

Primm Inspection and Electrical
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Summary of Builders' suggested punch list
 Many of these may already be on the builders' list

Every home buyer assumes a degree of risk and responsibility when they buy a home.

Your home inspection is limited. 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. Read all information for a full description and condition of the house.

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.

It is up to the buyer to determine which issues should be placed in the punch list category whether listed in suggested punch list, recommendations, maintenance, comments or general information.

Address of the property inspected:

Client:

Client's Realtor:

Date of inspection: October, 2017

Photos:

This report is an actual inspection completed by Primm Inspections
 Each report will typically include 40-80 photos of the exterior, roof, attic and interior which are not included in this sample report in order to protect buyers' and sellers' privacy.

Builders' punch list; exterior---

There is one loose piece of vinyl siding on the east or rear to the south side of the porch; see photo

Builders' punch list; Roof---see photos

The rubber portion of the plumbing vent boot on the south side has split; see photo. The boot should be replaced to prevent leaks.

The rubber portion of the plumbing vent boot on the north side appears to be "cupped" so it may retain water rather than shed water. This boot should be checked to confirm it is shedding water.

Builders punch list; Plumbing---

- There is one very small leak under the left kitchen sink; it appeared to be leaking at the bottom of the sink.
- The master shower faucet handle is backwards; hot turns on cold water and cold turns on hot water.
- The showers seem to have low flow; you should check to see if the flow is suitable to you. It is possible "low flow" shower heads have been installed.
- The exterior faucets are not secured. They tend to twist and turn when installing an item to the faucet
- The water heater has a pressure relief valve but does not have a pressure relief valve pipe installed. The pipe from the water heater pressure relief valve should be piped to within 6" of the floor or to the exterior with pipe that is suitable for high temperature water.

Builders punch list; Kitchen---

There are gaps between the dishwasher and the surrounding cabinet. Check and have corrected to your satisfaction

Builders' punch list; Air distribution---

An air filter has not been installed. One should be installed as soon as possible to prevent the clogging of the "A" coil.

Builders' punch list; Air distribution---

An air filter has not been installed. One should be installed as soon as possible to prevent the clogging of the "A" coil.

Builders' punch list; Electrical---Repair, replace or correct as needed.

- The wiring under the kitchen sink for the disposal and dishwasher was installed in a location where the cords would not reach. The outlet was hard to access. One outlet was used for both items. The disposal and dishwasher are on separate GFCI safety breakers. Typically, GFCI safety breakers should have the wiring separated. The wiring should be moved to where the cords will reach and to a place under the sink that is easily accessible for maintenance. Wiring should be installed so there is no negative interaction between the GFCI breakers.
- The hall bathroom exhaust fan was running but did not appear to be exhausting air. It is loose in the attic space and should be secured.
- 2 bulbs are not working over the master sink and 1 in the garage door controller. All lights and switches should be operational.
- There is one light fixture globe missing in the dining area

Builders' punch list; Interior---

- The NW bedroom door will not latch
- There is one damaged screen on the west wall of the den, north side.

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 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 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 = Builders' punch list: In the opinion of the inspector, this item requires further evaluation and/or corrections by the builder

Section 1: Exterior

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders' list
SA	NP	NI	MA	UN			
<u>X</u>	—	—	—	—	Type structure: Wood frame		
<u>X</u>	—	—	—	—	Drive and walkways: Concrete		
—	<u>X</u>	—	—	—	Siding & trim: Brick/Vinyl/Wood		
—	<u>X</u>	—	—	—	Wood rot		
—	<u>X</u>	—	—	—	Soft wood		
—	<u>X</u>	—	—	—	Weathered wood		
<u>X</u>	—	—	—	—	Decks/patios: Concrete/Attached porch		

***Builders' punch list; exterior---**

There is one loose piece of vinyl siding on the east or rear to the south side of the porch; see photo

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

This house does not have [wood rot or soft and weathered wood](#). This house has very little wood. You should keep all exposed wood repaired, caulked, primed and painted to prevent deterioration.

[Exterior maintenance](#)---To prevent costly repairs, you should keep maintenance current.

[Exterior notes are a part of the report](#)
[For your information since this is a new house](#)

1. The exterior inspection is based on the age of the house. This house was reported to be new.
2. The attic side of the soffit, roof overhang and trim, wood behind gutters or flashings (when gutters are not present) or the wood behind the exterior wall covering is not visible or accessible, cannot be inspected and the condition **is unknown**. Since this is a new house, it is assumed but not confirmed these items are in good condition.
3. Fences and gates are not inspected.

Section 1-1: Gas logs

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=builders' list
 SA NP NI MA UN
X — — — — gas logs lighter shut-off valve outside of fire box: [Yes](#)
 Soot build-up on gas logs: [No](#) gas logs control/switch: [No](#)
 Fan switch for gas logs circulating fan: [No](#)

Builders' punch list; gas logs---None

[Gas logs recommendations](#)---You should budget for maintenance and repairs
 When gas logs are present, a carbon monoxide alarm is recommended. This house has [one in the dining area](#).
[You should change batteries yearly. Test monthly or more often.](#)

[Gas logs maintenance](#)---You should budget for maintenance and repairs
 Gas logs as well as associated vents, chimneys, flues and flashing, should be serviced and cleaned yearly or more often by a licensed chimney sweep or other professional to ensure the gas logs are in proper and safe working order.

