

Welcome to Primm Inspections



Custom Home Inspections and Evaluation
Each report is customized to the home being inspected

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www.PrimmInspections.com

While the sample reports do not have photos since the reports are those of actual clients, your report will have 60-100 photos

My basic philosophy and thought is this:

"A home inspection is sorta like a bar of chocolate; it is only as good as its' ingredients"

Ron Primm is in his 18th year as a home inspector.

His entire adult working life has been in construction as an "on the job" electrician, electrical contractor, over-all construction work and home inspector.

Experience and background really does make a difference.

A home buyer should investigate a home inspectors' background, experience, amount of time spent on the on-site inspection, degree of relevant detail in the report and ability to communicate.

My belief is an inspector should provide the buyer with as much information as possible on the house so the buyer can make an informed decision on whether this house is the house they should buy.

The inspectors' job is to provide the condition of the house on the day of inspection as much as is possible considering the items that are accessible on the day of inspection.

Hopefully, the information provided will provide you with the information needed.
Property Information

Address:

Inspection date: March, 2020

Reported age of house: 14-16 years; this is not a guarantee of age

Type Foundation/structural: Concrete slab/wood frame

Reported square footage: 2,830; this is not a guarantee of SF

Buyer's Realtor:

Seller's Realtor:

Client Information

Inspection ordered by:

Client name:

Cell 1: _

Cell 2: _

Email 1: _

Email 2: _

According to State regulations, a copy of this report will be given to 3rd parties only if the client gives the inspector permission. Your inspection agreement included this permission.

Conditions

Time of inspection: Morning & Afternoon

Weather conditions: Cloudy, rain, 61-37 degrees

Soil condition: Wet

house occupied: No

Utilities active:

gas: Yes water: Yes electric: Yes

Present at the inspection:

client: Yes owner: No Realtor: No

For the purpose of this inspection this house faces: West

Client agreed to Terms and Conditions of the inspection and acknowledged via email: Yes

Client has also been provided with a copy of the Arkansas Standards of Practice and Code of Ethics or on-line access which governs what a home inspector may or may not do as well as the minimum items to be inspected. www.ahib.org to access on-line

Paid Invoice

Make check out to Primm Inspections. Credit, debit cards or 3rd party on-line payment not accepted.

Total fee/invoice

\$.00

Thank you for your business. Your fee/invoice is paid in full

Primm Inspection and Electrical

Arkansas home inspector's license---#HI-1387

Arkansas Master's electrical license---#1042

Information about your home inspection and report

- **Common misconceptions** are that a home inspection provides the buyer with a home warranty or that a home inspection provides the buyer with a specific list of items they should or should not do. **Your home inspection does not** provide you with a guarantee or warranty or a final specific list of items that must be repaired.
If you want a guarantee or warranty on the house or on any one item, you should consider purchasing individual warranties or a whole house warranty.

The report does provide you with a specific list of items for you to consider; whether to ask the seller to address, whether you should address or to do nothing at all. The buyer makes the decision. The report also provides you with recommendations, maintenance and efficiency information.
- **Every home buyer** assumes a degree of risk and responsibility when they buy a home.
- **It is up to the buyer** to determine which issues should be placed in the repair category whether listed in suggested repairs, recommendations, maintenance or general information.
Final decisions by the buyer should be based on information from the report, your own observations and experience, sellers' disclosure and with direction from your Realtor.
- The **purpose of the report** is to provide the buyer with the condition of the house as much as is possible based on the age and visible or accessible items using normal means of access or controls. A home inspector is not supposed to move personal property in order to inspect any specific item. The inspection is not a code inspection. It is not possible for a home inspector to be familiar with the 18 or more Northwest Arkansas towns various inspection departments' requirements. The various towns enact various ordinances that include or delete rules and requirements from the standard building codes as they see fit.
The inspectors' opinions are not legal or binding on the parties of the transaction (see detailed info).
- **The inspector is acting as a generalist providing an opinion as a home inspector and not as a licensed specialist** in any specific area. The report does not provide structural engineering or analysis. The State will not allow an inspector to determine if any system or structural item is a pass or fail. Legally, an inspector cannot request or require corrections; only offer opinions or make referrals.
- **Remodeling:** If a house has been remodeled or painted, the remodeling or painting may, potentially, have covered up problem areas. Ask for a property disclosure, City remodeling permit and the City inspectors' final acceptance of the work completed. If outside of a City, work reverts to State code.
- **Agreement:** You have acknowledged and agreed to the terms of the inspection via email. You have been provided with the Arkansas Standards of Practice or a means of accessing the Standards at www.ahib.org
Your home inspection has been produced in accordance with the agreement and Standards.
Your agreement is a legal document. You should carefully read your agreement and the report to determine exactly what is and what is not included in a home inspection and take action accordingly.
- **The summary page is not your report.**
The failure to read the Home Inspection Agreement or other information in the full report does not constitute a failure to communicate on the part of the inspector.
- **The age of this house** may be an indication that some components are as old as the house and may not be up to current codes. It is unknown how long any item will last or meet your expectations before maintenance, repairs or replacement is needed.
- A home inspector cannot complete a follow-up inspection and provide information that may be in conflict with State licensed technicians' recommendations unless the inspector has a State license in the specific field that is addressed in the follow-up inspection.
- **Re-inspection fees:** The original inspection fee is for one inspection trip only.
Typical cost for a re-inspection trip for any reason is a minimum of 50% of the original inspection fee.

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Address of the property inspected:**Client:****Client's Realtor:****Date** of inspection: March, 2020

Photos are at the end of the report. While it may be an inconvenience going back and forth as you read the report, this allows for greater detail and clarity than smaller photos included on the same page as the text.

It is possible or likely many items in this house are as old as the house.

It cannot be determined how long any item will last or whether it will meet your expectations.

You should budget for and can expect future maintenance and repairs.

All suggested repairs must be confirmed by professional technicians within the specific field addressed.

Summary of Suggested Repairs

Gas logs repairs or further evaluation---Repair or correct as needed

Using normal means of control, the gas logs did not work. The logs were attempted to be lit using the striker and a lighter. The gas does not appear to be active.

Plumbing repairs---Repair or correct as needed by a licensed plumber

- The water heater is working but there is rust and deterioration at the top of the tank; see photos. The tank should be further evaluated by a licensed plumber and/or licensed roofing contractor to determine where the moisture is originating and repairs made as needed.
- The cold water was not active at the master bathroom shower.
- The disposal works but has deterioration, is leaking and appears to be older.
- The kitchen sink faucet is very loose. The drain pipe under the sink is damaged; see photos.
- Both exterior water faucets were leaking at the handles.
- The master bathroom sinks and tub were very slow to drain to the point of being stopped up. It should be determined if the drain pipes need to be cleaned or if there are problems under the floor.

Electrical Repairs---Repair, replace or correct as needed. You should budget for maintenance and repair

This house will be inspected based on the age of the house (reported to be [2004-2006](#)) with recommended upgrades on various items, primarily safety items.

- There is exposed wiring: In the attic over the garage; see photo
- While we don't know exactly what [this area](#) required for carbon monoxide alarms when this house was built, in [2004-2006](#), carbon monoxide alarms are generally required or recommended one per floor or one on each end of the house as a minimum. More is better.
This may be considered an upgrade
This house does not have carbon monoxide alarms.
- Exterior lights not burning or the light switch could not be found: Rear patio and exterior flood lights.
Interior lights not burning or the light switch could not be found: Master bedroom closet
2-3 interior and exterior bulbs are not burning including 1 under the kitchen cabinet.
All lights and switches should be operational.
- The garbage disposal and/or dishwasher do not have a visible or accessible outlet. The kitchen counter does not have an outlet at the end of the counter which is typically recommended.
- See electrical recommendations

Interior repairs---Repair or correct as needed

There is what appears to be water stains in the garage as well as stains on the baseboard. The exterior mulch may be banked up on the brick higher than the inside floor. It is possible water is holding in the mulch and seeping through the wall. Also, bushes or other plants could be retaining water or are not allowing water to drain away from the wall. The cause of the water entry should be determined, corrections made and the wall repaired as needed, if needed.

You should ask the owner if there have ever been leaks in the water areas.

The exterior windows appear to have never been caulked.

Typically, when windows are not caulked, this can allow air or water penetration around the windows and to the interior and/or cause condensation at the materials around the windows.

There are cracks around several of the windows on the interior as well as stains and what appear to be damaged sills and/or materials around the windows; see photos.

The stains and damage around the windows should be repaired as needed and the windows caulked inside and out to prevent further air or water penetration, condensation and damage.

It is possible this may be considered typical maintenance but it is your choice whether to place in repairs.

Roof and gutter recommendations, maintenance---You should budget for maintenance and repairs

More information needed: While leaks were not found on the day of inspection, as a precaution and for peace of mind, (especially since the inspector was unable to physically walk the roof) you should consider obtaining an opinion of condition and life remaining from a local, qualified, roofing professional on the overall condition of the roofing materials, flashings, plumbing vent boots and other roof penetrations before agreeing to purchase this house or before closing.

You should consider obtaining an opinion of the roofing and a non-revocable binder of insurance from your insurance provider before agreeing to purchase this house or before closing.

The inspector's roof inspection is limited and does not include a roofing guarantee or warrantee.

The remaining life of the roofing materials and/or flashings is unknown.

You should ask the owner for disclosure/maintenance/repair information on the roof and previous problems.

