

Home Inspection Report



123 abc Road, mytown, AR 12345

Inspection Date:

Wednesday May 5, 2021

Prepared For:

John Doe

Prepared By:

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Report Number:

870-123-4567

Inspector:

Tom Baker

License/Certification #:

AR--HI-2218

Inspector Signature:

Tom Baker

Grounds

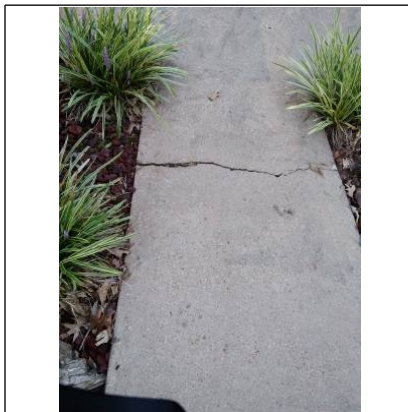
Service Walks

Material Concrete Gravel

Condition Marginal Trip hazard Settling cracks

Comments Uneven slabs in walks, a tripping hazard, recommend repair and/or replace

Photos



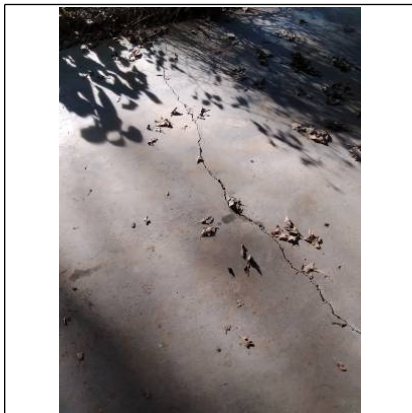
Driveway/Parking

Material Concrete Gravel/Dirt

Condition Satisfactory Typical cracks

Comments Driveway had some settlement, but usable, recommend repair

Photos



Porch

Condition Marginal

Support Pier Wood

Floor Marginal

Comments Pitched toward house and separation between porch and house foundation. Broken across porch. Support pier(s) are not properly supported, recommend repair by a qualified technician

Photos

Grounds



Deck/Patio/Porch Covers

Condition Poor Posts/Supports need Repair

Recommend Improper attachment to house

Comments Post support loose. Safety Hazard

Photos



Landscaping affecting foundation

Negative Grade West North South Recommend additional backfill Trim back trees/shrubberies

Comments Water damage to lower siding
Recommend trimming trees/vegetation so it doesn't come into contact with the home

Hose bibs

Condition Satisfactory

Grounds

Hose bibs cont.

Operable Yes

Roof

General

Visibility All

Inspected From Roof

Style of Roof

Type Gable

Pitch Medium

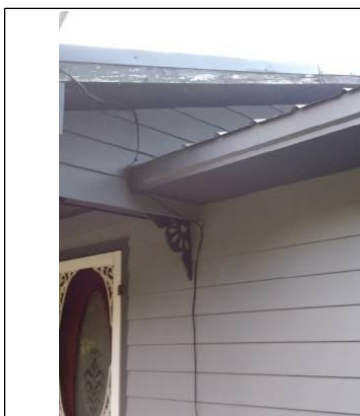
Roof #1 Type: Metal
Layers: 1 Layer
Age: 10-15+

Ventilation System

Type Soffit Gable

Comments Soffit/Eave shows some water damage and peeling paint
Gable
Recommend additional ventilation

Photos



Flashing

Material Galv/Alum

Condition Satisfactory

Condition of Roof Coverings

Roof #1 Satisfactory

Photos



Roof

Plumbing Vents

Condition Satisfactory

Exterior

Chimney(s)

Location(s) East side of house

Viewed From Roof

Rain Cap/Spark Arrestor Recommended

Chase Brick

Evidence of No apparent defects

Flue Tile

Evidence of Not evaluated Have flue(s) cleaned and re-evaluated

Condition Satisfactory

Comments Water staining visible. Not wet at time of inspection.
Recommend installing rain cap/spark arrestor