[Gas logs comments](#)---
 There is one switch on the left side of the gas logs. It is intended for future should you want to add a circulating fan or auto controls as opposed to operating the gas logs manually.

[Gas logs notes are a part of the report](#)
[For your information since this is a new house](#)

1. **Gas logs:** Other than a limited visual inspection, gas logs cannot be inspected and a professional inspection may be recommended.

Safety: Read and follow all instructions pertaining to the safe operation of gas logs.
 Gas logs and associated vents are not dismantled.

Section 2: Roofing materials, vents, flashings and gutters

SA=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=builders' list
 SA NP NI MA UN
Roof: Method of inspection: [Walked Ridges and valleys only](#)
 Roofing material: [Asphalt/fiberglass](#)
 Type of roof covering: [Architectural](#)
 Blind Valleys: [None](#)
 Roof pitch (steepness): [7-12](#)
 Pitch 6-12 or greater will not be walked on the surface

X — — X — Gutters: [Metal](#) visible excessive damage/Sag: [No](#)
 Needs cleaning: [Yearly](#)
 — — — — X Plumbing vent boots
 — X — — — visible Exposed nails

 — X — — — visible curling shingles
 — X — — — visible Wind lift damage
 — X — — — visible Roof sags
 — X — — — visible Roof stains

*[Builders' punch list; Roof](#)---see photos

The rubber portion of the plumbing vent boot on the south side has split; see photo. The boot should be replaced to prevent leaks.

The rubber portion of the plumbing vent boot on the north side appears to be "cupped" so it may retain water rather than shed water. This boot should be checked to confirm it is shedding water.

[Roof recommendations](#)---The roof is new. You should obtain warranty information.

[Roof maintenance](#)---Gutters and downspouts should be kept clean.

[Roof Comments](#)--- You should budget for maintenance and repairs. 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. Much of the overall roof is not visible or accessible to the inspector and the inspection is limited.

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.

The age of the roof is new. It cannot be determined how long the roof will last.

Roofing materials observed from the surface, ridges and valleys: [100%](#)

The plumbing vent boots: [Are not acceptable; see repairs](#)

The remaining flashings: [Are acceptable; read additional information.](#)

This roof envelope has:

Plumbing vent boots that need maintenance or repair

Based on a visible check only, the condition of the roof [is in acceptable condition with exceptions noted.](#)

Acceptable **only** means excessive visible problems were not found on the surface roofing materials and current leaks were not visible in the accessible/visible portions of the attic or inside the house.

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](#)
[For your information since this is a new house](#)

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 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.
3. *The rubber portion of plumbing vent roof flashings has a shorter life than the roof and may cause premature leakage. They may need future maintenance, repair or replacement. You should begin monitoring the condition of roof flashings after a 10 year life or after storms. The remaining metal flashings may need future maintenance, repair or replacement.
4. The actual life span of shingles may vary from 15-20 years. The remaining life of a roof or whether future leaks will occur cannot be determined during a home inspection.
5. The wood behind gutters is not typically visible or accessible, cannot be inspected and [the condition is unknown. Since the house is new, the wood is assumed to be in good condition.](#) 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=builders' list
SA	NP	NI	MA	UN			
<u>X</u>	—	—	<u>X</u>	—	Method of inspection: Walked all that was accessible; see notes		
—	<u>X</u>	—	<u>X</u>	—	Structure: 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: 12-15" Fiberglass		
					decking: Wafer board/oriented strand		
					Attic clearances for inspection: Less than 12" at edges		
<u>X</u>	—	—	—	—	access location: Garage		
<u>X</u>	—	—	—	—	Nails or screws in metal plate at top of attic stairs: Yes		
—	<u>X</u>	—	—	—	attic ventilation type: Soffit and 4 Passive		
—	<u>X</u>	—	—	—	Moisture/stains		
					Damaged structural members or floating supports		

Builders' punch list; attic---None

Attic recommendations---None

Attic maintenance---None

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%](#)

Attic side of the soffit accessible to be observed: [0%](#) wood behind gutters accessible to be observed: [0%](#)

Specific inaccessible attic areas: [At the perimeter or edges of the attic as well as the NW corner due to type of structure, low clearance or depth of insulation](#)

Specific marginally accessible areas: [Most of the attic due to type of structure, low clearance, depth of insulation and the fact that the heating unit has been installed partially blocking the attic entrance; see photos.](#)

The accessible areas of the attic [were](#) acceptable.

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

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 areas is unknown; including but not limited to the structure, decking, interior surface of the fascia board and soffit, wiring, plumbing and AC air ducts.