The rubber portion of plumbing vent boot roof flashings has a shorter life (typically 10-12 years) than the roof and may cause premature leakage if not maintained or replaced when needed.

You should ask the owner if the plumbing vent boots have been replaced.

The plumbing vent boots appear to have been replaced. There appear to be replaced shingles on the north side.

The top of the water heater is rusty indicating a possible leak at this location possibly from the vent pipe. Roof vents may need future maintenance, repair or replacement.

You should monitor the condition of all roof flashings or penetrations after a 10 year life or after storms.

The roof appears to have typical wear especially at the edges of the roofing shingles; see photos.

There appears to be wavy roof lines in some areas.

Wavy roofline may be typical for some houses due to the type of framing.

Keep gutters and downspouts clean.

More information needed

[Cooling and Heating Recommendations](#)---You should budget for maintenance and repairs

The [14-16 year](#) old 4 ton [Rheem](#) cooling unit for [2,830 SF or 708 SF per ton](#) could not be checked due to lower exterior temperatures.

The exterior temperature ranged from a high of 61 degrees at 9:30 AM to a low of 37 degrees at 2:00 PM. The temperature must have been at least 65 degrees or greater for the past 24 hours to check the cooling system and must be or have been 80 degrees or above to obtain an accurate temperature check.

On the day of inspection, it could not be determined how well the cooling unit [is or is not working](#).

It is unknown how long or how well the cooling system will work to suit your specific needs or expectations or in hotter weather.

Each person has their own **"comfort zone"** which may be hotter or colder than the next person.

Based entirely on industry standards, a house should have 1 ton of cooling for each 500 to 600 SF of floor space. The size of the unit will be dependent on the overall energy efficiency of the house. Typically, the size of the cooling unit will determine the size of the heating unit.

"Rule of thumb": A properly designed heating and cooling system may only lower the interior cooling temperature 20 degrees lower than the exterior temperature and may only be able to drop the temperature 1 degree per hour.

You should confirm all information with a professional.

The correct size of a Heating and Cooling system can only be determined by a very competent professional who will take all factors into consideration including the specific needs or expectations of an individual or family. You should consider obtaining an energy audit or heating and cooling analysis which will determine if the "housing envelop" energy efficiency can be improved for greater comfort and lower utility bills

Items that affect how well a system is working: The square footage, overall cubic feet, height of ceilings, attic and wall insulation, attic ventilation, age, size, location and condition of the heating or cooling unit, filters, condition of the duct system, amount of air infiltration, wind chill, humidity, orientation of the house, number and efficiency of windows and doors, number of shade trees and exterior temperature **all** have an effect on how well the units heat or cool the home.

The size of the unit (for this specific house or for your specific needs), air duct, air duct insulation, air flow, return air, filter and all other aspects of the heating/cooling unit should be checked to determine if the size of the unit is suitable for the square footage of the house and the cubic feet of the house living space and fully serviced with corrections made as needed.

Custom home inspection report

Each item is rated based on the age of the home.

Each category is rated by checking the box as follows:

SA = Satisfactory: In the opinion of the inspector, this item is performing its intended function as of the date of the inspection and based on the age of the home. It is your choice whether to confirm with a professional.

NP = Not Present: This item does not exist, was not visible or accessible or could not be located.

NI = Not Inspected: This item was not inspected due to inaccessibility, seasonal impediments or inspectors' choice. It is your choice whether to obtain opinions from professionals or other qualified sources.

MA = Miscellaneous, Maintenance or useful information: This indicates further information. These items may need attention; the condition of this item may be typical for the age of the home and still require future maintenance or repair; or there may be useful information to the right of the item or in the notes.

UN = Unsatisfactory: In the opinion of the inspector, this item requires repair, is unsafe or further evaluation is recommended; obtain additional opinions from a professional within the respective field.

Section 1: Exterior

SA=satisfactory		NP=not present		NI=not inspected		MA=misc. info		UN=unsatisfactory	
SA	NP	NI	MA	UN	Type structure:	Concrete slab with wood frame walls			
X	—	—	X	—	Drive and walkways:	Concrete		Typical cracks: Yes	
X	—	—	X	—	Siding & trim:	Brick, Vinyl, Wood			
—	—	—	X	X	Window flashing or caulking----	see notes			
—	—	—	X	—	Visible wood rot, soft or weathered wood				
X	—	—	—	—	Patio/Porches:	Concrete/Attached porch			

Exterior repairs suggested or further evaluation needed---See suggested maintenance/repairs under interior

Exterior recommendations, maintenance and comments---You should budget for maintenance and repairs

- There is weathered wood at [the various wood posts and siding](#).
[The siding has been attached with nail heads on the surface which may provide an opening for moisture entry.](#)
[The siding to the left of the entry is not cut above the roofline which could allow water seepage into the wood. The flashing, if present, is not visible due to the siding being installed close to the roofline.](#)
[The rear posts appear to be in soil or concrete which may cause deterioration.](#)
 Bushes block access to 100% of exterior walls.
 The locations are intended to be examples only and may not indicate all locations of weathered wood.
 The purpose is to alert you to the fact that maintenance is needed.
 While this may be typical for the age of the house, all exposed wood should be repaired and kept repaired, caulked, primed and painted to prevent further deterioration.
 Brick mortar may need to be repointed. Brick and mortar may need to be sealed to prevent moisture entry. There are 2 very small mortar cracks above the garage doors
 Windows need caulking; see interior section. Mulch should not be banked against the exterior brick.
- For your information: Window, doors and areas where exterior wall covering meets the roof line or the top of brick should have flashing and suitable caulking to prevent water entry; should be monitored and maintained to prevent water entry; see suggested maintenance/repairs under interior section
- The yard sprinkler system is not a part of a home inspection. You should consider having the yard sprinkler system checked by a professional sprinkler company for correct water flow at each head, and to determine if the system and controls are working properly.

[Exterior notes are a part of the report](#)

1. The exterior inspection and information provided is based on the age of the house. Some houses may have slight damage which is considered typical for the age of the house and which may require future maintenance or repairs. Maintenance or small repairs may not be reported as a repair and may be marked satisfactory because they are typical for the age of the house. It is your choice whether to place any item in repairs.
2. The attic side of the soffit, roof overhang and trim, wood behind gutters or flashings or the wood behind any exterior wall covering is not visible or accessible, cannot be inspected and the condition is unknown.
3. Bushes and other plants prevent a full inspection of the exterior wall covering.
4. Fences and gates are not inspected.

Section 1-1: Gas logs

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	Type of gas logs: Non-vented
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	Shut-off valve outside of fire box: Yes
					Soot build-up on gas logs: No
					Gas logs valve or circulating fan controlled by a switch: No
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	Gas logs striker/lighter: Works
					Combustion air: See notes

Gas logs repairs or further evaluation---See suggested repairs; repair or correct as needed

Gas logs recommendations, maintenance and comments---You should budget for maintenance and repairs

1. When gas logs are present, a carbon monoxide alarm is recommended. This house has [none](#).
2. **Safety: Prior to using**, gas logs (as well as associated vents, chimneys, flues and flashing) should be serviced and cleaned as needed by a licensed chimney sweep or other professional to ensure the gas logs are in correct and safe working order. Gas logs should be serviced yearly depending on usage.
3. Many brands of gas logs have an unpleasant smell when activated. It depends on the materials the logs are made of but could mean the logs need to be serviced. If the smell is unpleasant after you have had the gas logs serviced, you should consider changing the logs to a different updated brand. You should ask the service technician or the sales personnel for further information.
4. The gas logs fireplace enclosure has a metal flue. When gas logs have a metal flue, before using as a wood burning fireplace, you should have the flue checked by a professional to determine if the flue is suitable for burning wood.
5. For your information: Combustion air from the exterior is recommended for gas logs per manufacturers' recommendations.
Many areas/towns do not require an installed combustion air system for gas logs.
If gas logs do not have a built-in or installed combustion air/vent system, about the only method to provide combustion air is to partially open a window or door which may not be a reasonable, practical or acceptable method.
If a homeowner cannot provide combustion air, carbon monoxide alarms should be installed for the safety of the occupants.
Read and follow all instructions pertaining to the safe operation of gas logs.

Section 2: Roofing materials, vents, flashings and gutters

Roof: Method of inspection: [Ridges and valleys only, From a ladder, the ground and with a zoom lens](#)
 Roofing material: [Asphalt/fiberglass shingles](#) Type of roof covering: [Architectural](#)
 Blind Valleys: [None](#) Roof pitch (steepness): [9-12](#)
 Pitch 6-12 or greater will not be physically walked; see notes

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
<u>X</u>	—	—	<u>X</u>	—	Gutters: Metal visible excessive damage/Sag: No
—	—	—	<u>X</u>	—	Needs cleaning: As needed when you move in and yearly thereafter
—	—	—	<u>X</u>	<u>X</u>	Plumbing vent boots---- typically have a life of 10-12 years
—	—	—	<u>X</u>	—	Gas heater vents; may require future maintenance and or repair
—	—	—	<u>X</u>	—	roof flashings not visible at walls adjoining the roof---see exterior
—	<u>X</u>	—	<u>X</u>	—	visible exposed nails---see details and limitations
—	<u>X</u>	—	<u>X</u>	—	visible curling shingles/wind-lift damage---see details and limitations
—	—	—	<u>X</u>	—	loose granules/typical wear are present; see recommendations
—	<u>X</u>	—	<u>X</u>	—	visible Roof fibers showing---see details and limitations
—	<u>X</u>	—	<u>X</u>	—	visible Missing shingles---see details and limitations
—	—	—	<u>X</u>	—	visible caulked, sealed or replaced shingles---see details and limitations
—	—	—	<u>X</u>	—	visible Roof sags or stains---see details and limitations
—	<u>X</u>	—	<u>X</u>	—	visible attic decking stains---see details and limitations

Roof and gutter further evaluation or repairs---See recommendations

***Roof and gutter recommendations, maintenance**---You should budget for maintenance and repairs
More information needed: While leaks were not found on the day of inspection, as a precaution and for peace of mind, (especially since the inspector was unable to physically walk the roof) you should consider obtaining an opinion of condition and life remaining from a local, qualified, roofing professional on the overall condition of the roofing materials, flashings, plumbing vent boots and other roof penetrations before agreeing to purchase this house or before closing.

