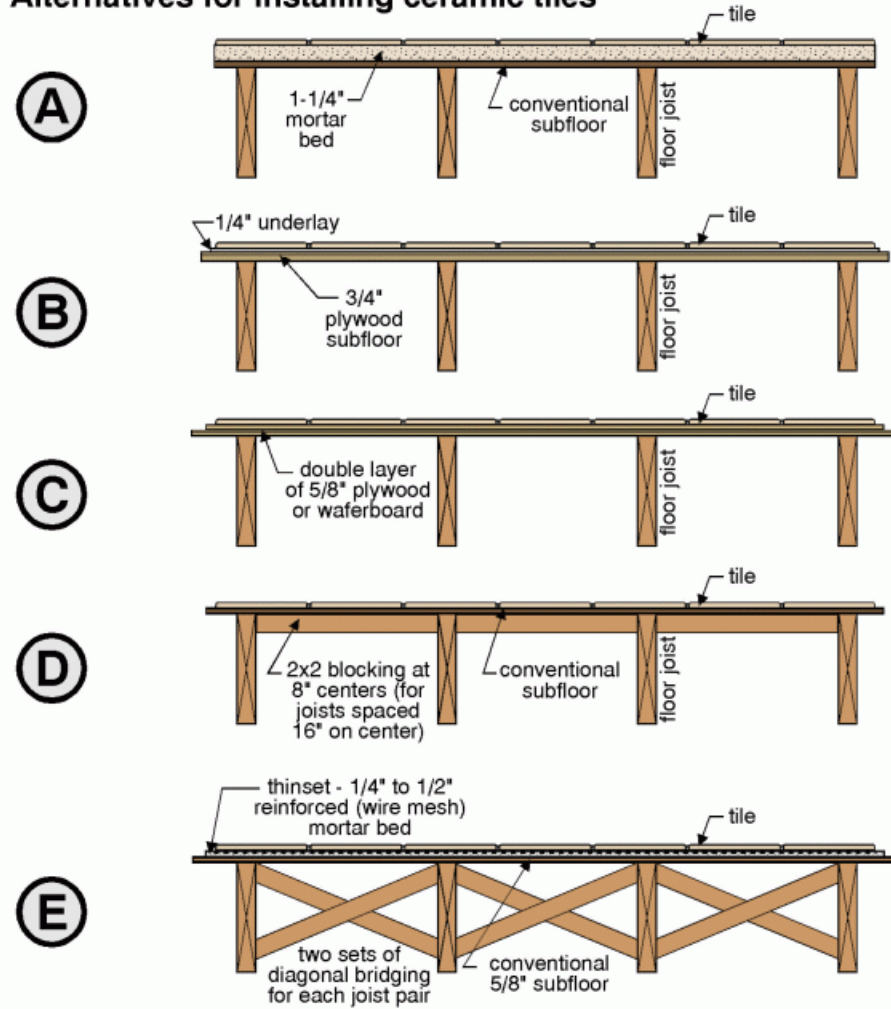
**Location:** Various

**Task:** Repair or replace

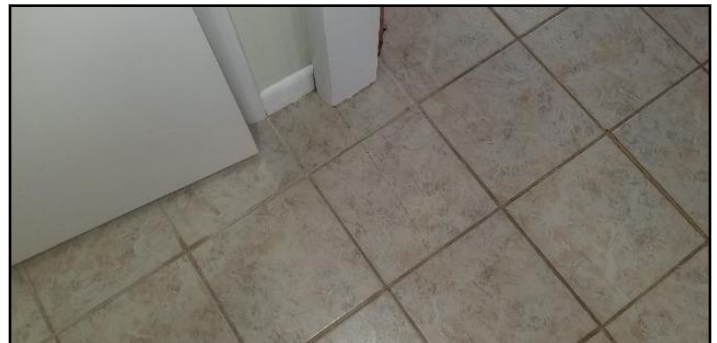
**Time:** If necessary



Alternatives for installing ceramic tiles



Tiles cracked



Tiles cracked



# INTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*Tiles cracked*

## **CARPENTRY \ Trim**

**Condition:** • Typical Flaws. Nothing to be worried about, simply less than ideal craftsmanship that can be painted, caulked, or touched up to look better.

**Location:** Various

**Task:** Improve

**Time:** If necessary

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