[Attic notes are a part of the report](#)
[For your information since this is a new house](#)

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.
2. **Attic structural**, bracing and other framing components cannot be fully evaluated. The inspector is not familiar with all local codes. We cannot determine if codes have been met. It is your choice whether to obtain an opinion from a local knowledgeable professional contractor.
3. **Attic ventilation:** For greatest energy efficiency and to prolong the life of your roof, maintain good attic ventilation.
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.

4. **Attic insulation:** Since approximately 2004 (depending on the town), the typical standard acceptable insulation levels for proper attic insulation is R-38 or 12-15" depending on type of insulation. 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. The amount of insulation is an energy efficiency item up-grade or comfort related preference, not a requirement or repair. Consult a professional.
5. 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	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)

[Builders' punch list; Garage](#)---None

[Garage recommendations](#)---None

[Garage maintenance](#)---You should budget for maintenance and repair
It is your choice whether to have the garage door adjusted; see information below.

[Garage notes are part of the report](#)
[For your information since this is a new house](#)

1. Garage door openers installed after 1982 should have a built in manual reverse. If operating properly, an overhead door should reverse by applying gentle pressure under a descending door with one hand. Most manual door openers do not work as intended by the manufacturer, therefore are listed as maintenance.

Garage door openers installed after 1993 should be equipped with an electric eye auto reverse which is in addition to the manual opener.
2. 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 (where applicable). The purpose of the fire rated doors is to slow or prevent the spread of fire into the living space/attic should a fire originate in the garage.
3. **Caution** on attic storage. 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.

Section 5: Slab Foundation and drainage

only accessible items can be inspected

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders' list
SA	NP	NI	MA	UN			
—	—	—	<u>X</u>	—	floor and/or supports:	Concrete slab	
—	—	—	<u>X</u>	—	visible or known foundation material:	Concrete	
—	—	—	<u>X</u>	—	Drainage: This property drains:	See notes	

Builders' punch list; Foundation---None**Foundation recommendations**---

1. Water from all sources should be diverted away from the foundation.
2. You should consider installing underground drains from the gutter downspouts to the street as an upgrade

Foundation maintenance---None**Foundation comments**---

Drainage: The west side drains to the street. The south and east are mostly flat. The north drains slightly away from the house.

When landscaping is installed, the landscaping should drain away from the house.

This inspector is not a professional foundation specialist and can make determinations based on visible concerns only.

The inspection of the foundation and foundation supports is very limited. Every effort is made to inspect as much of the foundation or foundation support items as possible.

The concrete slab, 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 conclusions are obtained by "problem indicators" listed

1. Exterior walls [do not](#) have visible excessive exterior wall cracks.
Exterior walls are wood or vinyl covered do not provide a good indicator
Future wall-covering cracks (if they should ever occur) [may not](#) be a sign of foundation damage but may be a sign of "support shelf" settling. This would have to be determined if this situation should ever occur.
2. Interior walls [do not](#) have visible excessive interior wall cracks.
Diagonal cracks are usually settling cracks. Straight line cracks 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.
5. Windows [do not](#) have visible excessive drag or warping.
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.
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 foundation cannot be inspected; the condition is unknown except for indicators.

The inspector's non-binding opinion of the foundation on this house: [Does not](#) have visible foundation indicator concerns based on the information listed above.

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

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

Foundation and drainage notes are a part of the report
For your information since this is a new house

Current conditions are not a guarantee of future issues: It is your choice whether to obtain an opinion from a local professional foundation repair company prior to closing or agreeing to purchase this house.

Concrete slab foundations

The actual foundation of a house is not visible (it is under the ground), cannot be inspected and the condition is unknown. The inspection of the foundation, sub-floor and/or concrete floor and components is limited to visible and accessible areas only and the existing symptoms or indicators on the day of the inspection.

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 cracks.

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

Landscaping and retaining walls are inspected only to the degree they affect 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.

The concrete floor/slab under floor covering is not accessible, cannot be inspected and the condition is unknown.

Section 6: Plumbing

only accessible items can be inspected.

Water pressure: [60 PSI](#) (see notes)pressure regulator: [None found](#)Location sewer clean-out: [On the exterior NW](#)Type visible pipe: water: [Semi-rigid PEX](#)gas: [Black iron and Flexible pipe](#)sewer: [PVC](#)Approximate age of plumbing: [Original](#)

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

Utility shut-off locations: water: [Utility meter](#)gas: [Utility meter](#)**SA**=satisfactory**NP**=not present**NI**=not inspected**MA**=misc. info**UN**=builders' list

SA	NP	NI	MA	UN	
Most	—	—	X	—	water flow
—	—	—	—	1	visible leaks
X	—	—	—	—	exterior faucets
X	—	—	—	—	dryer power: Electric
X	—	—	X	—	water heater: AO Smith
					Serial #: 1731107083249
					Age: August 2017
					Fuel: Electric
			X	—	pressure relief valves (checked for presence; not actual operation)
—	—	—	—	X	Pressure relief valve pipe temperature rated? None present
			X	—	To exterior: No
—	X	—	—	—	Drain pan and piping to exterior: Yes; see notes
X	—	—	—	—	visible deterioration (The interior is not visible to be inspected)
Most	—	—	—	1	toilets
1	—	—	—	1	sinks
—	X	—	—	—	bathtubs and showers
					whirlpool

***Builders punch list; Plumbing---**

- There is one very small leak under the left kitchen sink; it appeared to be leaking at the bottom of the sink.
- The master shower faucet handle is backwards; hot turns on cold water and cold turns on hot water.
- The showers seem to have low flow; you should check to see if the flow is suitable to you. It is possible "low flow" shower heads have been installed.
- The exterior faucets are not secured. They tend to twist and turn when installing an item to the faucet
- The water heater has a pressure relief valve but does not have a pressure relief valve pipe installed. The pipe from the water heater pressure relief valve should be piped to within 6" of the floor or to the exterior with pipe that is suitable for high temperature water.

