# ARKANSAS HOME INSPECTION REPORT

| Full physical address of the inspected property | | | Date of inspection | Report date |
|---|---|---|---|---|
| | | | | |
| Client or intended user | | Inspection company | | |
| | | | | |
| Building and year built | Weather | Temperature | Occupancy | People present |
| | | | | |

**Registered home inspectors who took part**

| Printed name | Registration no. | Expires | Mailing address | Phone | Signature |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |

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 |
|---|---|---|---|---|
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## 3 Structural components

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Foundation | | | | | |
| Columns or piers | | | | | |
| Floor structure | | | | | |
| Wall structure | | | | | |
| Ceiling structure | | | | | |
| Roof structure | | | | | |
| Crawl space entry and method | | | | | |
| Attic entry and method | | | | | |
| Water or moisture signs | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 3.1 | | | | |
| 3.2 | | | | |
| 3.3 | | | | |

## 4 Exterior

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Wall coverings | | | | | |
| Flashing and trim | | | | | |
| Exterior doors | | | | | |
| Decks, porches, steps, railings | | | | | |
| Eaves, soffits, and fascias | | | | | |
| Vegetation, grading, drainage | | | | | |
| Retaining walls | | | | | |
| Walkways, patios, driveways | | | | | |
| Attached carport or garage | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 4.1 | | | | |
| 4.2 | | | | |
| 4.3 | | | | |

## 5 Roofing

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Roof covering | | | | | |
| Roof drainage | | | | | |
| Flashing | | | | | |
| Skylights | | | | | |
| Chimneys | | | | | |
| Roof penetrations | | | | | |
| Inspection method | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 5.1 | | | | |
| 5.2 | | | | |
| 5.3 | | | | |

## 6 Plumbing

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Supply piping material | | | | | |
| Fixtures and faucets | | | | | |
| Drain, waste, and vent piping | | | | | |
| Water heater and energy source | | | | | |
| Water heater vent and flue | | | | | |
| Main water shutoff location | | | | | |
| Main fuel shutoff location | | | | | |
| Fuel storage and piping | | | | | |
| Sump pumps and ejectors | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 6.1 | | | | |
| 6.2 | | | | |
| 6.3 | | | | |

## 7 Electrical

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Service drop or lateral | | | | | |
| Service entrance conductors | | | | | |
| Service amperage | | | | | |
| Main disconnect location | | | | | |
| Service grounding | | | | | |
| Panels and subpanels | | | | | |
| Overcurrent protection | | | | | |
| Branch circuit wiring method | | | | | |
| Lights, switches, receptacles | | | | | |
| GFCI and AFCI protection | | | | | |
| Smoke alarms | | | | | |
| Carbon monoxide alarms | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 7.1 | | | | |
| 7.2 | | | | |
| 7.3 | | | | |

## 8 Heating

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Heating equipment | | | | | |
| Energy source | | | | | |
| Vents, flues, and chimneys | | | | | |
| Distribution system | | | | | |
| Access panels opened | | | | | |
| Not inspected, and why | | | | | |

| 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 | | | | | |
| Energy source | | | | | |
| Distribution system | | | | | |
| Condensate drainage | | | | | |
| Access panels opened | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 9.1 | | | | |
| 9.2 | | | | |
| 9.3 | | | | |

## 10 Interiors

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Walls, ceilings, and floors | | | | | |
| Steps, stairways, and railings | | | | | |
| Countertops and cabinets | | | | | |
| Doors and windows | | | | | |
| Garage vehicle doors, openers | | | | | |
| Kitchen appliances | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 10.1 | | | | |
| 10.2 | | | | |
| 10.3 | | | | |

## 11 Insulation and ventilation

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Insulation, unfinished spaces | | | | | |
| Vapor retarders | | | | | |
| Missing at conditioned surfaces | | | | | |
| Attic ventilation | | | | | |
| Crawl space ventilation | | | | | |
| Kitchen, bath, laundry exhaust | | | | | |
| Clothes dryer exhaust | | | | | |
| Not inspected, and why | | | | | |

| No. | Term | Component and location | Observation | Recommendation |
|---|---|---|---|---|
| 11.1 | | | | |
| 11.2 | | | | |
| 11.3 | | | | |

## 12 Fireplaces and fuel-burning appliances

| Component | Type, material, and notes | I | NI | NP | D |
|---|---|---|---|---|---|
| Fireplaces, stoves, and inserts | | | | | |
| Fuel-burning accessories | | | | | |
| Chimneys and vents | | | | | |
| Not inspected, and why | | | | | |

| 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.