Photos



Siding

Material Fiberboard Peeling paint

Condition Marginal Recommend repair/painting

Comments Water damage on lower siding

Photos



Trim

Material Wood Aluminum/Steel

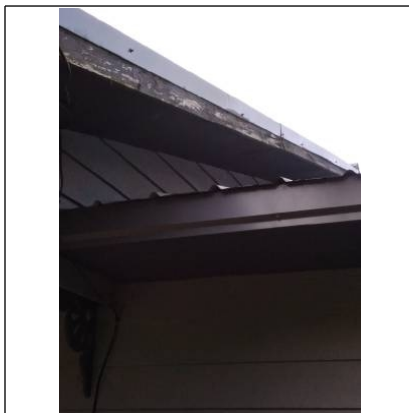
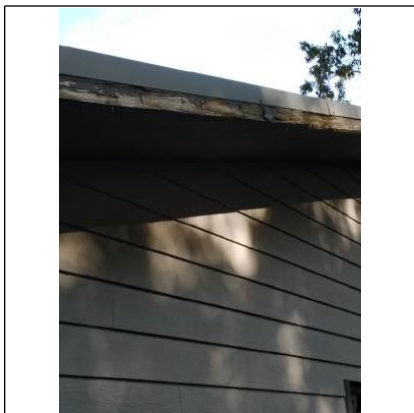
Condition Marginal

Exterior

Trim cont.

Comments Some rotted trim boards recommend repair/replacing damaged sections

Photos



Soffit

Material Wood

Condition Marginal

Comments Sagging, recommend repair/re-securing.

Photos



Fascia

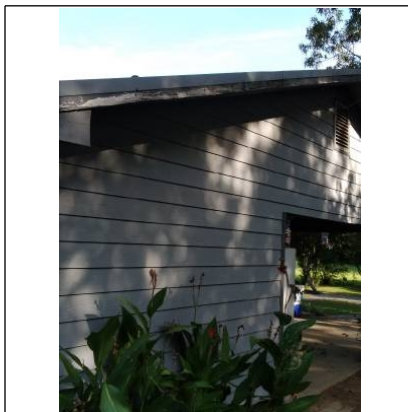
Material Wood Aluminum/Steel

Condition Marginal

Comments Fascia rotted/damaged, recommend repair

Photos

Exterior



Flashing

Material Aluminum/Steel

Condition Satisfactory

Caulking

Condition Marginal Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments Recommend caulking around windows, doors, corners, utility penetrations.

Photos



Windows/Screens

Condition Marginal

Material Metal

Screens Torn Bent

Comments Some screens are torn recommend repair
Windows collect moisture in early morning

Photos

Exterior



Slab-On-Grade/Foundation

Foundation Wall Poured concrete

Condition Satisfactory

Concrete Slab Not Visible

Comments Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.

Service Entry

Location Overhead

Condition Satisfactory

Exterior receptacles Yes Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present No

Photos



Exterior Doors

Main Entrance Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Patio N/A

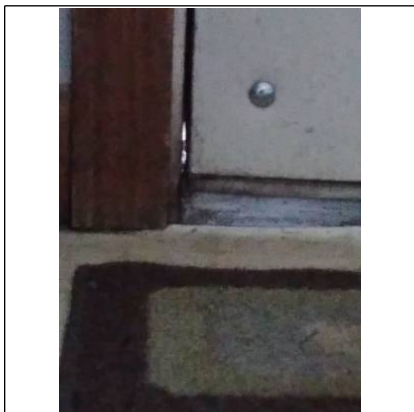
Rear door Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Other door Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Comments Recommend weather stripping replacement on rear door

Photos

Exterior



Exterior A/C - Heat pump #1

Unit #1 Location: Back of house
 Brand: Goodman
 Model #: GSZ140301KG
 Serial #: 1811074313
 Approximate Age: Approximately 3 years old

Condition Satisfactory

Energy source Electric

Unit type Heat pump

Outside Disconnect Yes Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30

Level Recommend re-level unit

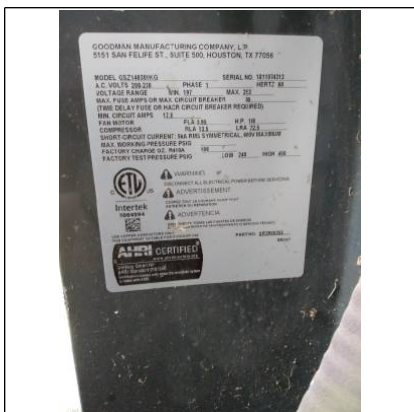
Condenser Fins Need cleaning

Insulation Replace

Improper Clearance (air flow) No

Comments Damaged/Missing insulation recommend replacing insulation

Photos



Garage/Carport

Type

Type Carport

Comments 1-car. Settlement cracks

Photos



Roofing

Material Same as house

Siding

Material Same as house

Condition Marginal

Trim

Material Same as house

Condition Marginal

Floor

Material Concrete

Condition Typical cracks

Source of Ignition within 18" of the floor N/A

Comments Garage floor has typical cracks.