You should consider obtaining an opinion of the roofing and a non-revocable binder of insurance from your insurance provider before agreeing to purchase this house or before closing.

The inspector’s roof inspection is limited and does not include a roofing guarantee or warrantee.
 The remaining life of the roofing materials and/or flashings is unknown.

You should ask the owner for disclosure/maintenance/repair information on the roof and previous problems.
 The rubber portion of plumbing vent boot roof flashings has a shorter life (typically 10-12 years) than the roof and may cause premature leakage if not maintained or replaced when needed.
 You should ask the owner if the plumbing vent boots have been replaced.
 The plumbing vent boots appear to have been replaced.

You should monitor the condition of all roof flashings or penetrations after a 10 year life or after storms.
 The roof appears to have typical wear especially at the edges of the roofing shingles; see photos.
 Keep gutters and downspouts clean.

Roof Comments---

Every effort is made to complete as detailed an inspection of the roof as possible.
The roof is always a concern since it is likely the most expensive one item you will replace.

The roof consists of the roofing materials, underlying water resistant membrane (tar paper) flashing of all types, plumbing vent boots, decking, fascia, gutters and soffit.

Only a small part of these items are visible and accessible to be inspected and the inspection is limited.

The age of the roof, whether previous repairs have been made or how long the roof will last is unknown.

Roofing materials observed from the surface, ridges and valleys, ladder, ground or zoom lens: [80%; maximum](#)

The plumbing vent boots and flashings: [Could not be fully determined; see recommendations](#)

Specifically, the areas of the roof that could not be inspected: [Upper portions due to pitch and height; see recommendations.](#)

Based on a visible check only, the condition of the roof [could not be fully determined.](#)

Even when classified acceptable, this condition **only** means excessive visible problems were not found on the surface roofing materials and current leaks were not found in the accessible/visible portions of the attic or inside the house; see recommendation to have the roof checked by a professional.

The fact the roof is acceptable/satisfactory does not determine the remaining life of the roof or whether future problems/leaks may occur.

Roof notes are a part of the report

1. A general opinion is given of the quality and condition of the roofing on the day of the inspection.
Roof damage may occur after the inspection and prior to closing/moving due to isolated storms.
2. The roof can only be inspected to the extent of [visible or accessible](#) problems.
A loose shingle, 1 protruding nail, a cracked plumbing vent boot or an improperly installed flashing may cause a leak under the right conditions.
A small erratic undetected leak could cause wood rot in areas that cannot be observed by the inspector and cannot be reported. See recommendation to have the roof further evaluated by a professional.
3. The actual life span of shingles may vary from 15-20 years depending on the type and brand of shingles and weather.
The remaining life of a roof or whether future leaks will occur cannot be determined during a home inspection.
4. Blind valleys are areas of a roof where water running off the roof or valley runs directly into an adjoining exterior wall of a 2nd floor or dormer.
They require special flashing to prevent leaks; cannot be fully inspected during a home inspection and should be checked by a local, qualified, professional, roofing company.
You should keep blind valleys free of debris, snow and ice.
You should monitor after heavy rains, high winds, storms, snow or ice storms.
5. The wood behind gutters, flashings or any type of exterior wall covering is not visible or accessible, cannot be inspected and [the condition is unknown.](#)
Gutters and downspouts are not tested for leakage.
Gutter downspouts should drain away from the foundation to avoid foundation settling.

Section 3: Attic

SA=satisfactory		NP=not present		NI=not inspected		MA=misc. info		UN=unsatisfactory	
SA	NP	NI	MA	UN	Method of inspection: Walked all that was accessible; see notes				
<u>X</u>	—	—	<u>X</u>	—	Structure type: Wood rafters, rafter ties, ridge boards and braces				
—	<u>X</u>	—	<u>X</u>	—	visible stains: See limitations of attic inspection				
<u>X</u>	—	—	<u>X</u>	—	approximate insulation depth: 6-12" Fiberglass; see notes				
—	—	—	<u>X</u>	—	decking: OSB (Oriented Strand Board)				
					Attic clearances for inspection: Less than 12" at edges; see info below				
<u>X</u>	—	—	<u>X</u>	—	access location: Garage				
<u>X</u>	—	—	<u>X</u>	—	Nails or screws in metal plate at top of attic stairs: No				
					attic ventilation type: Soffit and turbines				
					See notes under heating and cooling for energy efficiency				
—	<u>X</u>	—	<u>X</u>	—	Moisture/stains or wood rot				
—	<u>X</u>	—	<u>X</u>	—	Damaged structural members or floating supports				

Attic repairs---None visible but there are areas that were not fully accessible to be inspected.

Attic recommendations and maintenance---You should budget for maintenance and repairs

1. The attic access stairs do not have nails or screws installed at the top of the stairs at the metal plate provided for that purpose. Nails or screws should be installed for safety.
2. **Attic ventilation:** For your information and recommendation. There does not seem to be an area wide acceptable level of ventilation but seems to vary with the town, builder, according to when the house was built and the codes in effect (if any) at the time the house was built or updated. More is usually better. See notes under heating and cooling.
3. **Attic insulation:** For your information and recommendation. Since approximately 2004 (depending on the town), the typical standard acceptable insulation levels for proper attic insulation is R-38 or 10-17" depending on type and brand of insulation. As you would expect, there is a wide variance of claims on how well a manufacturers' insulation works.

One source reports the R value for fiberglass ranges from 2.2 to 2.7 per inch or 14-17 inches for R-38.

Based on the level of insulation ranging from 6-12", the attic insulation appears to be marginal in places.

The amount of insulation may have been acceptable when the house was built or in this area.

Even when the attic has an R-38 level of insulation, for greatest energy efficiency and lower utility bills, additional attic insulation should be considered as an upgrade. Confirm information with a professional.

Insulation measurements are taken in the closest accessible area and may not be representative of the insulation depth in all areas. Insulation in inaccessible or marginally accessible cannot be measured.

Attic insulation tends to vary in depth.

The insulation should be leveled out as much as is possible with depths determined by desired efficiency. The level of insulation in walls cannot be determined.

For free or low cost energy efficiency items, go to www.arkansasenergy.org, check your utility company's web sites or do an internet search.

Attic Comments---

The inspection of the attic is very limited.

While every effort is made to inspect as much of the attic as possible, 100% of the attic cannot be inspected.

Approximate amount of attic decking accessible to be inspected: 50%; maximum

Attic side of the soffit accessible to be observed: 0%

Wood behind gutters or flashing accessible to be observed: 0%

Specific inaccessible or marginally accessible attic areas: At the perimeter, edges, corners and much of the south attic due to type of structure, low clearance, air ducts or level of insulation; see photos. If a house has any area that cannot be accessed using normal means of inspection, that area is considered inaccessible.

The accessible areas of the attic were visually acceptable.

Acceptable condition **only** means there were no obvious or visible signs of damaged, cracked or broken structural members in the visible and accessible areas.

The inaccessible areas or marginally accessible areas of the attic could not be inspected or fully inspected and the condition of all items within the inaccessible or marginally accessible areas is unknown or is not fully known; including, but not limited to, the condition of the structure, decking, interior surface of the fascia board and soffit, wiring, plumbing and AC air ducts.

It is your choice whether to obtain an opinion from specific qualified contractors capable of accessing low clearance areas or marginally accessible areas before closing or agreeing to purchase this house.

Attic notes are a part of the report

1. The roof decking, (as viewed from the attic), can only be partially inspected, especially around the perimeter or edges.
Clearances of attic spaces below 48" are generally considered to be inaccessible for normal inspection. Attempting to access a low clearance attic by walking/duck walking or balancing on rafters is not considered to be safe. Air ducts on the south side prevent a full inspection; see photos.
Low clearance or marginally accessible attics may be accessed by small limber people use "crawl boards".
2. **Attic structure**, bracing and other framing components cannot be fully evaluated.
The inspector cannot know the codes in all towns or in this specific area at the time the home was built. We cannot determine if codes have been met.
It is your choice whether to obtain an opinion from a local, knowledgeable professional contractor.
3. A rafter tie is a brace that "ties" the rafters together.
A ridge board is the upper center board that rafters attach to.

Section 4: Garage

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
<u>X</u>	—	—	—	—	garage type: Attached
<u>X</u>	—	—	—	—	Automatic reverse (electric eye)
—	—	—	<u>X</u>	—	Manual reverse: door needs adjusting: Yes (see note below)

Garage repairs---None visible

Garage maintenance, recommendations and comments---You should budget for maintenance and repairs. It is your choice whether to have the manual garage door reversing mechanism adjusted; see explanation under notes below.