Plumbing recommendations---

1. This house has a septic/sewer system which is not included in a home inspection. The exact type of system is unknown.
You should obtain as much information as possible from the owner or a septic/sewer professional to determine if it is in the best operating condition.
2. While possibly not required, the metal dryer vent pipe that passes through the attic should be insulated to prevent condensation from the hot dryer air during cold winter months.

Plumbing maintenance

1. You should budget for maintenance, repairs and replacement.
2. Future maintenance: If a shower head or faucet has low flow, clean the 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 before calling a plumber.
3. Dryer vents should be cleaned yearly or more often. This dryer vent exits through the roof. 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 future maintenance or repairs.

A home inspection cannot determine when a mechanical item may fail. The inspector is not a licensed plumber.

There is a gas valve at the rear porch. It is assumed this would be for a natural gas grill or other item which would use natural gas. It was not tested.

The plumbing and sewer pipe under a slab foundation, underground, in marginal or inaccessible areas of a crawl space or walkout space, in the walls or between floors are not visible or accessible, cannot be inspected and the condition is unknown.

It is your choice whether to obtain additional information from a licensed plumbing professional.

Water pressure: The water pressure at this house is 60 PSI. A PSI between 40 and 80 is considered normal. Below 40 PSI, you may experience low pressure and low water flow.

Above 80 PSI, you may experience pressure related damage to plumbing components and leaks at the faucet handles.

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' water lines.

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

The age of equipment is the date of manufacture, not the installation date.

The water heater is working; it is 2 months' old or new to this house. It is unknown how long the water heater will work for your specific needs.

The condition of the walls and waterproofing behind showers, tubs and jetted tubs cannot be determined. The condition of the shower pan or waterproofing at showers cannot be determined.

Plumbing notes are part of the report
For your information since this is a new house

- Items that cannot be inspected:** Water wells, septic tanks, septic controls and septic lateral lines are not checked.
If present, they should be checked by a State certified inspector.

Underground or inaccessible lines (interior and exterior of the pipe) of any kind, (gas, water, electric, sewer, sprinkler, washer drains, pressure relief valve pipes, water heater drain pan pipes and waste water lines cannot be checked.

Plumbing or sewer pipes behind walls, underground or otherwise inaccessible items, hot and cold washer connections, refrigerator water connections, clothes washer drains and dryer vents.

- Plumbing is not checked for code violations, only whether the plumbing fixtures are working.
Dryer vent pipes, water heater pressure relief valve pipes or water heater drain pan pipes are not visible or accessible, cannot be inspected and the condition is unknown. They are marked as present or absent only.

If possible, ask builder/owner for location of shut-off valves and clean-outs.

- Typical life of a water heater is 10-15 years depending on many factors, with the exception of the element.

Pressure relief valves cannot be tested, only whether they are present.

The interior of the water heater is not inspected.

- "PEX" or HDPE; High Density PolyEthylene semi rigid plumbing pipe is a relatively newer water piping system that has been approved in many areas. It is reported as being present but the condition cannot be determined since most of the pipe is concealed.
- Sink/tub overflow drains and sink/tub drain plugs are not inspected.

Section 7: Kitchen only accessible items can be inspected

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders' list
SA	NP	NI	MA	UN			
<u>X</u>	—	—	—	—	countertops and cabinets	(if they are usable, they are acceptable)	
<u>X</u>	—	—	—	—	range:	<u>Gas</u>	
<u>X</u>	—	—	—	—	oven:	<u>Gas</u>	
—	—	—	—	—	range/oven safety tip-over bracket	(brackets are recommended)	
—	—	—	—	<u>X</u>	sink		
—	—	—	—	<u>X</u>	drains		
<u>X</u>	—	—	—	—	disposal		
<u>X</u>	—	—	—	—	dishwasher		
<u>X</u>	—	—	—	—	dishwasher safety tip-over bracket	(brackets are recommended)	
<u>X</u>	—	—	—	—	microwave	type exhaust: <u>Re-circulating</u>	
—	<u>X</u>	—	—	—	vent hood		
—	<u>X</u>	—	—	—	compactor or ice maker		
—	<u>X</u>	—	—	—	refrigerator/freezer		

*Builders punch list; Kitchen---

There are gaps between the dishwasher and the surrounding cabinet. Check and have corrected to your satisfaction

Kitchen recommendations---

There did not appear to be a visible electrical outlet at the kitchen island for miscellaneous electrical usage.