Sill Plates

Not Visible

Electrical Receptacles

Yes Operable: Yes No

Reverse polarity No

Open ground No

GFCI Present No Recommend GFCI Receptacles

Comments Recommend GFCI receptacle outside.

Kitchen

Countertops

Condition Satisfactory

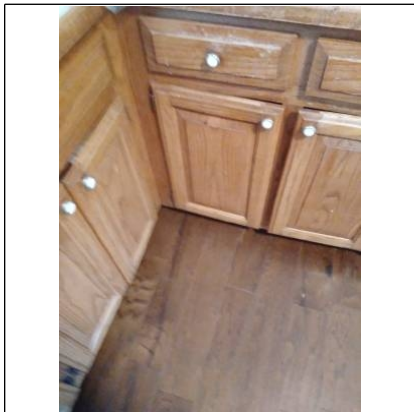
Comments Counter top has normal wear.

Cabinets

Condition Recommend repair/adjustment

Comments Some doors do not close properly

Photos



Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Comments There were no visible active piping leaks at the time of the inspection.

Walls & Ceiling

Condition Satisfactory

Comments Holes in walls/ceiling recommend repair

Photos



Heating/Cooling Source

Yes

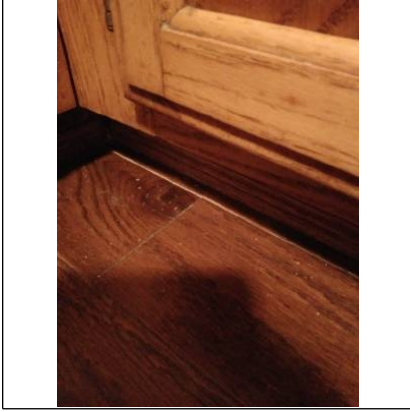
Kitchen

Floor

Condition Marginal

Comments Some separation at cabinet edge.

Photos



Appliances

Disposal N/A

Oven Operable: Yes No

Range Operable: Yes No

Dishwasher N/A

Trash Compactor N/A

Exhaust fan N/A

Refrigerator Operable: Yes No

Microwave Operable: Yes No

Other One burner on front right of stove top inoperable Operable: Yes No

Dishwasher airgap No

Dishwasher drain line looped No

Receptacles present Yes Operable: Yes No

GFCI No Recommend GFCI Receptacles: Yes No Potential Safety Hazard(s)

Open ground/Reverse polarity: No

Comments

Non-professional wiring for oversink lighting recommend repair by qualified technician

Photos

Kitchen



Laundry Room

Laundry

Laundry sink N/A

Faucet leaks No

Pipes leak No Not Visible

Cross connections No

Heat source present Yes

Room vented Yes

Dryer vented Wall

Electrical Open ground/reverse polarity: Yes No

GFCI present No

Appliances Washer Dryer Water heater

Washer hook-up lines/valves Satisfactory

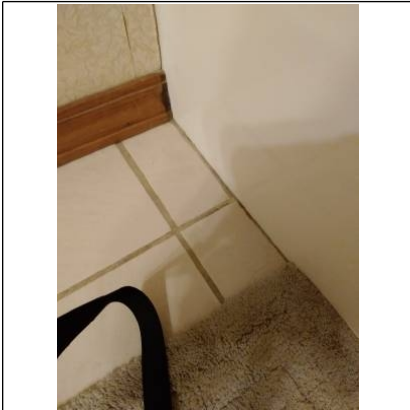
Gas shut-off valve Yes

Bathroom

Bath

- Location** Off hallway in back of house
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No
- Shower/Tub area** Ceramic/Plastic Caulk/Grouting needed: Yes No
Where: Caulking needed around tub/floor and sink backsplash
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** Yes Walls
- Doors** Satisfactory
- Window** None
- Receptacles present** Yes Operable: Yes No
- GFCI** Yes Operable: Yes No
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** No
- Comments** Water staining on baseboards. Not wet at time of inspection. Toilet loose, recommend qualified technician determine fix.

