

Primm Inspection and Electrical
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Summary of Suggested Repairs

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 items should be placed in the repair category whether listed in suggested repairs, recommendations, maintenance, comments or general information.

Address of the property inspected:

Client:

Client's Realtor:

Date of inspection: October, 2017

See recommendations

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.

Plumbing repairs---

The whirlpool worked but the on-off button does not. It is apparently stuck in the on position. You have to turn on/off by turning the GFCI outlet (located to the right of the toilet) on/off. Repair as needed. There is a plate missing below the tub faucet. The reason is unknown. Repair if needed.

Electrical Repairs---Repair, replace or correct as needed.

- The 40-amp breaker in the electrical panel to the cooling unit (as well as the cooling unit disconnect switch) has what appears to be 2 sets of 20-amp wires rather than 1 set of 40-amp wires. Correct as needed.
- There is a substantial amount of 15-amp wire in the attic that has been spliced to 20-amp wiring and is on 20-amp or 30-amp breakers. Wire and breakers should match. Correct as needed.
- The dryer outlet is loose in the wall and should be secured.
- The electrical panel has 2 30-amp breakers that appear to be serving household lights and outlets. It should be confirmed this is correctly and safely wired.
- There is exposed wiring located in the kitchen cabinets to the under-cabinet lights and in the attic above the kitchen; see photo. It should be confirmed this wiring is correctly and safely wired.
- There is one exposed wire in the attic near the center; see photo.
- There is 1 wall outlet that does not have an active ground on the south wall of the den
- 2 exterior lights on the porch at the entry are not burning or a switch could not be found. All lights and switches should be operational.
- One can light in the east attic has the top separated from the body of the light; see photo

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 = Unsatisfactory: In the opinion of the inspector, this item requires repair or is unsafe and requires further evaluation; 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			
—	—	—	<u>X</u>	—	Type structure: Wood frame		
—	—	—	<u>X</u>	—	Drive and walkways: Concrete		
—	—	—	<u>X</u>	—	Typical cracks: Yes; plus some settling of concrete patio		
—	<u>X</u>	—	—	—	Siding & trim: Brick and Wood		
—	—	—	<u>X</u>	—	Wood rot		
—	—	—	<u>X</u>	—	Soft wood		
—	—	—	<u>X</u>	—	Weathered wood		
—	—	—	<u>X</u>	—	Decks/patios: Concrete		

Exterior repairs---None

Exterior recommendations---It is your choice whether to place in repairs.

- There is soft and/or weathered wood at [the SW and SE roof overhangs and at the exterior door trim](#). The locations are intended to be examples only and may not indicate all locations of soft and weathered wood. While this may be typical for the age of the house, it is recommended all exposed wood be repaired, caulked, primed and painted to prevent further deterioration.
- The rear concrete patio is 46" off the ground at its highest point. A safety railing is recommended when a patio is 24" or greater off the ground.
- The rear concrete patio has settling cracks in the brick in several places as well as a depressed area and crack in the middle of the patio. You should budget for repairs.

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

- There is a damaged brick on the right side of the garage door.

Exterior comments---None

Exterior notes are a part of the report

1. The exterior inspection is based on the age of the house. Some houses may have slight damage which is considered typical for the age of the house, but is not reported as a repair and is marked satisfactory.
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**.
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, fireplace, chimney

This house does not have gas logs, fireplace or chimney

Section 2: Roofing materials, vents, flashings and gutters

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

Roof:

Method of inspection: [Walked plus Ridges and valleys](#)
 Type roof: [Gable](#)
 Roofing material: [Asphalt/fiberglass](#)
 Type of roof covering: [Architectural](#)
 Blind Valleys: [None](#)
 Roof pitch (steepness): [4-12](#)