Garage notes are part of the report

- For your information: Garage door openers installed after 1982 should have a built in manual door reversing mechanism. If operating properly or exactly as originally intended, an overhead door should reverse by applying gentle pressure under a descending door with one hand.
Most manual door reversing mechanisms do not work as intended by the manufacturer.
Many doors will reverse if moderate pressure is applied.
Some of the new high-end controllers are more sensitive.

Garage door openers installed after 1993 should be equipped with an electric eye auto reverse which is in addition to the manual opener. If installed correctly, the electric eye auto-reverse works almost 100% of the time. The manual reversing mechanism and electric eyes are both checked during a home inspection.

- For your information: The garage should be sealed from the living space with no wall penetrations, have a fire rated walk door into the home as well as a fire rated attic access.
The purpose of the fire rated doors or attic access is to slow or prevent the spread of fire into the living space or attic space should a fire originate in the garage.
- For your information: Attic structures may not be structurally suitable for heavy storage.
Before using your attic for storage, you should obtain information on how much weight the structure is rated to hold and proceed accordingly.
If your attic is already floored, be aware of the potential limitations.
- Exposed concrete:** The garage concrete floor is in good overall condition with typical cracking; see photos.
There does not appear to be any visible related significant movement with the wall structure.
Driveways, sidewalks and patios appear to be in acceptable condition based on the age of the house.

There are various reasons why concrete can crack.

These various exposed concrete areas are typically not poured to the same specifications as the house. Actually, almost all poured concrete will develop cracks, including the interior concrete under floor covering which you will see if you have new floor covering installed.

While all cracks are a result of some type of settling, a "rule of thumb" is if a crack is the width of 1 quarter (1/16"), it is typical. If it is the width of 2 quarters (1/8") or greater or one edge of the crack is higher than the other, you should consider having the cracks further evaluated by a professional.

While all exposed concrete is checked, you should consider checking exposed cracks to your satisfaction.

Section 5: Slab Foundation, structural and drainage only accessible items can be inspected

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
—	—	—	<u>X</u>	—	floor and/or supports: Concrete slab, block, Wood support members
—	—	—	<u>X</u>	—	visible, known or assumed foundation material: Concrete
—	—	—	<u>X</u>	—	Drainage: This property drains: Mostly flat.

[Water should be diverted away from the house.](#)

Foundation, structural and drainage repairs or further evaluation---See recommendations

Foundation, structural and drainage recommendations and maintenance---

1. You should consider obtaining a foundation, structural and drainage disclosure from the seller.
2. You should consider obtaining an opinion from a local, qualified, professional foundation, structural and drainage specialist regardless of the findings of the home inspector.
Your inspection does not include a warranty of any kind.
You should consider purchasing a whole house warranty or mechanical systems warranty.

Water from all sources should be diverted away from the foundation including the cooling condensate drain.

Gutters and downspouts should be kept clean.

Gutter downspouts should be draining well away from the foundation.

Landscaping mulch should not be banked against the brick walls.

Landscape sprinklers should spray away from the brick walls.

3. The interior window inspection is part of the foundation inspection.
Typically, if a house has perimeter foundation problems, the windows will not open/close/lock properly and may have cracks or separations around the windows-----depending on the age of the house.
A home inspection cannot determine when or whether the foundation may or may not begin to settle.

This is assuming potential window problems have not been corrected by the owner.

You should ask for a disclosure.

All accessible windows are lifted, lowered and locked.

All windows were acceptable (based on the age and type of window).

However, the windows need to be caulked inside and out. There appears to be water penetration at the windows with some damage to the inside window sills and surrounds; see interior section.

If the windows have blinds or drapes that cover portions of the windows, the inspection of settling cracks around the windows is limited to visible and accessible areas.

Foundation, structural and drainage comments---

This inspector is not a professional foundation/structural/drainage specialist and can make determinations based on visible items and indicators only. The inspection is very limited.

The inspector cannot actually inspect the foundation; it is under the ground.

Future foundation/structural/drainage concerns, maintenance and/or repairs cannot be determined during a home inspection.

Every effort is made to inspect as much of the foundation/structural/drainage components or foundation support items as possible.

The concrete slab, structure, foundation and underground drainage of a home is not visible and cannot be literally checked; only an inspector's non-binding opinion can be given.

Foundation, structural and drainage conclusions are obtained by "problem indicators" listed

1. Exterior walls do not have visible excessive exterior wall cracks.
There are 2 small mortar cracks on the north side.
Even when present, exterior wall-covering cracks may not be a sign of foundation damage but may be a sign of "exterior wall covering support shelf" settling; sometimes called a "brick or rock support shelf" which may not be as strong as the foundation of the house.
If cracks occur, this must be confirmed by a competent foundation professional.
2. Interior walls do not have visible excessive interior wall cracks.
If house has been painted or remodeled, the painting or remodeling may have covered up cracks or other concerns that may not be visible to be inspected by the home inspector.
If a house has been painted or remodeled, ask for a disclosure from the owner and/or an inspection certificate from the City showing the work has been completed to the correct standards.

Diagonal cracks are usually settling cracks. Straight line cracks may or may not be settling cracks. Most houses eventually have common wall cracks.

3. Interior doors do not have visible excessive dragging.
Slight drag is not unusual and doors may need to be adjusted.
4. Interior tile floors do not have visible excessive tile cracks.
There are several floor tile cracks in the kitchen.
Some cracks may be normal depending on the age of the house.
5. Windows do not have visible excessive drag or warping. Some windows may be "tight" or a little difficult to lift and lower.
All windows are lifted, lowered and locked. They all worked.
Age and quality of windows will partially determine how soon windows will need maintenance or repair.
6. Drainage and landscaping: Does generally slope away from the house with exceptions noted.
The exceptions are where landscaping mulch has been banked against the exterior brick.
Also, the north and east sides may be draining slightly to the house.

Water from every source should be diverted away from the foundation of the house.

7. Foundation: This house does not have accessible foundation to be inspected; (it is under the ground); the actual foundation cannot be inspected; the condition is unknown except for indicators.

The inspector's non-binding opinion of the foundation, structural and drainage: Does not have visible foundation/structural/drainage indicator concerns based on the information listed above with exceptions noted.

Previous repairs may have corrected interior ceiling, wall, window, floor and exterior wall covering problems caused by settling and which cannot be detected by a home inspector. **Ask the owner for a disclosure.**

If a house has drainage concerns, you should obtain a foundation/structural/drainage inspection from a professional.

The inspector's foundation, structural and drainage inspection is limited and does not include a foundation, structural and drainage guarantee or warranty.

Future foundation/structural/drainage maintenance and or repairs cannot be determined during a home inspection.

Foundation, structural and drainage notes are a part of the report

Current conditions are not a guarantee or prediction of potential future problems or concerns or lack of future problems or concerns.

Concrete slab foundations

The concrete under the interior floor covering (and all items encased by concrete or under the foundation) is not visible or accessible, cannot be inspected and the condition is unknown.

It cannot be determined during a home inspection if future interior or exterior wall cracks will develop or whether existing cracks will become larger.

Most foundations have some degree of settling over time which may cause age related cracks.

Water (gutter downspouts, lawn sprinklers, cooling condensate drains and landscaping drainage) should be sloped, directed or diverted well away from the foundation of the house to prevent foundation settling.

Landscaping is inspected only to the degree it affects the condition of the home.

Soil stability cannot be determined during a home inspection.

The potential for flooding (however unlikely) is not known for this area; contact the City, County, your insurance agent or the neighbors in this area for information.

Weather conditions, type of soil and moisture content of the soil determine whether there will be future problems, i.e. cracking and settling of the foundation, concrete slab, and walls.

Section 6: Plumbing

only accessible items can be inspected.

Water pressure: [60 PSI](#) (see notes)

location pressure regulator: [None found](#)

Location sewer clean-out: [None found](#)

Type visible pipe: water: [Copper](#) gas: [Black iron](#)

sewer/vent pipes: [PVC](#)

Approximate age of plumbing: [Mostly original](#)

The brand and type of the plumbing components cannot always be determined.

Utility shut-off locations: water: [Utility meter](#)

Gas shut-off location: [Utility meter](#)

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	water heater: AO Smith location: Garage closet
					Serial #: B06A000647 circulating pump: Yes
					Date of manufacture: February 2006; 16 years' old
					Fuel: Gas capacity: 50 gallons
					Thermal expansion tank installed: Yes
<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	pressure relief valves (checked for presence; operation cannot be checked)
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	Pressure relief valve pipe temperature rated? Yes
					To exterior: Yes
					Kinks, reduced size and traps: None visible
<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	Drain pan and piping to exterior: No (Recommended, if possible)
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	visible deterioration
<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	carbon monoxide vents
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	combustion air from exterior (the door should be sealed)
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	water flow; may be influenced by pressure, volume, length or size of pipes
<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	<u>1</u>	visible leaks; see information on plumbing inspection limitations
<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	exterior faucets leaks at handles: Yes
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	dryer power: Electric: 4-wire dryer vent: Yes
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	toilets
<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	sinks-----see maintenance items
<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	bathtubs and showers

Plumbing repairs---See suggested repairs; repair or correct as needed by a licensed plumber

Plumbing recommendations and maintenance---You should budget for maintenance and repairs
You should consider obtaining a disclosure from the owner on current or previous plumbing problems or repairs.