Kitchen maintenance---None

Kitchen comments---

1. The dishwasher was checked using an extension cord since the dishwasher outlet was not working; see electrical repairs.
2. The oven has a broil setting but does not have a top broil flame.

Kitchen notes are a part of this report
For your information since this is a new house

The Standards of Practice do not require a home inspector to check kitchen appliances. However, each of the kitchen appliances has been run through a basic cycle. It cannot be determined how well an appliance will work or how long an appliance will last.

1. You should budget for future maintenance or repairs.
A home inspection cannot determine when a mechanical item may fail.
2. The age of the kitchen appliances is unknown but assumed to be new; ask the builder for warranty information.
3. All appliances are operated in NORMAL modes 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 and thermostat accuracy are not tested during this inspection.

The remaining life of kitchen appliances cannot be determined during a home inspection. Be aware of the average life expectancy of appliances.

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

4. Appliances are checked for operation only; not how well they work or how long they will work.

Refrigerators, freezers, washers, dryers or any unattached appliances are not inspected with the exception of the temperature of the kitchen refrigerator/freezer.

5. Appliances are not moved.
6. Dishwasher air gaps are typically mounted in the back lip of the sink. The purpose is to provide a means of diverting water should a dishwasher drain become stopped up. The hole should face out to the open sink. If water should ever divert into the sink, call a repair person.
7. The inspector does not light pilot lights on gas appliances.
8. A ducted kitchen stove vent should vent to the exterior, not to the attic, to prevent potential fumes from entering the attic or fire should a stove top fire occur.
9. Water filters or purifiers are not inspected.

Section 8: Cooling: [Lennox; 3 ton](#)Age: [April 2017; 5 months' old](#)

Only accessible items can be inspected

Near end of normal life span: [No](#)Serial #: [1917D40537](#)Model #: [4AC14LR36P](#)Outside temperature: [70](#)

(See notes for limitations during low temperatures)

SA=satisfactory**NP**=not present**NI**=not inspected**MA**=misc. info**UN**=builders' list

SA	NP	NI	MA	UN	
—	—	—	X	—	cooling
X	—	—	—	—	electrical disconnecting means
X	—	—	—	—	condenser coil----dirty: No damaged: No
X	—	—	X	—	condensation drain line clean yearly or more often
					The drain line terminates: Near the exterior cooling unit
					Damaged refrigerant insulation: No
					Damaged thermostat wires: No

Builders' punch list; Cooling---None

Cooling Recommendations---

Based entirely on industry standards, a house should have 1 ton of cooling for each 500 to 600 SF of floor space. See cooling notes for the many items that affect the size of the heating and cooling units.

This [new 3 ton Lennox](#) cooling unit for [1,650](#) SF is working and appears to be acceptable.

The outside temperature was too cool to obtain a good temperature differential check between the supply vents and return air vent.

Acceptable means the unit is working. It does not mean it is efficient or is working as well as it could.

It is unknown how long or how well it will work to suit your specific needs.

If the cooling unit does not cool the house to suit your specific needs, you should contact the builder before the end of your warranty period.

Cooling maintenance---

1. For greatest energy efficiency and to prolong the life of the units, you should have the heating and cooling unit serviced yearly.
2. The condensate drain should be cleaned yearly or more often.

Cooling Comments---

With an outside temperature of [70](#) degrees, the cooling unit could be turned on and the supply/return air temperatures checked but the results are not conclusive due to low exterior temperatures. The cooling unit works but it cannot be determined how well the unit will work in hot temperatures.

The temperature must be or have been 80 degrees or above for the past 24 hours to obtain a good temperature check.

Section 9: Heating: [Goodman](#)
 Age: [May 2017; 4 months' old](#)
 Near end of normal life span: [No](#)
 Location: [Attic](#)

Serial #: [1705283071](#)
 outside temperature: [70](#)
 type fuel: [Gas](#)

Model #: [GMH80805CNBC](#)
 only accessible items can be checked
 Type system: [Central split](#)

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders' list
SA	NP	NI	MA	UN			
—	—	—	—	<u>X</u>	gas heat supply		
<u>X</u>	—	—	—	—	thermostat		
<u>X</u>	—	—	—	—	electrical disconnecting means		
—	<u>X</u>	—	—	—	visible deterioration		
—	—	—	—	<u>X</u>	door safety switch		
<u>X</u>	—	—	—	—	drain pan (attic units)		
—	—	—	—	—	Condensate over-flow sensor: Yes		
—	—	—	—	<u>X</u>	flame color		
—	—	—	—	<u>X</u>	carbon monoxide ventilation motor		
<u>X</u>	—	—	—	—	carbon monoxide vents		(most vents cannot be 100% inspected)
<u>X</u>	—	—	—	—	combustion air from attic		
—	—	—	—	—	Ease of heating unit access: Moderate		

***Builders' punch list; Heating---**

The heating unit did not have the final gas hookup completed.
 The gas should be completed and the unit confirmed to be operating correctly.
 If the heating unit does not heat the house to suit your specific needs, you should contact the builder before the end of your warranty period.

