ARKANSAS HOME INSPECTION REPORT

Full physical address of the inspected property			Date of inspection	Report date
4209 Lakeview Road, North Little Rock, AR 72116			10/15/2026	10/16/2026
Client or intended user		Inspection company		
Jordan and Alicia Pettus		Pulaski Home Inspections, LLC		
Building and year built	Weather	Temperature	Occupancy	People present
Brick veneer ranch, one story, crawl space, built 1958	Sunny, dry	68°F	Occupied, furnished	Buyers, buyer's agent

Registered home inspectors who took part

Printed name	Registration no.	Expires	Mailing address	Phone	Signature
Natalie Greer	**HI-1937**	**12/31/2026**	11121 Rodney Parham Road, Suite 6, Little Rock, AR 72212	(501) 555-0168	*Natalie Greer*

This inspection followed the ASHI (American Society of Home Inspectors) Standard of Practice that the State Board of Appraisers, Abstracters, and Home Inspectors adopts in 17 CAR § 200-508. Sections 3 through 12 below match the sections of the Standard in effect through December 31, 2026. Each item is marked inspected or not inspected, with the reason, as 17 CAR § 200-508(d)(2) requires.

Marks used in this report

Mark	Term	Meaning
I	**Inspected**	The item was inspected. A deficiency is also marked D.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	**Not present**	Not found at this property.
D	**Deficient**	Inspected, and not working as intended, damaged, or near the end of its life. Written up in the system's findings.
SH	**Safety hazard**	A deficiency that is unsafe as found. Listed first in the summary.

Summary of findings

Every finding marked SH or D in the report, with its number. Safety hazards are listed first.

No.	Term	System	Component and observation	Recommendation
6.1	SH	Plumbing	Water heater vent connector loose at the draft hood	Licensed plumber to secure it right away
7.1	SH	Electrical	Original Federal Pacific Stab-Lok panel, double tap	Licensed electrician to evaluate before closing
7.2	SH	Electrical	Smoke alarms missing in two bedrooms, no CO alarm	Install alarms before moving in
3.1	D	Structure	Center girder shimmed with crushed scrap wood	Contractor to install solid shims or posts
3.2	D	Structure	Old, dry shelter tubes on one center pier	See Big Rock's letter of clearance
6.2	D	Plumbing	Galvanized supply pipe to the hall bath, low flow	Plumber to price replacement
7.3	D	Electrical	No GFCI at wet areas, two-prong bedroom outlets	Electrician to add GFCI and grounding
11.1	D	Insulation	Torn crawl space vapor barrier, rear half	Replace to cover all the soil
9.1	D	Cooling	Condensate line drains onto crawl space soil	HVAC contractor to reroute it
4.1	D	Exterior	Rotted fascia, rear left corner. Also 5.1, 5.2, 10.1, 11.2	Repair. See each system's findings

3 Structural components

Component	Type, material, and notes	I	NI	NP	D
Foundation	Brick perimeter wall on a concrete footing	X			
Columns or piers	Brick piers. Old, dry shelter tubes on one center pier	X			
Floor structure	2x8 joists on 4x6 girders. Center girder shimmed	X			X
Wall structure	Wood frame, seen in the attic and crawl space	X			
Ceiling structure	2x6 ceiling joists, seen from the attic	X			
Roof structure	2x6 rafters with plank sheathing	X			
Crawl space entry and method	Rear foundation access door. Crawled the whole space	X			
Attic entry and method	Hall ceiling hatch. Walked the attic on the joists	X			
Water or moisture signs	Damp soil under the torn vapor barrier, rear	X			X
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
3.1	D	Center girder at piers 5 and 6, crawl space	The girder is shimmed with stacked scrap lumber and cedar shingles that have crushed. The floor above has a slight dip in the hall.	Have a qualified contractor replace the shims with solid, rated shims or steel posts.
3.2	D	Center pier near the kitchen, crawl space	Old, dry mud shelter tubes on one pier. No live termites seen. Termites are outside a home inspection.	See the letter of clearance dated 10/14/2026 from Big Rock Termite & Pest Control, Inc., and ask that licensed pest company any questions.
3.3				