1. This house has a septic/sewer system which is not included in a home inspection.
The exact type of system is unknown.
The City inspection department or State Health department should have a record of the septic/sewer system and whether it was approved.
You should obtain as much information as possible from the owner or a septic/sewer professional to determine if the septic/sewer is in the best operating condition.
2. A sprinkler system is not included in a home inspection. You should have your sprinkler system inspected and serviced by a professional to confirm the controls and piping are operating correctly.
3. Dryer vents are not a part of a home inspection; they should be cleaned regularly depending on the amount of usage.
Lint can accumulate, block air flow and create a flammable situation or the dryer will take longer to dry clothes due to inadequate air flow.

Plumbing comments---You should budget for maintenance, repair and replacement.
A home inspection cannot determine when a mechanical item may fail or fail to meet your expectations.
The inspector is not a licensed plumber.

You may need to change the water heater temperature setting to suit your needs.

The age of the water and sewer pipe, plumbing fixtures, gas pipes and fixtures in this house may be as old as the house.

Items that cannot be inspected:

Water wells, sewer or septic systems of any type, septic controls and septic lateral lines or propane tanks.
If present, they should be checked by a State certified inspector.

Pipes of any kind, (gas, water, sewer, sprinkler, drains, hot and cold washer connections, refrigerator water connections, central vacuums, dryer vents, pressure relief valve pipes, water heater drain pan pipes and waste water lines) that are underground, under attic insulation, in or behind walls, between floors, in marginal or inaccessible areas cannot be inspected and: **The condition is unknown.**

The condition of the shower pan or waterproofing around showers, tubs and jetted tubs cannot be determined.
It is your choice whether to obtain additional information from a licensed plumbing professional.

Water heater: The water heater is working; it is 16 years' old; the average normal life is 10 to 15 years.
It is unknown how long or how well the water heater will work to meet your specific needs or expectations.
See suggested repairs.

The water pressure at this house is 50 PSI.
A PSI between 40 and 80 is considered normal.

When water pressure is below or near 40 PSI, you may experience low pressure and low water flow.

When water pressure is above 80 PSI, you may experience pressure related damage to plumbing components and leaks at the faucet handles and shower heads.

Water pressure will vary depending on: The time of day, how many household water-using items are in use, the number of households on the water providers' supply lines and the size of the water providers' or house-hold incoming water lines.

This house does not have a visible pressure regulator.

If your pressure is not suitable, you will need to contact a licensed plumber or your water provider to determine if there is a pressure regulator at the meter or other enclosure or for other options.

It is your choice whether to install a pressure regulator as needed.

In some homes, you may have good pressure and low flow due to interior pipe deposits or inadequate lines.

Vacant houses: When water has been turned off, has been active but has not been in use, problems may develop with plumbing fixtures or appliances, especially those that have rubber or fiber gaskets or any other part a lack of water may affect.

The gaskets and/or parts tend to dry out, freeze up or otherwise not operate correctly.

Plumbing notes are part of the report

1. Plumbing is not checked for code violations, only whether the plumbing fixtures are working.
If possible, ask the owner for maintenance/repair records and location of shut-off valves and clean-outs if they are not located during the inspection; or contact a plumber for more information.
2. For your information: If a shower head or faucet has low flow, clean the shower head or faucet strainer as mineral deposits can build up and cause problems.
If cleaning does not solve a shower head problem, you should consider replacing the shower head or call a plumber or other professional.
Newer shower heads or faucets may be "low flow" water efficient heads or faucets.
If your water flow is not acceptable, check to see if the heads or faucets are low flow, if they can be changed or call a licensed plumber.
3. **Thermal expansion tanks:** In some areas, a thermal expansion tank is required to be installed on a water heater.
The purpose of the tank is to accommodate the expansion of water as it heats which helps to prevent excessively high water pressure and other concerns.
Some believe the tank will also help to relieve "water hammering" although there is a different type of air chamber for this problem.
4. Pilot lights and pressure relief valves cannot be tested, only whether they are present or absent.
5. Sink/tub overflow drains and sink/tub drain plugs are not inspected.
6. **Tank-less water heaters for your information: This house does not have a tank-less water heater.**
While this is considered to be a good alternative to a typical tank type water heater, this may not provide you with "instant water" in all areas of the house as compared to a "tank type" water heater with a circulating pump **unless** the tankless water heater is a newer type with a circulating feature.
It is unknown whether the tankless water heater will provide you with an amount of hot water that is suitable for your needs or expectations.
You should obtain information on how often the specific tank-less water heater should be serviced.
The life of a tankless water heater is unknown and will likely vary with the brand.
7. **Wintertime:** To prevent freezing of exterior faucets or interior pipe, you should unhook the exterior hoses from the faucets, drain and store the hoses and winterize or cover the exterior faucets with a good faucet cover; purchased at any home store for about \$5.00 or so.

Section 7: Kitchen only accessible items can be inspected

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
<u>X</u>	—	—	—	—	countertops and cabinets (if they are usable, they are acceptable)
<u>X</u>	—	—	—	—	range: Electric
<u>X</u>	—	—	—	—	oven: Electric
<u>X</u>	—	—	—	—	range/oven safety tip-over bracket
—	—	—	—	<u>X</u>	sink
—	—	—	—	<u>X</u>	drains
—	—	—	—	<u>X</u>	disposal
<u>X</u>	—	—	—	—	dishwasher and safety tip-over bracket
<u>X</u>	—	—	—	—	microwave type exhaust: Re-circulatingNoneSolid duct
—	<u>X</u>	—	—	—	vent hood, compactor, ice machine or refrigerator

Kitchen Repairs---Repair or correct as needed; see plumbing repairs

Kitchen maintenance and recommendations---You should budget for maintenance, repair and replacement

Kitchen notes are a part of this report

Each kitchen appliance is operated in a basic NORMAL mode of operation or what is determined by the inspector to be normal; therefore, not all operational settings are inspected.

Self and/or continuous cleaning operation, clocks, timing devices, lights, thermostat accuracy and specialty devices or controls are not tested during this inspection.

It cannot be determined how well an appliance will work, whether it will meet your expectations, when a problem may develop or **how long** an appliance will last. Be aware of the average appliance life expectancy.

If an appliance is not working or does not appear to be working correctly, the inspector does not attempt to repair, restore power or attempt to determine the reason why an appliance does not work or work correctly.

1. The exact age of the kitchen appliances is unknown with the exception of the microwave which is [less than 4](#) years' old.
2. See the plumbing note under vacant homes.

Section 8: Cooling: [Unitary; 4 ton](#) Energy source: [Electric](#) outside temperature: [59-39](#)
 Serial #: [W0H5791146](#) model #: [AC048X1021G](#)
 Date of manufacture: [August 2005; 14 years', 8 months' old](#) [only accessible items can be inspected](#)
 Near end of normal life span (15-20 years): [Yes; based on age alone](#) (See temperature limitations)

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
—	—	—	<u>x</u>	—	cooling temperature supply: Too cool to check
<u>x</u>	—	—	—	—	electrical disconnecting means
—	—	—	<u>x</u>	—	condenser coil----dirty: Slight damaged: Slight
—	—	—	<u>x</u>	—	condensation drain line; clean prior to moving and yearly or more often
					The drain line terminates: To the left of the exterior cooling unit
					Secondary drain terminates: None
					Condensate over-flow sensor: Yes
					Damaged refrigerant insulation: Slight

Cooling repairs or further evaluation---Too cool to check the unit; see recommendations

More information needed

Cooling and Heating Recommendations---You should budget for maintenance and repairs

The [14-16 year](#) old [4 ton Rheem](#) cooling unit for [2,830 SF or 708 SF per ton](#) could not be checked due to lower exterior temperatures.

The exterior temperature ranged from a high of 61 degrees at 9:30 AM to a low of 37 degrees at 2:00 PM
 The temperature must have been at least 65 degrees or greater for the past 24 hours to check the cooling system and must be or have been 80 degrees or above to obtain an accurate temperature check.

On the day of inspection, it could not be determined how well the cooling unit [is or is not working](#).
 It is unknown how long or how well the cooling system will work to suit your specific needs or expectations or in hotter weather.

Each person has their own **"comfort zone"** which may be hotter or colder than the next person.

Based entirely on industry standards, a house should have 1 ton of cooling for each 500 to 600 SF of floor space. The size of the unit will be dependent on the overall energy efficiency of the house. Typically, the size of the cooling unit will determine the size of the heating unit.

"Rule of thumb": A properly designed heating and cooling system may only lower the interior cooling temperature 20 degrees lower than the exterior temperature and may only be able to drop the temperature 1 degree per hour.

You should confirm all information with a professional.

The correct size of a Heating and Cooling system can only be determined by a very competent professional who will take all factors into consideration including the specific needs or expectations of an individual or family. You should consider obtaining an energy audit or heating and cooling analysis which will determine if the "housing envelop" energy efficiency can be improved for greater comfort and lower utility bills

Items that affect how well a system is working: The square footage, overall cubit feet, height of ceilings, attic and wall insulation, attic ventilation, age, size, location and condition of the heating or cooling unit, filters, condition of the duct system, amount of air infiltration, wind chill, humidity, orientation of the house, number and efficiency of windows and doors, number of shade trees and exterior temperature **all** have an effect on how well the units heat or cool the home.

The size of the unit (for this specific house or for your specific needs), air duct, air duct insulation, air flow, return air, filter and all other aspects of the heating/cooling unit should be checked to determine if the size of the unit is suitable for the square footage of the house and the cubic feet of the house living space and fully serviced with corrections made as needed.