—	—	—	<u>X</u>	—	Gutters: Metal visible excessive damage/Sag: No
<u>X</u>	—	—	—	—	Needs cleaning: When you move in and yearly thereafter
—	—	—	<u>X</u>	—	Plumbing vent boots
—	—	—	<u>X</u>	—	Heater vents (are older)
—	—	—	<u>X</u>	—	Antenna or dish attachments; they are a potential leak point
—	<u>X</u>	—	—	—	visible Exposed nails
—	<u>X</u>	—	—	—	visible curling shingles
—	<u>X</u>	—	—	—	visible Wind lift damage
—	—	—	<u>X</u>	—	loose granules/typical wear
—	<u>X</u>	—	—	—	visible Roof fibers showing
—	<u>X</u>	—	—	—	visible Missing shingles
—	<u>X</u>	—	—	—	visible Moss or algae present
—	<u>X</u>	—	—	—	visible Roof sags
—	<u>X</u>	—	—	—	visible Roof stains
—	—	—	<u>X</u>	—	soffit, roof overhang, fascia and trim
—	—	—	<u>X</u>	—	limbs should be trimmed back from the roof

Roof repairs---None

Roof recommendations---

1. The roof appears to be newer. If available, ask the owner for disclosure/maintenance/repair information on the roof.
2. 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.
3. You should consider obtaining an opinion of the roofing and a non-revocable binder of insurance from your insurance provider.
4. The inspector's roof inspection is limited and does not include a roofing guarantee or warranty.

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

1. Gutters, downspouts and underground drain pipes need cleaning. There is one underground drain at the SW corner of the house.
2. The electrical boot around the overhead electrical pipe on the west side has been caulked and may need future maintenance and/or repair.
3. One plumbing vent on the west side is barely above the roof line. It would be best if this pipe was extended.

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

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

The plumbing vent boots: [Are acceptable; read additional information.](#)

The remaining flashings: [Are acceptable but appear to be older; read additional information.](#)

This roof envelope has:

Gutters, downspouts and underground drain pipe should be cleaned

Caulked vent boots and/or other vents

Older metal heater vents or other roof penetrations

Antenna or satellite dish attachments which may be a potential leak point

Typical sloughing of roof granules at the edges of shingles based on the assumed age of the roofing materials

Trees that should be trimmed back from the roof

Soft and weathered wood at the exterior fascia or soffit which may require future repair

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

When classified acceptable, this condition **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](#)

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 or any other roof penetrations may be as old as the house; they 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 or flashing (if gutters are not present) is not typically visible or accessible, cannot be inspected and [the condition is unknown.](#)

Gutters, downspouts and underground drain pipes are not tested for leakage.

Gutter downspouts should drain away from the foundation to avoid foundation settling.

Sub-surface drains cannot be tested. When drains are present, it should be determined where they terminate and the drains should be kept clean to allow best water flow.

Section 3: Attic

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
—	—	—	X	—	Method of inspection: Walked all that was accessible; see notes		
—	X	—	X	—	Structure: Wood rafters, ridge boards and braces		
—	—	—	X	—	visible stains: See limitations of attic inspection		
X	—	—	X	—	approximate insulation depth: 3-6" Rock wool		
					decking: Plywood		
					Attic clearances for inspection: Less than 12" at edges; see notes		
X	—	—	—	—	access location: Garage		
X	—	—	—	—	attic ventilation type: 2 turbines, Soffit and 3 Passive		
—	X	—	—	—	Moisture/stains or wood rot		
—	X	—	—	—	Damaged structural members or floating supports		
—	—	—	X	—	Ridge boards same size as the rafters; see notes below		

Attic repairs---None

Attic recommendations---

The attic appears to have had substantial work completed in the form of supports or beams. You should ask the owner for information

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

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.

With only 3-5" of insulation, the attic insulation appears to be marginal (less than the current recommended R-38 or 12-15"). One area near the NE corner of the attic has very little insulation; see photo.

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

For greatest energy efficient, additional attic insulation is recommended as an upgrade. Confirm with a professional.

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 or 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%](#)

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 extreme 4 corners and behind 2 large supports beams that have been installed; see photos.](#)

The accessible areas of the attic [were](#) acceptable based on the age of the house.