Photos



Room (1)

Room

Location NW

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan Marginal

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted N/A

Doors Satisfactory

Windows Marginal

Comments Windows covered in moisture early in the day. Floor sections loose in areas

Room (2)

Room

Location SW

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted N/A

Doors Satisfactory

Windows Marginal

Comments Windows covered in moisture in early morning. Floor sections loose in areas

Interior

Wood Burning Stove

Location(s) Living room
Type Wood
Material Metal (pre-fabricated) Cast Iron
Miscellaneous Operable: Yes No Damper operable: Yes No
Damper modified for gas operation N/A Damper missing
Hearth extension adequate Yes
Mantel Secure
Physical condition Recommend having flue cleaned and re-examined
Comments Recommend having flue cleaned and evaluated by qualified technician

Smoke/Carbon Monoxide detectors

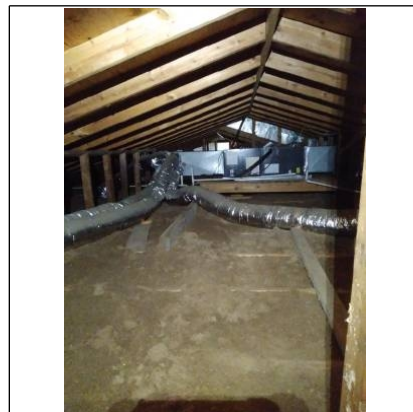
Smoke Detector Present Operable: Yes No Not tested Recommend additional Safety Hazard
CO Detector Not Present
Comments Recommend changing smoke detectors batteries every 6 months

Attic/Structure/Framing/Insulation

Access Pulldown Access limited by: Ductwork
Inspected from In the attic
Location Other
Flooring Partial
Insulation Batts Cellulose Missing Recommend additional insulation
Installed in Between ceiling joists
Vapor barriers Not Visible
Ventilation Ventilation appears adequate
Fans exhausted to Attic: Yes No Recommend repair
HVAC Duct Satisfactory
Chimney chase Satisfactory
Structural problems observed No
Roof structure Rafters Wood Knee wall
Ceiling joists Wood
Sheathing OSB
Evidence of condensation No
Evidence of moisture No
Evidence of leaking Yes
Firewall between units N/A
Electrical Handyman wiring Knob and tube covered with insulation Safety Hazard
Comments At whole house fan, exposed wiring at motor
 Whole house fan was covered and untested.
 Water staining visible in attic but dry at time of inspection
 No light in attic....safety hazard

Photos

Interior



Plumbing

Water service

Main shut-off location Near edge of mowed area in front of house

Water entry piping Copper/Galv.

Lead other than solder joints No

Visible water distribution piping Copper PVC Plastic

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Satisfactory

Drain/Waste/Vent pipe PVC

Condition Marginal

Support/Insulation N/A

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system N/A

Fuel line Copper Black iron

Condition Satisfactory

Photos



Main fuel shut-off location

Location At propane tank in back yard

Photos



Plumbing

Well pump

Type Well house
Pressure gauge operable No
Comments Well inoperable, breaker is off

Photos



Water heater

General Brand Name: Rheem
 Capacity:40
 Approx. age: 1-5+

Type LP

Combustion air venting present Yes

Seismic restraints needed No

Relief valve Yes Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe Satisfactory

Condition Marginal

Comments Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.