Heating recommendations---None

Heating maintenance---

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

Heating comments---

A home inspection cannot determine when a mechanical item may fail.
 This inspector is not a licensed heating and cooling technician.

The age of equipment is the date of manufacture, not when it was installed

Section 10: Air distribution

only accessible items can be inspected

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

***Builders' punch list; Air distribution---**

An air filter has not been installed. One should be installed as soon as possible to prevent the clogging of the "A" coil.

Air distribution recommendations---

You should consider having a "duct blaster" test on your heating/cooling ducts to determine the location of air leaks and have repairs made as needed. A home inspection cannot determine the location of most air duct leaks.

Air distribution maintenance---

Air filters should be changed every 1-3 months

Air distribution comments---

AC ducts were not visible in some areas.

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

The accessible and visible ducts were acceptable but not all ducts were accessible and could not be inspected. The condition of the inaccessible ducts is unknown.

Heating and cooling notes are a part of the report
For your information since this is a new house

1. **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 they work or how long they will work.
2. The square footage, 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, number of shade trees and exterior temperature all have an effect on how well the units heat or cool the home.

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

3. If the heating unit/fan unit/cooling-coil is in the attic, the attic temperature may affect the ability of the heating/cooling unit to heat or cool the house. Good attic ventilation to remove as much heat as possible is essential to cooling efficiency. Confirm with a professional.

4. This inspection does not determine if the heating or cooling system(s) is adequate for your specific needs, only whether they are working.
5. The normal life span of a heating/cooling unit is 15-20 years. The remaining life of a heating and cooling system cannot be determined during a home inspection.
6. It cannot be determined if a heating or cooling system is properly sized or balanced for the home. This inspection does not determine whether the size of the return air is large enough for efficient operation, only that it is present and operating.
7. Filters should be changed every 1-3 months.
A dirty filter can allow dust into the system; coat the cooling "A" coil with dust which may cause the heating and cooling to operate inefficiently and premature failure of the unit.

Condensate drains and outside condenser coils should be cleaned yearly or more often.

8. 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, 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.
9. Flexible duct may not last as long as a metal duct system. Area practice will determine whether or not flexible duct is acceptable. Presence of flexible duct is not a cause for concern unless it has deteriorated.
10. 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.
11. **Safety:** Carbon monoxide alarms are recommended when any type of heating uses combustible fuel. This house has one.
12. Duct in inaccessible spaces cannot be inspected and the condition cannot be determined. You should consider having air duct professionally cleaned.

Section 11: Electrical

only accessible items can be inspected

Panel #1: Brand: [ETN](#)
 Location of panel: [South exterior](#)

location main switch: [At panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [Main](#) # spares: [4](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)
 None [x](#)
 Is the size of the electrical service adequate to meet the needs of the home? [Yes](#)

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

location main switch: [At exterior panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [21](#) # spares: [21](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)
 copper [x](#) 3-4 wire Romex [x](#)

Incoming wiring: [Through wall](#)
 Smaller miscellaneous branch circuit wiring:

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders' list
SA	NP	NI	MA	UN			
—	—	—	x	—	wiring from meter panel to interior panel: Copper		
—	—	—	—	—	Approximate age of wiring: Original		
—	—	—	—	—	panel overcurrent protection: Breakers		
—	—	—	x	—	is electrical panel easily accessible with 3' in front of panel? Yes		
—	—	—	—	—	Main ground wire to a ground source (identified but not how well it works)		
8	—	—	—	—	Arc fault circuit interrupter breakers (see inspection limitations)		
—	—	—	—	—	Tested: Yes		
2	—	—	—	—	Ground fault circuit interrupter breakers (see inspection limitations)		
—	—	—	—	—	Tested: Yes		
x	—	—	—	—	Breaker/fuse/wire-size compatibility		
x	—	—	—	—	GFCI safety outlets	strongly recommended	
x	—	—	—	—	wall outlets	approximate % checked: 100%	
x	—	—	—	—	switches		
—	x	—	—	—	doorbell		
—	—	—	—	x	lights/fans		
1	—	—	—	1	bathroom exhaust fans		
—	—	—	x	—	bathroom exhaust fan duct		
—	x	—	—	—	bathroom ceiling heaters		
5	—	—	—	—	smoke alarms	strongly recommended	
1	—	—	—	—	carbon monoxide alarms	strongly recommended	
—	x	—	—	—	visible exposed wiring		
x	—	—	—	—	Electric water heater disconnect switch		

***Builders' punch list; Electrical**---Repair, replace or correct as needed.

- The wiring under the kitchen sink for the disposal and dishwasher was installed in a location where the cords would not reach. The outlet was hard to access. One outlet was used for both items. The disposal and dishwasher are on separate GFCI safety breakers. Typically, GFCI safety breakers should have the wiring separated. The wiring should be moved to where the cords will reach and to a place under the sink that is easily accessible for maintenance. Wiring should be installed so there is no negative interaction between the GFCI breakers.
- The hall bathroom exhaust fan was running but did not appear to be exhausting air. It is loose in the attic space and should be secured.
- 2 bulbs are not working over the master sink and 1 in the garage door controller. All lights and switches should be operational.
- There is one light fixture globe missing in the dining area

Electrical recommendations---

1. An electrical outlet was not found for the kitchen island. One is recommended so extension cords do not have to be used if electrical items are to be used on the island. It is unknown if Siloam Springs requires kitchen island outlet but one is recommended.