Acceptable condition **only** means there were no obvious or visible signs of damaged, cracked or broken structural members. Depending on the age of the house and type of lumber used, age related cracks are to be expected.

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.

It is your choice whether to obtain an opinion from specific contractors capable of accessing low clearance 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.
2. **Attic structural**, bracing and other framing components cannot be fully evaluated. The inspector cannot know the codes at the time the home was built in this specific area. 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. This house did not have rafter ties. A ridge board is the upper center board that rafters attach to.

Ridge boards should be one size larger than the rafters; however, on older houses and in some areas, it was common practice for the ridge board to be the same size as the rafter. This allows the rafter to project down under the ridge board which does not provide quite as strong a structure. However, the lumber on older houses was more dense and stronger than newer lumber.
 Rafter ties are not used on all houses or in all locations but are recommended.

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)

Garage repairs---None

Garage recommendations---None

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

1. It is your choice whether to have the garage door adjusted.
2. The garage door has 1 missing piece of foam in one of the door panels

[Garage notes are part of the report](#)

1. Except for electrical wiring, detached buildings are not inspected unless specifically requested.
2. 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.

3. 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.
4. **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: Foundation/crawl space/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>	—	Drainage: This property mostly drains from the South to the north	
—	—	—	<u>X</u>	—	Landscaping sloped away from the house: Acceptable; except on the SE corner; see notes.	
—	—	—	<u>X</u>	—	crawl space/walk-out space entered: Yes	
—	—	—	<u>X</u>	—	floors and/or supports: Concrete, block, wood joists and piers	
—	—	—	<u>X</u>	—	unconventional piers: No	
—	—	—	<u>X</u>	—	floor joist insulation: No	
—	—	—	<u>X</u>	—	ground vapor barrier: Partial	
—	—	—	<u>X</u>	—	crawl/walkout space ventilation adequate: Yes	
—	—	—	<u>X</u>	—	visible moisture, damage or wood rot: Slight moisture	
—	—	—	<u>X</u>	—	Anchor bolts at perimeter plates: None visible; see notes	
—	—	—	<u>X</u>	—	Range of crawl space/walkout clearances: From 50" at the NW corner to 26" along the south side	

Foundation repairs---None

Foundation recommendations---

1. You should obtain a foundation disclosure from the seller.
2. Water from all sources should be diverted away from the foundation. 2 crawl space vents on the south side of the SE corner are below ground level. They do have water diverters around the vents. There is slight water penetration under the house at the SE corner, along the east side and along part of the NE corner. You should divert water away from the foundation.
3. While no damage was found, it is your choice whether to obtain an opinion from a professional foundation specialist regardless of the findings of the home inspector. The inspector cannot actually inspect the foundation; it is under the ground. The inspectors' opinion is based on problem indicators. See inspection limitations.
The inspector's foundation inspection is limited and does not include a foundation guarantee or warranty.
Future foundation concerns, maintenance and/or repairs cannot be determined during a home inspection.

Foundation Maintenance---You should budget for maintenance and repairs

1. Water from all sources should be diverted away from the foundation.
2. There is one underground drain at the SW corner. The gutters, downspouts and underground drain should be cleaned.
3. The crawl space entry door is not secured.
4. There have been previous repairs under the north bathrooms; see photo; you should budget for future repairs.

Foundation comments---

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

The inspection of the foundation components is very limited. Every effort is made to inspect as much of the foundation components as possible.