4 Exterior

Component	Type, material, and notes	I	NI	NP	D
Wall coverings	Brick veneer. Mortar sound	X			
Flashing and trim	Painted wood trim. Fascia rot, rear left corner	X			X
Exterior doors	Wood front door, steel rear door	X			
Decks, porches, steps, railings	Concrete front stoop with iron railing	X			
Eaves, soffits, and fascias	Wood soffits and fascia, painted	X			
Vegetation, grading, drainage	Grading slopes away. Downspouts on splash blocks	X			
Retaining walls	None			X	
Walkways, patios, driveways	Concrete driveway and walk. Minor cracks	X			
Attached carport or garage	Attached single carport, steel posts	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
4.1	D	Fascia board, rear left corner	About 3 ft of the fascia is soft and rotted where the gutter overflows.	Have a qualified carpenter replace the rotted wood and clear the gutter.
4.2				
4.3				

5 Roofing

Component	Type, material, and notes	I	NI	NP	D
Roof covering	Architectural asphalt shingles, about 12 years old	X			
Roof drainage	Aluminum gutters. Rear left gutter clogged	X			X
Flashing	Step and counter flashing at the chimney	X			
Skylights	None			X	
Chimneys	Brick chimney. No rain cap	X			X
Roof penetrations	Plumbing vents with rubber boots, two roof vents	X			
Inspection method	Walked the roof	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
5.1	D	Gutter, rear left corner	The gutter is packed with leaves and overflows at the corner, which feeds the fascia rot in 4.1.	Clean the gutters, then check that they drain.
5.2	D	Chimney top	No rain cap or screen on the flue. Rain and animals can get in.	Have a chimney sweep install a cap after the flue is checked.
5.3				

6 Plumbing

Component	Type, material, and notes	I	NI	NP	D
Supply piping material	Copper, with original galvanized steel to the hall bath	X			X
Fixtures and faucets	Operated all fixtures. Low flow at the hall bath	X			X
Drain, waste, and vent piping	Cast iron and PVC drains, flowed freely	X			
Water heater and energy source	40-gallon gas water heater, 2014, utility room	X			
Water heater vent and flue	Vent connector loose at the draft hood	X			X
Main water shutoff location	Front crawl space door, by the meter line	X			
Main fuel shutoff location	At the meter, right side of the house	X			
Fuel storage and piping	Black steel gas piping in the crawl space	X			
Sump pumps and ejectors	None			X	
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
6.1	SH	Water heater vent connector, utility room	The vent pipe sits loose on the draft hood with no screws. Exhaust gases, including carbon monoxide, can spill into the room.	Have a licensed plumber secure the vent connector right away.
6.2	D	Supply piping to the hall bath	Original galvanized steel pipe is still in place here. Flow drops when two fixtures run.	Have a licensed plumber price replacing the galvanized pipe.
6.3				

7 Electrical

Component	Type, material, and notes	I	NI	NP	D
Service drop or lateral	Overhead drop to a mast on the roof	X			
Service entrance conductors	Aluminum service entrance cable	X			
Service amperage	100 amps, 240 volts	X			
Main disconnect location	Main breaker in the panel, utility room	X			
Service grounding	Ground wire to a rod at the meter	X			
Panels and subpanels	Federal Pacific Stab-Lok panel, original	X			X
Overcurrent protection	Stab-Lok breakers, one double-tapped	X			X
Branch circuit wiring method	Cloth-sheathed cable, some newer NM cable	X			
Lights, switches, receptacles	Two-prong outlets in the bedrooms	X			X
GFCI and AFCI protection	No GFCI at the kitchen, bath, or exterior	X			X
Smoke alarms	Missing in two bedrooms	X			X
Carbon monoxide alarms	None. Gas appliances are present	X			X
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
7.1	SH	Main panel, utility room	Original Federal Pacific Stab-Lok panel. Many electricians report these breakers may not trip when overloaded. One breaker has two wires on it.	Have a licensed electrician evaluate the panel, and price replacing it, before closing.
7.2	SH	Smoke and CO alarms, bedrooms and hall	No smoke alarms in two bedrooms. No carbon monoxide alarm, with a gas furnace, water heater, and fireplace.	Install smoke alarms in every bedroom and a CO alarm outside the bedrooms before moving in.
7.3	D	Outlets: kitchen, bath, exterior, bedrooms	No GFCI protection at wet areas. Bedroom outlets are two-prong, with no ground.	Have a licensed electrician add GFCI protection and ground or protect the bedroom outlets.