Cooling maintenance---You should budget for maintenance and repairs

1. For greatest energy efficiency and to prolong the life of the units, you should have the heating and cooling units fully serviced yearly. The interior cooling "A" coil, exterior cooling coil and condensate drain should be checked yearly or more often and cleaned as needed.
2. Your filter (pleated Merv 8 or equivalent) should be changed every 1-3 months; sooner is better.
3. You should mow and weed-eat away from the cooling unit to avoid getting grass in the exterior coil.

Section 9: Heating: Rheem

Serial #: [W0N416329](#)

Date of manufacture: [December 2004; 15 years', 4 months' old](#)

Near end of normal life span (15-20 years): [Yes; based on age alone](#)

Location: [Attic](#)

Energy source: [Gas](#)

outside temperature: [61-37 degrees](#)

model #: [HM85080B16UH11B](#)

only accessible items can be checked

Type system: [Central split](#)

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
X	---	---	X	---	gas heat supply: 110-116 return: 82 temp rise: 28-34
X	---	---	---	---	thermostat
X	---	---	---	---	electrical disconnecting means
---	X	---	---	---	visible deterioration
X	---	---	---	---	door safety switch
X	---	---	---	---	flame color
X	---	---	---	---	carbon monoxide ventilation motor
---	---	---	X	---	carbon monoxide vents (most vents cannot be 100% inspected)
X	---	---	---	---	combustion air from attic or exterior
					Ease of heating unit access: Moderate

Heating repairs---More information needed; see cooling section
See heating/cooling notes 1-3 for expanded information.

Heating: More information needed; recommendations, maintenance and comments---

You should budget for maintenance and repairs

For greatest energy efficiency and to prolong the life of the unit, you should have the heating and cooling units serviced yearly.

A home inspection cannot determine when a heating unit may fail or fail to meet your expectations. This inspector is not a licensed heating and cooling technician.

The [15 years', 4 months'](#) old [Rheem](#) heating unit for [2,830](#) SF is heating but possibly not as well as it should.

With an outside temperature ranging from [61-37](#) degrees the heating unit had a temperature rise between the supply vents and the return air vent (temperature differential) ranging from [28-34](#) degrees.

Generally speaking, an acceptable temperature range is somewhere between 30-60 degrees depending on the type of unit. The air temperature at the various supply vents should be somewhat close in temperature.

The heating unit may be smaller than typical for a house of this size with high ceilings. Further evaluation should be considered by a local licensed professional heating and cooling company.

Prior to closing or agreeing to purchase this house, you should have the heating unit fully serviced to confirm it is operating safely and at its' best efficiency.

This may be normal maintenance but it is your choice whether to place in repairs.

Section 10: Air distribution [only accessible items can be inspected](#)

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
—	—	—	<u>X</u>	—	air duct located: Attic
—	—	—	<u>X</u>	—	Type of visible duct: Metal and Flexible
—	—	—	—	—	condition of <u>visible accessible</u> duct insulation
—	—	—	—	—	air flow in each major room
—	—	—	—	—	filter-----size: Two 12x30 (change filters every 1-3 months)

Air distribution repairs---See recommendations under the cooling section

[Air distribution recommendations and maintenance](#)---You should budget for maintenance and repairs
Air filters (pleated Merv 8 or equivalent) should be changed every 1-3 months.

A dirty filter can allow dust into the system which may coat the interior cooling "A" coil with dust which may cause the heating and cooling to operate inefficiently and may cause premature failure of the unit.

[Air distribution comments](#)---
AC ducts were not visible in some areas.

Specifically, AC ducts were not visible: [In the areas where the attic space is not accessible or is marginally accessible; see attic section](#)

The accessible and visible air ducts were visually acceptable but not all air ducts were fully accessible or visible, could not be fully inspected and the condition is unknown or cannot be fully determined.

[Heating and cooling notes are a part of the report](#)

- Limitations:** The heating and cooling unit inspection is a limited inspection to determine if the units are working.
The inspection does not determine how well the heating and cooling units will work, how long they will work, if the units are properly sized and balanced for the house, whether the return air is the correct size or whether the heating and cooling units will meet your needs or expectations.
You should consider obtaining a further evaluation from a local, qualified, licensed heating and cooling professional.
You should ask the owner for a detailed written disclosure on heating and cooling maintenance, servicing or repairs that have been performed by a competent licensed heating and cooling company.
- Duct Blaster:** You should consider having a "duct blaster" test on your heating/cooling ducts to determine the location of air duct and heater fan unit air leaks and have repairs made as needed.
A home inspection cannot determine the location of most air duct leaks.
A duct blaster test uses a fan to pressurize an air duct system combined with a pressure gauge to measure air leakage of the ductwork and system. This will determine if there is excessive air leakage and is sometimes hooked to a computer to provide a computer readout.
If the air leakage is excessive, the leaks should be located and corrected.

You should consider having the air ducts cleaned yearly or every other year.
- If the heating and cooling has not been active continuously for at least the past 24 hours, an accurate heating and cooling temperature test cannot be taken as the walls, ceilings and floor temperatures have not stabilized. The thermostat was set on 58 degrees on arrival at the house on the day of inspection.

4. There are 2 ways to check the temperature differential to determine how well the system is heating or cooling. A home inspector will, typically, use the 2nd method.
 1. If the temperatures are taken at the fan unit directly on either side of the interior cooling "A" coil or heating burners, this will give you an accurate reading on how well the **unit** is cooling or heating.
 2. If the temperatures are taken at the supply vents in the separate rooms and at the interior room return air vent(s), this will give you a reasonably accurate reading on how well the **system** as a whole is doing.

5. The condensate drain [is draining](#) near the cooling pad or at the foundation level.
 The cooling condensate drain should be piped well away from the cooling pad and foundation. The purpose is to eliminate the possibility of potential settling of the house foundation or cooling pad due to soft soil caused by water.
 If a cooling pad settles, the exterior cooling condenser could tilt on an angle which can cause pre-mature mechanical problems.

6. **Attic ventilation:** For your information. The acceptable level of ventilation varies according to when and where the house was built and the codes in effect (if any) at the time the house was built or updated. More is usually better.
 However, in-flow and out-flow of air should be balanced.
 If the heating unit/fan unit/air duct/cooling coil is in the attic, the attic temperature may affect the ability of the heating/cooling unit to heat or cool the house.

 The attic temperature can reach 130-140 degrees in the summertime.
 This may affect the capability of the cooling unit to cool the house well.
 The temperature of the attic can cause summertime "heat gain" or wintertime "heat loss" from the heating and cooling air ducts and can cause hot or cold air penetration through the ceiling into the living space.
 This may cause the heating/cooling units to work harder and your utility bills to be more expensive.
 Good attic ventilation to remove as much summertime heat as possible is essential to cooling efficiency.
 Adequate attic insulation (R-38 or greater) is essential for both heating and cooling efficiency.
 Confirm proper installation with a professional.

 For greatest energy efficiency and to prolong the life of the roof, additional attic ventilation should be considered as an upgrade. Additional attic insulation should be considered to bring the R-value up to at least an R-38.

7. Air flow may be less in the rooms farthest away from the fan unit; this may be corrected by adjusting supply vents.
 In houses that do not have return air grills in the bedrooms or other rooms, you may need to undercut doors or leave doors cracked to ensure good air flow.
 You should not close off more than 20% of supply air vents.
 Restricted air flow may damage unit components or cause inefficient operation.

8. Flexible duct may not last as long as a metal duct system or be as energy efficient.
 Presence of flexible duct is not necessarily a cause for concern unless it has deteriorated.

9. This house [does have](#) a condensate drain sensor as recommended.
 When operating properly, condensate drain sensors are intended to sense excessive condensate moisture in the condensate pipe or drain pan and shut the cooling unit off to avoid water overflow and damage.

10. Air duct in inaccessible or marginally accessible spaces cannot be inspected or fully inspected and the condition cannot be fully determined.

Section 11: Electrical

only accessible items can be inspected

Panel #1: Brand: [Siemens](#)
 Location of main panel: [East side of SE corner](#)

location main switch: [At main panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [Main only](#) # spares: [0](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)

Incoming wiring Method: [Underground](#)
 Is size of electrical service adequate for current needs of the home? [Yes](#)

Panel #2: Brand: [Siemens](#)
 Location of panel: [Garage](#)

location main switch: [At main panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [37](#) # spares: [3](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)
[Copper and 3-4 wire Romex house wiring](#)

Incoming wiring Method: [Attic](#)
 Interior wiring method:

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
—	—	—	x	—	wiring type from meter panel to interior panel: 3-4-wire Copper
x	—	—	—	—	Approximate age of wiring: Mostly original with some newer
x	—	—	—	—	Breaker and wire size compatibility
—	—	—	x	—	is electrical panel easily accessible with 3' in front of panel? Yes
—	—	—	6	—	Main ground wire to a ground source (<i>identified but not how well it works</i>)
—	—	—	—	—	Arc fault circuit interrupter breakers (see inspection limitations)
—	—	—	—	—	Tested: No
—	x	—	—	—	Ground fault circuit interrupter breakers
10	—	—	—	—	GFCI safety outlets strongly recommended
x	—	—	—	x	wall outlets approximate % checked: 99%
x	—	—	—	—	switches
x	—	—	—	—	doorbell
Most	—	—	—	—	lights/fans
x	—	—	—	—	bathroom exhaust fans
—	—	—	x	—	bathroom exhaust fan duct----installed to the soffit
6	—	—	—	—	smoke alarms strongly recommended
—	—	—	—	x	carbon monoxide alarms strongly recommended
—	—	—	—	1	visible exposed wiring

Electrical Repairs---Repair, replace or correct as needed. You should budget for maintenance and repair

This house will be inspected based on the age of the house (reported to be [2004-2006](#)) with recommended upgrades on various items, primarily safety items.