The actual foundation (it is under the ground), underground drainage and waterproofing 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 excessive exterior wall cracks.
 However, there is one brick crack on the east side of the SE corner under a window as well as a small corresponding crack in the support block under the house; see photos. There is one small diagonal crack above the SE bedroom closet door; see photos.
 This is an indication of slight settling in this area.
 There is a very small brick crack under a window on the west side.
 Wall covering cracks may not be a sign of foundation damage but may be a sign of “support shelf” settling
2. Interior walls do not have visible excessive interior wall cracks.
 This house appears to have been recently painted. If a house has been painted or remodeled, the painting or remodeling may have covered up concerns that may not be visible to be inspected.
 Ask the owner for information or a disclosure.
 Diagonal cracks are usually settling cracks. Straight line cracks may not be settling cracks.
 Most houses have common wall cracks. All walls in an occupied house may not be inspected.
3. Interior doors do not have excessive dragging.
 Slight drag is not unusual and doors may need to be adjusted
4. Interior tile floors do not have excessive tile cracks with the exception of the living room floor; see interior.
 Floors in an occupied house are not fully visible, cannot be fully inspected and the condition is unknown.
 Some flooring cracks may be normal depending on the age of the house.
5. Windows do not have excessive drag or warping
 Age and quality of windows will partially determine how soon windows will need maintenance or repair.
6. Visible/accessible uneven, sloping, soft floors or floor deflection are not present or noticeable.
 The accessibility of the crawl space or walkout space will determine the extent the sub-floor that can be inspected.
 The sub-floor, floor joists, beams and perimeter plates cannot be fully inspected.
 Almost all houses with crawl spaces have some degree of sloping, soft floors or floor deflection.
7. Accessible and visible foundation: This house does not have accessible foundation to be inspected (it is under the ground). It does have foundation support walls, piers or other structural components that may be inspected.
 Low clearance or the presence of air ducts, sewer and water pipes will limit the inspection of the foundation support components, floor joists and sub-floor.
 According to the **Arkansas Standards of Practice**, a home inspector is not required to inspect under-floor spaces with **clearances of less than 24”**.
8. Inspection of anchor bolts at perimeter plates: Anchor bolts are not visible.
 If anchor bolts are not visible for any reason, it is your choice whether to obtain additional information from a framing contractor or other professional. The inspector can’t know what the codes were for this house in this specific town or area.
9. 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.
 The condition of drainage or weatherproofing below ground and whether a house has sufficient drainage or weatherproofing cannot be determined during a home inspection.

From a general standpoint, the older the house, the more likely problems or concerns or future problems and concerns will be found.

The inspection’s non-binding opinion of the foundation on this house: Does not have visible foundation indicator concerns based on the information listed above other than the SE corner.

Crawl space/foundation/drainage notes are a part of the report

A house with a crawlspace is much more complicated than a house built on a concrete slab.

Much of the information in the notes is for your information and to inform you of potential future maintenance rather than to point out repairs.

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

The inspection of the foundation, crawl spaces, sub-floor and/or concrete floor and components is limited to visible and accessible areas only and the existing symptoms on the day of the inspection.

The type of drainage and waterproofing for this house is unknown. Consult a professional.

If a house has been painted or remodeled, the painting or remodeling potentially may have covered exterior and interior concerns which are not visible to the inspector. Ask the owner for information or a disclosure.

The accessible portions (**24" or greater based on Arkansas Standards of practice**) of the crawlspace are checked for wood rot, structural deficiencies, water intrusion, accessible plumbing, visible problems with waste or gas lines and air conditioning ductwork.

Even when marked accessible, almost all crawl spaces or walk-out spaces cannot be 100% inspected. In the best of conditions, portions of these spaces may not be visible or accessible due to low clearance, barriers, AC duct, water pipes or potential safety hazards. If any of these items apply, photos will be taken to inform you of the reasons why the crawlspace or walkout space could not be checked.

If a portion of the crawl space/walkout space is inaccessible or partially inaccessible, the inspector cannot make a determination of its condition.

Please consult the **seller's disclosure** regarding past history or ask for details on previous problems or repairs along with contact information of the company who completed the repair work.

It cannot be determined during a home inspection if future cracks or settling will develop or whether existing cracks or settling will get worse.

Most foundations have some degree of settling occur over time.

Most concrete slabs, footings, piers and walls experience small "common" cracks which may not be reported. The report and photos are information for you to consider for possible further evaluations and improvement. Future maintenance and/or repairs may be needed.