8 Heating

Component	Type, material, and notes	I	NI	NP	D
Heating equipment	Gas upflow furnace, 2009, hall closet. Operated	X			
Energy source	Natural gas	X			
Vents, flues, and chimneys	Metal vent through the roof	X			
Distribution system	Ducts in the crawl space, all rooms warm	X			
Access panels opened	Burner and blower panels opened	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Air conditioning

Component	Type, material, and notes	I	NI	NP	D
Cooling equipment	3-ton split system, 2011. 17°F split	X			
Energy source	Electric, 240 volts	X			
Distribution system	Shares the furnace ducts	X			
Condensate drainage	PVC line to the crawl space, ends on the soil	X			X
Access panels opened	Coil panel opened	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
9.1	D	Condensate line, crawl space	The drain line ends on the soil under the house, which adds moisture to the crawl space.	Have an HVAC contractor route the line outside or to a pump.
9.2				
9.3				

10 Interiors

Component	Type, material, and notes	I	NI	NP	D
Walls, ceilings, and floors	Plaster walls and ceilings, oak floors	X			
Steps, stairways, and railings	None. One story			X	
Countertops and cabinets	Laminate counters, wood cabinets	X			
Doors and windows	Original wood windows. Cracked pane, back bedroom	X			X
Garage vehicle doors, openers	None. Open carport			X	
Kitchen appliances	Range, dishwasher, and disposal operated	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
10.1	D	Window, back bedroom	The lower sash glass is cracked across one corner.	Have the glass replaced.
10.2				
10.3				

11 Insulation and ventilation

Component	Type, material, and notes	I	NI	NP	D
Insulation, unfinished spaces	Blown fiberglass, about 8 in. in the attic	X			
Vapor retarders	6-mil plastic in the crawl space, torn at the rear	X			X
Missing at conditioned surfaces	None under the floor	X			
Attic ventilation	Soffit and gable vents	X			
Crawl space ventilation	Six foundation vents, open	X			
Kitchen, bath, laundry exhaust	Bath fan vents into the attic	X			X
Clothes dryer exhaust	Foil duct to a wall cap	X			
Not inspected, and why	None. Every item above was inspected.				

No.	Term	Component and location	Observation	Recommendation
11.1	D	Crawl space vapor barrier, rear half	The plastic is torn and pulled back, leaving damp soil bare along the rear wall.	Have a contractor replace the vapor barrier so it covers all the soil.
11.2	D	Bath exhaust fan, hall bath	The fan duct ends in the attic, so moist air stays in the attic.	Have the duct extended to a roof or soffit vent cap.
11.3				

12 Fireplaces and fuel-burning appliances

Component	Type, material, and notes	I	NI	NP	D
Fireplaces, stoves, and inserts	Masonry fireplace, living room. Damper works	X			
Fuel-burning accessories	Gas log set		X		
Chimneys and vents	Clay tile flue liner, seen from the roof	X			
Not inspected, and why	Gas log set: the gas valve at the hearth is off and capped, and the listing agent said not to light it. The logs were not operated.				

No.	Term	Component and location	Observation	Recommendation
12.1				
12.2				
12.3				

About this report

This is a visual inspection of the readily accessible systems and components the ASHI Standard of Practice lists, as they were on the inspection date. It will not find problems hidden inside walls, under floor coverings, or behind stored items, and it is not a warranty or a guarantee.

This is not a code inspection or an engineering analysis (Ark. Code § 17-52-319(e)). Where a finding refers an item to a licensed contractor or engineer, have them evaluate it before closing.

Wood-destroying insects, septic systems, and wells are outside a home inspection. Wood damage and conditions that invite insects are noted where seen, but a termite letter of clearance comes from a pest control company licensed by the Arkansas Department of Agriculture.

This report is for the client named above and may be used only as agreed in writing (Ark. Code § 17-52-321(b)). Any dangerous situation found has also been reported to the homeowner (17 CAR § 200-509(a)(4)(B)(iii)).

The inspector keeps an exact copy of this report for at least five years (17 CAR § 200-508(d)(3)). Every finding marked SH or D is listed on page 1 under the same number it has in its system.