Electrical maintenance---You should budget for maintenance and repair.
Change smoke alarm and carbon monoxide alarm batteries yearly.

Electrical Comments---

A home inspection cannot determine when an electrical item may fail.
It could not be determined where the exhaust fan ducts terminate.

Ground fault breakers, arc fault breakers, smoke alarms, carbon monoxide alarms and GFCI safety outlets are tested by pushing the test button. It is unknown exactly how well the breakers/alarms/outlets will work.

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

Safety: General requirements; each town decides when and where to require safety items. It is unknown what [Siloam Springs](#) required when this house was built; see recommendations.

This house has 5 smoke alarms, 1 carbon monoxide alarms 10 GFCI safety outlets, and 10 safety breakers.

In [2017](#) interconnected smoke alarms with battery backup were generally required in each bedroom, outside each bedroom grouping and one additional per floor.

Smoke alarms and carbon monoxide alarms should be changed to new alarms every 10 years to ensure they are working correctly.

Carbon monoxide alarms are generally recommended a minimum of 1 per floor

In [2017](#) safety outlets were generally required for all outlets in the following places: Bathrooms, kitchen, garage, laundry and exterior.

It is recommended that safety outlets be changed to new outlets every 10 years to ensure they are working correctly.

In general, this house [does](#) have safety items as generally required for a house of this age.

Electrical notes are a part of the report
For your information since this is a new house

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.

The electrical condition of the main ground wire cannot be determined, only whether the grounding wire(s) do or do not exist.

2. 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. Safety! Electrical panels should have a minimum of 36" of clearance in front of the panel. They should not be in a room with a sink or other water items.

4. 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.

Lack of properly installed duct may increase resistance and decrease the life of the fan and its effectiveness. Exhaust fan motors and blades should be cleaned yearly to maintain efficiency and to prolong the life of the motor.

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. **Arc fault breakers** (introduced in 2002) protect the user when electrical items "arc" or from other safety issues. They are confirmed as being present or absent.

* If you lose power in a larger area of your home, check the electrical panel for breakers that are in the center position or the handle feels loose.

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 an electrician.

7. **Tamper resistant outlets** are installed. They are sometimes difficult to plug into; have patience.

Section 12: Interior only accessible items can be inspected

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=builders list
SA	NP	NI	MA	UN			
<u>Most</u>	—	—	—	<u>1</u>	Type structure: Wood frame		warped: None
<u>X</u>	—	—	—	—	Doors: stick or drag: None		
—	<u>X</u>	—	—	—	Door latches/locks: See notes		
—	<u>X</u>	—	—	—	window material: Metal/vinyl/Double pane		% tested 100
<u>Most</u>	—	—	—	<u>1</u>	broken seals or "cloudy" windows (double pane windows only)		broken: None
<u>X</u>	—	—	—	—	glass condition----Cracked: None		missing: None
—	—	—	<u>X</u>	—	screens-----Damaged: One		
—	—	—	<u>X</u>	—	alignment		
—	—	—	<u>X</u>	—	caulking (maintenance item; caulk all windows inside and out as needed)		
—	—	—	<u>X</u>	—	interior walls and ceilings: Sheetrock		
—	—	—	<u>X</u>	—	Visible stains: None	visible holes/openings: None	
—	—	—	<u>X</u>	—	Common cracks: None visible		
—	—	—	<u>X</u>	—	floor covering: Carpet and tile		
Cabinet drawer and doors checked: Spot checked only. You should confirm the cabinet doors and drawer are suitable for your use							

***Builders' punch list; Interior---**

- The NW bedroom door will not latch
- There is one damaged screen on the west wall of the den, north side.

Interior recommendations---None

Interior maintenance---

All windows should be checked and caulked periodically as needed both inside and outside to limit water and air penetration.

Interior comments---You should budget for future maintenance or repairs.

A home inspection cannot determine when any item may fail or not meet your expectations. You should complete a thorough cosmetic/visual inspection on your final walk-through before closing.

Interior notes are a part of the report
For your information since this is a new house

1. **Items that are not inspected:** Cosmetics, paint, 100% of all door and window locks or latches. Sub flooring below floor covering is not accessible or visible, cannot be inspected and the condition is unknown.
2. Always check floor covering and walls to your satisfaction on your final walk through before closing. The condition of the slab or sub-floor under any type of floor covering cannot be determined.
3. Cosmetic deficiencies or concerns are not reported unless they have an impact on the structural components of the home.
4. Bedrooms should have one working window for emergency egress in case of an emergency.
5. 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 cannot be reported.
6. 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

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.