Drainage is very important

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, wood deterioration and rusting of AC duct, gas pipe or other metal components.

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

Gutters are recommended.

Gutters and downspouts are not tested for leakage.

Sub-surface drains cannot be tested.

When underground drains are present, it should be determined where they terminate and the drains should be kept clean to allow best water flow.

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

Landscaping & retaining walls are inspected only to the degree that they affect the condition of the home. Soil stability cannot be determined during a home inspection.

Crawl space ventilation is important

Leave crawl space vents open in the summer for ventilation and closed in the winter to prevent freezing.

Depending on the size of the crawl space, there should be a minimum of 1 crawl space vent within 3' of each corner to promote adequate cross ventilation. More may be needed depending on the size of the crawl space.

A ground vapor-barrier-seal helps to keep moisture from damaging the components in the crawl space.

Piers: Many older houses have "unconventional" piers. "**Unconventional piers**" are simply support piers that are not installed to today's standard or what is now considered to be the conventional method. Common unconventional piers have wood at the top for shims rather than steel or concrete blocks are installed with the weak side down. This is not necessarily a cause for concern but a method of informing you of the type of construction.

Many older homes will have some degree of future maintenance or repairs on the foundation or in the crawl space/walkout space to correct floor deflection or other concerns. This is typical and to be expected. You should budget for future maintenance and/or repairs.

Unconventional piers may be considered acceptable for the age of the house and noted as unconventional. They may require present or future replacement or repair to prevent floor deflection or damage.

Typically, it will be the home buyers' choice whether to make improvements, up-grades and/or repairs to an older home's crawlspace/walkout space.

If block piers are installed, they should be installed where the holes in the blocks are facing down and topped with hardwood or steel rather than wood shims.

A good modern alternative is to use screw jack supports. All piers should be placed on a concrete or other solid foundation. If beams are used, they should be steel, solid dense wood or laminated wood strong enough for the purpose.

If your house has more floor deflection than desired, you should consider installing additional piers, supports or beams.

Section 6: Plumbing

only accessible items can be inspected.

Water pressure: [42 PSI](#) (see notes)pressure regulator: [None found](#)Location sewer clean-out: [None found](#)Type visible pipe: water: [Copper](#)gas: [Black iron](#)sewer: [ABS](#)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 and under west crawl space](#)gas: [Utility meter](#)

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
X	—	—	X	—	water flow		
—	X	—	—	—	visible leaks		
1	—	—	1	—	exterior faucets		leaks at handles: Yes one
—	—	X	—	—	dryer power: Electric		dryer vent: Yes; (clean yearly)
X	—	—	—	—	water heater: Kenmore		location: Laundry
					Serial #: 1105A005607		
					Age: February 2011; 6.75 years' old		circulating pump: No
					Fuel: Gas		capacity: 40 gallons
—	—	—	X	—	pressure relief valves (checked for presence; not actual operation)		
—	—	—	X	—	Pressure relief valve pipe temperature rated? Unknown		
					To exterior: Yes		
					Kinks, reduced size and traps: None visible		
—	X	—	—	—	Drain pan and piping to exterior: No (Recommended, if possible)		
—	X	—	—	—	visible deterioration (The interior is not visible to be inspected)		
X	—	—	—	—	carbon monoxide vents (most vents cannot be 100% inspected)		
—	—	—	X	—	combustion air from exterior (recommended for safety)		
X	—	—	X	—	toilets		
X	—	—	—	—	sinks		
—	—	—	X	—	Accessible areas under sinks: Moderate		
X	—	—	X	—	bathrooms and showers		
—	—	—	—	X	whirlpool mechanical access: None visible		

Plumbing repairs---

The whirlpool worked but the on-off button does not. It is apparently stuck in the on position. You have to turn on/off by turning the GFCI outlet (located to the right of the toilet) on/off. Repair as needed. There is a plate missing below the tub faucet. The reason is unknown. Repair if needed.