- There is exposed wiring: In the attic over the garage; see photo
- While we don't know exactly what [this area](#) required for carbon monoxide alarms when this house was built, in [2004-2006](#), carbon monoxide alarms are generally required or recommended one per floor or one on each end of the house as a minimum. More is better.
 This may be considered an upgrade
 This house does not have carbon monoxide alarms.
- Exterior lights not burning or the light switch could not be found: Rear patio and exterior flood lights.
 Interior lights not burning or the light switch could not be found: Master bedroom closet
 2-3 interior and exterior bulbs are not burning including 1 under the kitchen cabinet.
 All lights and switches should be operational.
- The garbage disposal and/or dishwasher do not have a visible or accessible outlet. The kitchen counter does not have a wall outlet at the end of the counter which is typically recommended.
- See electrical recommendations

Safety Items: General requirements; each town decides when and where to require safety items such as smoke alarms, carbon monoxide alarms, GFCI (ground fault) safety outlets, GFCI safety breakers or AFCI (arc-fault) safety breakers.

Electrical safety is important but tends to be considered differently by National, State and City inspectors and code departments.

A home inspector can only give you the best conditions for the greatest safety which may or may not match the requirements of the town or area in which you are purchasing a home.

It is unknown exactly what [this area](#) required when this house was built.

Arc-Fault Breakers:

Arc-fault safety breakers requirements vary widely from area to area.

This house has 6 which is more than typical for a house of this age.

In some areas, as early as [2002](#) arc fault safety breakers were required for bedrooms and were gradually expanded to the point where, in [2017](#), most (but not all) areas of the house are required to be protected by arc-fault breakers, ground fault breakers or a combination of the two.

If you want more information on arc-fault safety breakers, you should contact a local competent master electrical contractor.

A home inspection does not and cannot determine if the correct number of AFCI arc-fault breaker have or have not been installed

This house has [6](#) smoke alarms, [0](#) carbon monoxide alarms, [10](#) GFCI safety outlets, [6](#) AFCI arc-fault safety breakers and [0](#) GFCI ground-fault safety breakers.

GFCI safety outlets are located: [4](#) in the bathrooms, [3](#) in the kitchen, [2](#) in the garage, [1](#) for the exterior (which controls the remaining 5 exterior outlets).

In general, this house [does](#) have safety items as [generally required](#) for a house [of this age](#) with the possible exception of the carbon monoxide alarms which are strongly recommended.

Smoke alarms, carbon monoxide alarms and GFCI safety outlets should be tested regularly and should be changed to new alarms every 10 years to ensure they are working correctly.

[Electrical recommendations](#)---You should budget for maintenance and repairs.

1. **Carbon monoxide alarms:** Inter-connected carbon monoxide alarms (when 1 alarm goes off, they all go off) or combination carbon monoxide/smoke alarms with a battery backup are [strongly recommended](#) as an upgrade in the following places or as recommended by the local City inspection authority and/or your insurance provider:
A minimum of 1 per floor, on each end of the house and/or in each occupied bedroom. More is better. There is some disagreement on whether the alarms should be mounted high or low. This should be confirmed with the City inspector or Fire Marshall in this area.
2. **GFCI safety outlets:** Additional GFCI ground fault/safety outlets are [strongly recommended](#) as an upgrade in the following places or as recommended by the local City inspection authority and/or your insurance provider:
For [all](#) outlets serving the following areas or items: Laundry and **within 6' of any water**.

Electrical maintenance---You should budget for maintenance and repairs

1. All wall outlets were checked with the exception of the disposal and/or dishwasher which were not accessible and 1 under the electric range top.
2. All ceiling fans wobbled to some extent.
3. The cover is loose on the south and west exterior outlets.
4. Test all safety devices regularly and change batteries yearly.

Electrical Comments---

A home inspection cannot determine when an electrical item may fail.

Interior safety devices and alarms are tested by pushing the test button only. Safety breakers may not be tested. It is unknown exactly how well individual safety devices will work. See information on when safety devices should be replaced due to age.

3-way switches are not checked for correct switching at all locations.

There is hot tub wiring on the patio side of the house that is not currently being used and is not active; see photo.

Electrical notes are a part of the report

1. **Items that cannot be inspected:** Intercom, sound or security systems, inaccessible wiring underground, items behind walls and under floors or inaccessible due to the structure of the building. Wiring in the attic concealed by insulation is not inspected.
2. The electrical condition of the main ground wire cannot be determined. It can only be determined whether the grounding wire(s) do or do not exist. The only incoming main electrical wiring (for overhead or underground services) that can be inspected is the wire in the electrical panel(s). The remainder of the main electrical wire is in conduit, underground or in the attic/structural areas and is not accessible to be inspected.
3. Bathrooms should be equipped with exhaust fans that exhaust to the attic above the level of insulation or to the exterior to remove moisture and prevent mildew and the possibility of mold. Exhaust fan motors and blades should be cleaned yearly to maintain efficiency and to prolong the life of the motor.
4. Exposed wiring is wiring that has not been installed in a suitable box or does not have a box cover.
5. It cannot be determined during a home inspection if the number of electrical circuits or wall outlets installed in the home is sufficient for the buyer's needs.
6. If you lose power in any area of your home, check the electrical panel for breakers that are in the center position or the handle feels loose. The panel cover should be secured to the panel when checking breakers. Turn the breaker all the way off and then back to the on position. If the breaker will not stay in the on position, try to reset the breaker a second time. If the breaker will not set on the 2nd try, call a licensed electrician. Individual GFCI safety outlets may also occasionally trip or lose power. The GFCI safety outlet has a test and reset button. You should press the reset button to attempt to restore power. You should call a licensed electrician if the outlet test button will not reset.

Section 12: Interior only accessible items can be inspected

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=unsatisfactory

SA	NP	NI	MA	UN	
<u>X</u>	—	—	<u>X</u>	—	Type structure: Wood frame
<u>X</u>	—	—	—	—	doors: stick, drag, damaged or warped: 2-3; slightly
—	<u>X</u>	—	—	—	Door latches/locks: See notes; 100% of locks may not be checked
<u>X</u>	—	—	—	—	window material: Metal/vinyl/Double pane % tested 100
<u>X</u>	—	—	—	—	broken seals or "cloudy" windows; see notes
<u>X</u>	—	—	—	—	glass condition----Cracked or broken: None
<u>X</u>	—	—	—	—	screens-----Damaged: None missing: None
—	—	—	—	—	alignment---- a few may be a little tight to lift
—	—	—	<u>X</u>	<u>X</u>	stains around windows----may mean windows need caulking
—	—	—	<u>X</u>	<u>X</u>	caulking (maintenance item; caulk all windows inside and out as needed)
—	—	—	<u>X</u>	—	interior walls and ceilings: Sheetrock
—	—	—	—	—	Visible stains: Windows visible holes/openings: None
—	—	—	<u>X</u>	—	Common cracks: Few visible
—	—	—	<u>X</u>	—	Type floor covering: Carpet, tile, wood/laminate
—	—	—	—	—	cabinet drawer and doors checked: Spot checked only.

[You should confirm the cabinet doors and drawers are suitable for your use](#)

Interior repairs---See suggested repairs; repair or correct as needed

Interior recommendations and maintenance---You should budget for maintenance and repairs.

1. Doors that drag and may need to be adjusted: 1 slight drag at the master closet, master bathroom and hall closet.
2. All windows should be checked and caulked periodically as needed both inside and outside to limit air and water penetration.
3. There are at least 3 cracked floor tiles in the kitchen and 2 in the hall bathroom.
4. The weather stripping on the rear doors is damaged and needs to be replaced.

Interior comments---

A home inspection cannot determine when any item may fail or fail to meet your expectations.

Interior notes are a part of the report

1. **Items that are not inspected:** Cosmetics, paint, 100% of all door and window locks or latches. Sub flooring or concrete below floor covering is not accessible or visible, cannot be inspected and the condition is unknown.

2. **Re-modeled or re-painted homes: Ask the owner for a disclosure.**

If a house has been recently remodeled or painted: The remodeling or painting may have covered interior wall and ceiling cracks, exterior wall covering problems or other concerns.

Ask the owner for remodeling information and/or information on previous problems, leaks or damage.

You should confirm all previous repairs with detailed written information from the company that completed the repairs and if there is as warranty

A home inspector may not be able to determine if a house has been recently painted or remodeled and may not be able to detect wall, ceiling or structural problems in a recently repainted or remodeled house.

3. Always check floor covering and walls to your satisfaction on your final walk through before closing.

If a house has "creaky" floors, you should consider obtaining further information from a flooring specialist.

If floors are the glue down type, creaky floors can be easily corrected by a flooring professional who uses a special syringe to insert filler/glue through tiny holes in the flooring materials.

If a house has floor deflection or sloping floors, you should consider obtaining further information from a foundation/structural specialist.

4. Cosmetic deficiencies or concerns are not reported unless they have an impact on the structural components of the home.
5. Bedrooms should have one properly sized working window for emergency egress in case of an emergency. A properly sized window should be at least 5.7 square feet, the bottom of the window should not be over 44" off the floor, the minimum height of the window should be 24" and the minimum width of the window should be 20".
6. You should consider changing your keyed locks. 100% of locks on all doors are not inspected. You should consider changing the overhead garage door code.
7. Accessible windows are checked for proper operation, warping, sticking and condensation.