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 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.

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.

The report or inspection is not technically exhaustive, the inspector is not required to inspect concealed conditions, latent defects or consequential damage(s); cannot determine conditions of systems or components which are not readily accessible or perform any procedure which will, in the opinion of the inspector, likely be dangerous to the inspector.

The home inspector is not required to **enter crawl spaces of less than 24 inches** of clearance or determine and report on future conditions of any component.

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

Practically speaking, an inspector cannot perform an inspection or report on any item that cannot be accessed, viewed or checked with an instrument or 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 scope and purpose of the inspection and report 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.

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

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

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

The inspection should report (in the professional judgment of the inspector and based on the information above) those accessible systems or components that are not functioning properly, significantly deficient, unsafe or near the end of their service lives, based on industry standards. 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.

The summary page is not your report. Read all information to understand the condition of this house and whether to obtain additional opinions from other professionals within each specific field.

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 utilities including gas, water, private wells, waste or sewer (including interior corrosion of water or sewer lines), electrical or yard sprinkler pipes or 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, yard sprinkler systems, 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 60 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.
- Those portions of the attic, crawl space, walk-out spaces under houses or any other portions of the house that have low clearance or are deemed by the inspector to be a safety or health risk by entering. The client will be informed of those areas and the reasons why they were not inspected.
- 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

The items under repairs, recommendation and maintenance are the inspector's opinions only and are not binding to the parties of the transaction.

The inspector is acting as a generalist and not as a licensed specialist in any specific area.

This inspector is not a foundation, structural 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, on-site re-inspection 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.

If you 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
- (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 and
- (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.

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.

If you disagree with any part of this agreement, you should notify the inspector with the following:

- (1) A brief, concise notification (email or USPS; verbal or text message is not acceptable) of the item of disagreement
- (2) The **specific** reason for your disagreement referring to the **specific** section of the report **before closing or purchase of the property.**

Repair recommendations:

- 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.

**Information for
New Homes or newly remodeled homes
Ask the builder or remodeler for a copy of the City work permit and a copy of the
certificate of approval of work.**

The following is **general information** on new homes or newly remodeled homes that have a builder's warranty.

The purpose of this information is to inform and clarify. This is general information and does not specifically apply to your home or to your contractor. You are responsible for following up with the builder concerning your new home warranty.

Warranties

You should have at least a one year's warranty on your new home. You will need to ask about warranties on remodeled homes.

Some items may have a warranty longer than one year. Examples are heating and cooling systems and the roofing materials.

On rare occasions, a builder will offer an extended warranty on the foundation.

Obtain written warranties on all items as they apply to your new home:

Roofing	Doors	Plumbing	Electrical	Heating and cooling
Appliances	Floor covering	Cabinets	Gas Logs	Whirlpool
Paint	Counter tops	Sprinkler	Windows	
Central Vacuum	Siding	Structure	Foundation	

Obtain samples and information on paint and other cosmetic items.

Keep all information in a binder or scan into your computer.

For the first year, your Builder will possibly be your only contact for problems and concerns.

After the first year, you will need individual contractor contact information.

If you do not have contact information, you will not have a means of resolving concerns.

Ask for contact information on all of the above categories: Names of 2 people, phone numbers and email addresses.

Problems/concerns

Report all problems well in advance of the end of the warranty period.

Keep detailed records of all communications with the builder. Do not depend on phone conversations.

Follow up all ingoing and outgoing phone conversations and text messages with an email.

Ask for return receipt verification on all emails when possible.

Take photos and or narrated videos of the problems with time and date stamp along with information on the weather at the time of the photo/videos.

When you have problems or concerns on your new home concerning the builder or sub-contractors:

Obtain detailed receipts/invoices on all repairs made during the warranty period stating the problem, cause of the problem and the solution for the problem.

Ask for written information on measures taken to correct the damage, if any.

Was the damage/concern corrected to your satisfaction?

What caused the damage/concern or dissatisfaction?

Was the root cause of the problem corrected?

Have problems been recurring?

Again, ask for written confirmation of all of the above from the builder or the sub-contractor involved?

Get names, contact numbers and State of Arkansas license numbers on all contractors involved.

Keep notes on lack of response or lack of problem correction.

If problems or concerns are not resolved to your satisfaction, contact the code enforcement department of the city where the home is located.

If the city does not address your concerns or the home is not in the city limits, there are state building inspectors who respond to complaints.

Contact information, hopefully, is current. If these numbers are not correct, the building inspection department in your town should have the current contact information

The State of Arkansas web site is www.departmentofhealth.gov.

You may have to make phone calls if the following information is not current. This information was obtained from a local code enforcement person and may be dated from old information.

Code enforcement manager	Ron Baker	501-682-4531
	ron.baker@arkansas.gov	
Electrical	Kevin Stafford	501-690-3297
Mechanical/heating/cooling	Tony Woodard	1-800-554-5738
	antony.woodard@arkansas.gov	
Plumbing	Sam Warren	479-968-3254 extension 37

I don't have a building inspector's information at this time.

Hopefully, this will help