Plumbing recommendations---It is your choice whether to place in repairs

1. You should obtain a disclosure from the owner on current or previous plumbing problems or repairs.
2. The toilets work but are slow to flush. The reason is unknown. You may choose to have this checked by a professional.
3. **Safety; the water heater is in the laundry and does not have combustion air from the attic or exterior as recommended:** When a gas water heater is in or near the living space, it is best for the water heater to be enclosed in a heater closet with a high and low combustion air pipe from the attic or exterior as well as a carbon monoxide alarm. Combustion air allows the heater to burn more efficiently and exhausts carbon monoxide from the heater space. The heater closet should be sealed to prevent interchange of air from the heater closet to the living space.

4. 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. If possible, ask the owner for previous repairs or maintenance records.

Plumbing maintenance---

1. The age of the plumbing and sewer pipe and plumbing fixtures in this house may be as old as the house. The plumbing and sewer pipes underground, in marginal or inaccessible areas of a crawl 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.
2. If a shower head or faucet has low flow, clean the head or faucet strainer as mineral deposits can build up and cause problems or replace the shower head before calling a plumber.
3. There is one leaky exterior faucet handle located [on the north side](#). You should consider repair. If an exterior faucet is leaking at the handle when placed under a pressure test, the water pressure (PSI) test results will not be conclusive and will likely be low.

While interior or exterior leaking faucet handles are typical of older homes, you should repair all leaky faucets to prevent potential interior water penetration and damage.

4. The faucet on the south exterior is not the frost-free type. This faucet will need to be insulated to prevent freezing during the winter months.
5. The west bathroom sink has a small damaged place.
6. Dryer vents should be cleaned yearly or more often. 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---

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

Water heater: The water heater is working; it is [6.75](#) years' old. It is unknown how long the water heater will work for your specific needs. You should budget for maintenance, repair or replacement.

The water pressure at this house is [42](#) PSI which is on the lower end of what is considered acceptable. 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.

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.

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

The location of the GFCI safety cut-off for the whirlpool is: [To the right of the toilet down low](#).

Areas under sinks were moderately accessible to be inspected due to stored items.

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.

Roof vents should be a minimum of 12" above the roof line to vent properly. One west rooftop vent is shorter than the recommended 12"

Plumbing notes are part of the report

1. **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.

2. 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 owner for location of shut-off valves, clean-outs and maintenance/repair records.

3. Typical life of a water heater is 10-15 years depending on many factors.

Pilot lights and pressure relief valves cannot be tested, only whether they are present.

4. Whirlpool tubs are checked for operation only. They are not checked for code compliance.

5. Sink/tub overflow drains and sink/tub drain plugs are not inspected.

6. ABS pipe is similar to PVC and used mostly in older homes.

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: Gas
<u>X</u>	—	—	—	—			oven: Gas
—	<u>X</u>	—	—	—			range/oven safety tip-over bracket (brackets are recommended)
<u>X</u>	—	—	—	—			sink
—	—	—	<u>X</u>	—			Access under the sinks is marginal
<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
<u>X</u>	—	—	—	—			vent hood type exhaust: Re-circulating
—	<u>X</u>	—	—	—			compactor or ice maker
—	—	—	<u>X</u>	—			refrigerator/freezer: It is unknown if the refrigerator/freezer conveys
—	—	—	—	—			Refrigerator/freezer temperature day of inspection: 36-5; respectively

Kitchen Repairs---None

Kitchen recommendations---None

Kitchen maintenance---You should budget for maintenance and repair

[Kitchen notes are a part of this report](#)

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. A home inspection cannot determine when a mechanical item may fail.
2. The age of the kitchen appliances is unknown.
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.

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.