On rare occasions, a window may be improperly installed or the water sheathing at the top of (and behind) the window may not have been installed properly or has been compromised.

This may cause leaks at the window under certain circumstances.

These items are behind the walls, cannot be inspected and the condition cannot be determined.

8. A "broken seal" occurs when air gets into the space between the two panes of a double pane window. A window with a broken seal may be replaced for cosmetic or energy efficiency reasons. A "cloudy" window is one that has the beginning of a broken seal.

Home Inspection Agreement

The following is an agreement between you, the Client, and us, the Inspector, pertaining to our inspection of the property as outlined in the inspection report and for the stated fee.

You have acknowledged and agreed to the terms of the inspection via email.

Sharing information: The home buyer must give the inspector permission to release inspection information to any 3rd party including the buyers' Realtor.

As part of the agreement, you are giving permission to the inspector to release information to the buyers' Realtor (as listed in this report) in the form of an emailed report on the home inspection with the address as noted in this report.

If you do not wish for the inspector to release information to your Realtor, please notify the inspector via email.

Your home inspection has been produced in accordance with the agreement.

Your agreement is a legal document.

You should carefully read your agreement and the report to determine exactly what is and what is not included in a home inspection and take action accordingly.

The summary page is not your report.

The failure to read the Home Inspection Agreement or other information in the full report does not constitute a failure to communicate on the part of the inspector.

The age of this house may be an indication that some components are as old as the house and may not be up to current codes.

It is unknown how long any item will last before maintenance, repairs or replacement is needed.

A home inspector cannot complete a follow-up inspection and provide information that may be in conflict with State licensed technicians' recommendations unless the inspector has a State license in the specific field that is addressed in the follow-up inspection.

Re-inspection fees: The original inspection fee is for one inspection trip only.

Typical cost for a re-inspection trip for any reason is a minimum of 50% of the original inspection fee.

It is important for you, as the buyer, to understand exactly what you are purchasing; what is and what is not included in a home inspection.

Home Inspections

A home inspection is a limited visual inspection of the readily accessible, visually observable, installed systems and components and the conditions of the various items existing at the time of and on the day of the inspection. An inspector is to "Observe and Report" on the conditions of the house as outlined above.

The inspector is to report on inspected components that, in the professional judgement of the inspector, are not functioning properly, are significantly deficient, are unsafe, or near the end of their useful expected service lives without understating or overstating the significance of the reported condition.

Practically speaking, an inspector cannot perform an inspection or report on any item that cannot be accessed, viewed or checked with an instrument or with equipment normally used during a home inspection.

If an item or items cannot be accessed, viewed or inspected an inspector must identify those items and the reason why they could not be inspected.

The report or inspection is not technically exhaustive.

The inspector is not required to inspect concealed conditions, latent defects or consequential damage(s); is not required to perform any procedure which will, in the opinion of the inspector, likely be dangerous to the inspector.

The report should make suggestions to correct, or monitor for future correction, the deficiencies reported or items needing further evaluation.

The report does not report methods, materials, or costs of corrections

Conditions may change between the inspection date and closing/moving date.

You may access the State of Arkansas Standards of Practice and Code of Ethics at www.ahib.org.

When you access the web site, you will see 2 items to the left that pertain to home inspections.

- 1) Rules and Procedures; long version of Arkansas Rules and Procedures for Home Inspectors; it includes the Standards of Practice on pages 15-26.
- 2) Standards of Practice; short version of what we typically go by.

The inspection report complies with the Arkansas Standards of Practice and code of ethics and any other applicable State of Arkansas laws.

Any item listed below or in the home inspection report is superseded by the Arkansas Standards of Practice and is not intended to be in conflict with the Arkansas Standards or other laws.

This inspection and report is not a guarantee or warrantee concerning the home and equipment or its usefulness.

According to Arkansas Standards of Practice, page 21, 401.13 2 B 4, a Home Inspector is not required to provide a guarantee or a warranty.

Under-floor spaces: The home inspector is not required to enter under-floor spaces with less than 24 inches of clearance (from support joists, water and sewer pipes, air duct or any other item that reduces the clearance access to less than 24").

The inspector cannot fully determine the condition of and/or report on low clearance crawl spaces.

When under-floor spaces with less than 24" of clearance are entered, the inspection and report will be limited to the readily accessible areas.

Attics: Attics with less than 48" of clear space cannot be fully inspected. See the limitations under the roofing section.

Future problems or concerns: A home inspector cannot predict when a mechanical, electrical, plumbing or structural item will fail.

The home inspection information will help you to make choices whether to contact licensed professionals within each specific field for further evaluation.

Unless otherwise indicated in writing, we **will NOT inspect**, check or test for the following:

- Stucco, false stucco or EIFS (Exterior Insulated Finish Systems).
The State of Arkansas requires a separate certification to inspect EIFS.
This inspector does not have EIFS certification.
The visible physical condition of this type of wall covering can be reported by the inspector but a certified EIFS professional must be contacted if you choose to obtain a certified inspection report on EIFS wall covering.

- The roof will not or may not be walked, if the roof pitch is equal to or greater than 6 to 12 pitch, too high to safely access or there are other seasonal impediments.
Shake, wood or tile roofing cannot be walked for fear of damaging the shingles or tiles.
- Detached buildings other than garages and carports.
- Fences, retaining walls or other items that are not a part of the building envelope.
- **Foundations, underground drainage and the roof; other than indicators listed** under the appropriate sections.
- Underground or inaccessible water pipes, sewer pipes, gas pipes or any utilities including gas, water, private wells, waste or sewer (including interior corrosion of water or sewer lines), electrical pipes, or yard sprinkler pipes and control systems.
- **Attic:** The Standards of Practice (page 16; 401.3 1 3) states:
The inspector shall inspect the readily accessible attic space regardless of whether or not it is floored unless adverse conditions exist.
Readily accessible is defined as: Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve **risk to persons** or property.
Adverse is defined as unfavorable conditions where the risk is higher.
Attics that have areas with clearances of 48" or less cannot be fully inspected.
- Hot and cold washer connections, clothes washers, dryers, freezers, refrigerators and water connections or the quality of potable water.
- Hot tubs, saunas, specialty under-floor heating, spas, swimming pools, solar panels, central vacuums, elevators, intercoms, sound or security/fire alarm systems or back-up generators of any type.
- Cooling units if the exterior temperature is or has been below 65 degrees within 24 hours prior to the day of inspection.
- Geo thermal units or other specialty heating and cooling systems
- **Concealed defects or deficiencies**, piping, wiring or other parts of the structure that cannot be readily accessed. Furnishings or equipment will not be moved or dismantled.
- Toxic materials, illegal drugs or the manufacture of drugs within the home or detached buildings
- Cosmetic deficiencies, door/window locks/latches.
- Presence or absence of termite/pest infestation, radon, mold, asbestos, lead paint, formaldehyde, soil contamination and other environmental hazards or violations
- For compliance with local or State building codes.

Repairs and maintenance suggestions are not a comprehensive list but a guide for you to use in making decisions to obtain further information from professionals within each specific field.

While your inspection is very detailed, it is not possible to report every small repair item or potential repair. The inspection report is providing you with a guideline only

This inspector is not a foundation, structural, drainage or roofing professional; does not have technical licenses in heating, cooling, plumbing or any other technical area other than electrical. It is suggested you obtain opinions from State licensed professional technicians within each specific field.

The inspector, by law, must refer all technical questions concerning proper installations or repairs to qualified, State licensed professional companies or technicians within each field.

All utilities must be on at the time of the inspection in order to complete a full inspection.

Return inspections will not be made due to a lack of utilities, coordination or to review repairs.

Return inspection fees are a minimum of 50% of the original fee.

Billable time includes coordination, one way travel, the on-site re-inspection time and report preparation.

The inspection and report are for your use only.

You must give us permission to discuss our observations with real estate agents, owners, repair persons or other parties.

We are not responsible for use of or misinterpretation by third parties and assume no liability for the actions of third parties.

You should carefully read this Agreement. You have had the opportunity to read the agreement, the Arkansas Standards of Practice and the Arkansas law pertaining to Home inspectors and Home Inspections. The home inspection is conducted based on the above items in this agreement and according to the Arkansas Standards of Practice.

Claims and/or disagreements: If you disagree with any part of this agreement or believe you have a claim against us, you agree to provide us with the following:

(1) A brief, concise notification (email or USPS; verbal or text message is not acceptable) of your specific claim(s) of conditions within 10 days of discovery or before closing or purchase of the property.

(2) The **specific** reasons why you feel you have a claim based on the submitted report and referring to the **specific** section of the report

(3) Immediate access to the premises to check on the items in the written claim

(4) The client or persons representing the client will make no repairs to the claimed discrepancy prior to a re-inspection by the inspector.

Failure to comply with these conditions releases us from liability.

Recommendations if repairs or replacements are made:

- If repairs are considered or maintenance items addressed, you should obtain additional opinions, advice and services from local State licensed qualified professionals within each field; obtain the following.
- A detailed dated invoice
- A warranty, if available, on completed repairs or new items
- Company name, contact information, State license holder, license # of the person completing the installation or repairs
- Was the work inspected by City inspectors? If so, obtain a copy of the City's acceptance.