Photos

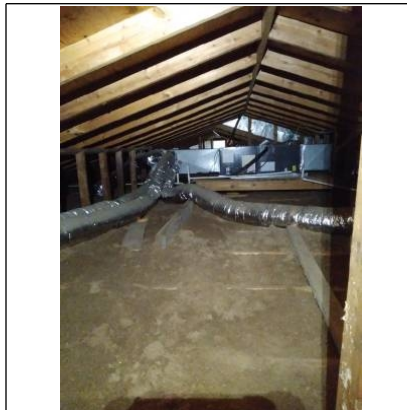
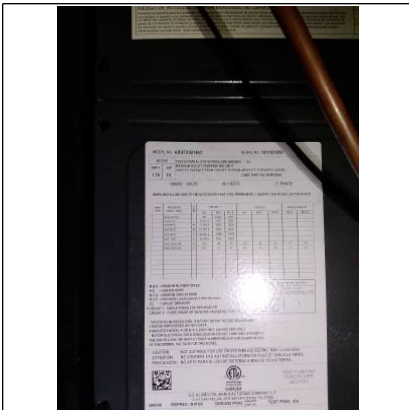


Heating System

Heating system

- Unit #1** Brand name: Goodman
 Approx. age: 1-5+
 Model #: ARUF31B14AC Serial #: 1811301050 Satisfactory
- Unit #2** None
- Energy source** Electric
- Warm air system** Direct drive
- Heat exchanger** Not Visible
- Carbon monoxide** N/A Not tested
- Combustion air venting present** N/A
- Controls** Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No
- Distribution** Insulated flex duct
- Flue piping** N/A
- Filter** Standard Needs cleaning/replacement
- When turned on by thermostat** Proper operation: Yes No Not tested
- Heat pump** Supplemental electric
- Sub-slab ducts** N/A
- System not operated due to** Exterior temperature
- Comments** Heater was not operated due to extreme outside temperatures during inspection

Photos



Heating System Photos



Electric/Cooling System

Main panel

Location Main panel was located in back corner bedroom closet on left closet end wall

Condition Satisfactory

Adequate Clearance to Panel No

Amperage/Voltage 200a

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker Yes Operable: Yes No

AFCI breaker No

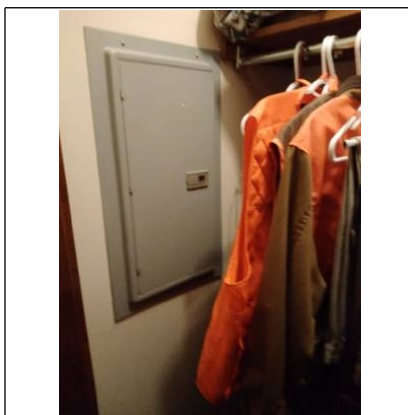
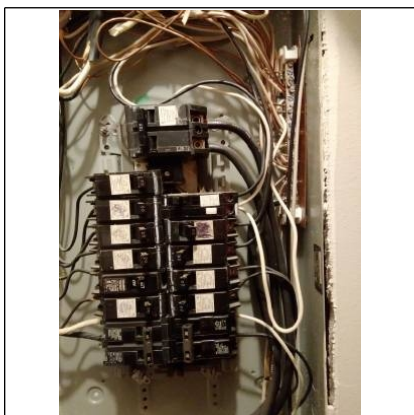
Main wire Copper Condition: Satisfactory Marginal Poor

Branch wire Copper

Branch wire condition Satisfactory Romex

Comments Panel too close to clothing

Photos



Evaporator Coil Section Unit #1

General Central system
 Location: Back yard behind house
 Age: 1-5+

Evaporator coil Satisfactory

Refrigerant lines Insulation missing

Condensate line/drain To exterior

Secondary condensate line/drain Present: Yes No

Operation Differential: 8 degrees

Condition Satisfactory

Living Room

Living Room

Location Front of house

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan Satisfactory

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

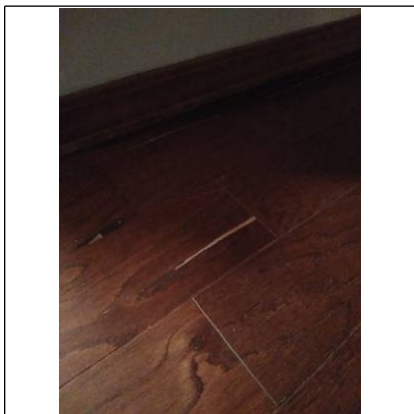
Heating source present Yes

Doors Satisfactory

Windows Marginal

Comments Windows covered in moisture. Recommend evaluating by qualified technician. Floor sections loose or damaged in areas

Photos



Dining Room

Dining Room

Location Just off kitchen

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors None

Windows Marginal

Comments Windows covered with moisture in early morning