Section 8: Heating/Cooling combination unit: [York; 4 ton](#)Serial #: [NOL6094252](#)Model #: [DBYZ F048N110A](#)Age: [October 2006; 11 years' old](#)Outside temperature: [47-60 degrees](#)

Only accessible items can be inspected

Near end of normal life span: [Past mid-life](#)

(See notes for limitations during low temperatures)

SA	NP	NI	MA	UN	
—	—	—	<u>X</u>	—	cooling
—	—	—	—	<u>X</u>	electrical disconnecting means; see electrical
—	—	—	<u>X</u>	—	condenser coil---dirty: No damaged: Slight
—	—	—	<u>X</u>	—	condensation drain line clean yearly or more often
					The drain line terminates: On left of unit
					Damaged refrigerant insulation: Slight
					Damaged thermostat wires: Slight; has been spliced
<u>X</u>	—	—	—	—	gas heat supply: 130-141 return: 84 temp rise: 46-57
<u>X</u>	—	—	—	—	thermostat
—	—	<u>X</u>	—	—	visible deterioration (combination exterior units are not opened)
—	—	<u>X</u>	—	—	flame color (flame on combination units not checked)
<u>X</u>	—	—	—	—	carbon monoxide ventilation motor
<u>X</u>	—	—	—	—	combustion air from attic or exterior
					Ease of heating unit access: Easy

Heating/Cooling repairs---None

Heating/Cooling Recommendations---It is your choice whether to place in repairs

1. You should ask the owner for a disclosure and heating/cooling maintenance/service/repair records
2. 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 [11](#) year old [4](#) ton [York](#) cooling unit for [2,106](#) SF is cooling.With an outside temperature ranging from [47-60](#) degrees, the exterior temperature was too cool to obtain a good temperature check.

It is unknown how well the unit will cool the house in hot temperatures.

Confirm with a professional.

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

For peace of mind, prior to closing or agreeing to purchase this house, you should consider having the cooling and heating serviced to determine whether the cooling and heating unit is in best operating condition.

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

Heating/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 unit serviced yearly.
2. The cooling condensate drain and exterior cooling coil should be cleaned yearly or more often.
3. Filters should be changed every 1-3 months; sooner is better.
4. You should mow away from the cooling unit to avoid getting grass in the coil.

Heating/Cooling Comments---

1. With an outside temperature ranging from [47-60](#) degrees, the cooling unit could be turned on but it could not be determined how well the unit is working. 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.
2. The heating unit is [11](#) years' old and is working. It is unknown if or how long the heating unit will work to suit your specific needs. A carbon monoxide alarm is recommended.
3. A home inspection cannot determine when a mechanical item may fail. This inspector is not a licensed heating and cooling technician.
4. The age of equipment is the date of manufacture, not when it was installed
5. This house was originally out-fitted with a humidifier. It does not appear to be active. Humidifiers, if present, cannot be inspected.

Section 10: Air distribution

only accessible items can be inspected

SA	NP	NI	MA	UN	
—	—	—	x	—	air duct located: Crawl space
—	—	—	x	—	Type of visible duct: Metal
—	—	—	x	—	condition of visible duct insulation
—	—	—	x	—	air flow in each major room
—	—	—	x	—	filter-----size: One 14x20 and one 20x30 (Change filters every 1-3 months)

Air distribution repairs---None

Air distribution recommendations---It is your choice to place in repairs

1. There is insulation pulled off at [1 duct near the SE corner and at the return air](#). For greatest energy efficiency, the insulation should be replaced.
2. Air duct in east crawl space has dropped to the ground and should be supported; see photo.
3. 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.
4. You should consider having the air ducts cleaned.

Air distribution maintenance---You should budget for maintenance and repairs

Air 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.

Air distribution comments---

AC ducts were not fully visible in all areas.

The accessible and visible ducts were acceptable (with exceptions noted) but not all ducts were accessible and could not be inspected.

Heating and cooling notes are a part of the report

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. You should consider obtaining a further evaluation from a local, qualified, licensed heating and cooling professional.
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. This inspection does not determine if the heating or cooling system(s) is adequate for your specific needs, only whether they are working.
4. 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.
5. 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.
6. 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.

7. Under-floor duct may contain moisture and debris with reduced air flow. Duct cleaning is recommended.

Section 11: Electrical

only accessible items can be inspected

Panel #1: Brand: Cutler Hammer
 Location of panel: Garage

location main switch: At panel
 Panel outdated: No

breakers/fuses: 14 # spares: 2
 Rating: 100-amp voltage: 120-240 volts
 copper x 3-4 wire Romex x

Incoming wiring: Overhead
 Smaller miscellaneous branch circuit wiring:
 Is the size of the electrical service adequate to meet the needs of the home? Yes

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
—	—	—	<u>x</u>	—	wiring from meter to interior panel: <u>Copper</u>		
—	—	—	—	<u>x</u>	Approximate age of wiring: <u>Mostly original with some newer</u>		
—	—	—	<u>x</u>	—	panel overcurrent protection: <u>Breakers</u>		
—	—	—	<u>x</u>	—	is electrical panel easily accessible with 3' in front of panel? <u>Yes</u>		
—	—	—	—	—	Main ground wire to a ground source (<u>identified but not how well it works</u>)		
—	<u>x</u>	—	—	—	Arc fault circuit interrupter breakers		
—	<u>x</u>	—	—	—	Ground fault circuit interrupter breakers		
—	—	—	—	<u>x</u>	Breaker/fuse/wire-size compatibility		
—	<u>x</u>	—	—	—	GFCI safety outlets	<u>strongly recommended</u>	
<u>Most</u>	—	—	—	<u>x</u>	wall outlets	approximate % checked: <u>80%</u>	
<u>x</u>	—	—	—	—	switches		
<u>x</u>	—	—	—	—	doorbell		
<u>Most</u>	—	—	—	—	lights/fans		
—	<u>x</u>	—	—	—	bathroom exhaust fans		
—	<u>x</u>	—	—	—	bathroom ceiling heaters		
<u>1</u>	—	—	<u>x</u>	—	smoke alarms	<u>strongly recommended</u>	
<u>1</u>	—	—	<u>x</u>	—	carbon monoxide alarms	<u>strongly recommended</u>	
—	—	—	—	<u>x</u>	visible exposed wiring		

Electrical Repairs---Repair, replace or correct as needed.

- The 40-amp breaker in the electrical panel to the cooling unit (as well as the cooling unit disconnect switch) has what appears to be 2 sets of 20-amp wires rather than 1 set of 40-amp wires. Correct as needed.
- There is a substantial amount of 15-amp wire in the attic that has been spliced to 20-amp wiring and is on 20-amp or 30-amp breakers. Wire and breakers should match. Correct as needed.
- The dryer outlet is loose in the wall and should be secured.
- The electrical panel has 2 30-amp breakers that appear to be serving household lights and outlets. It should be confirmed this is correctly and safely wired.
- There is exposed wiring located in the kitchen cabinets to the under-cabinet lights and in the attic above the kitchen; see photo. It should be confirmed this wiring is correctly and safely wired.
- There is one exposed wire in the attic near the center; see photo.
- There is 1 wall outlet that does not have an active ground on the south wall of the den
- 2 exterior lights on the porch at the entry are not burning or a switch could not be found. All lights and switches should be operational.
- One can light in the east attic has the top separated from the body of the light; see photo

Electrical recommendations---It is your choice whether to place in repairs

1. Inter-connected 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: In each bedroom, outside each bedroom grouping and one additional per floor. This house has 1 combination smoke alarm/carbon monoxide alarm in the hall.
2. GFCI/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 in the following places: Crawl spaces, attics Whirlpool tubs, Bathrooms, kitchen, garages, laundry and exterior. (The whirlpool is on a GFCI outlet).
3. Inter-connected carbon monoxide 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.
4. The garbage disposal or dishwasher is wired with Romex or other wiring and does not have a cord and plug disconnecting means. A disconnecting means is recommended.

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

1. The garbage disposal does not have a cord connector where the cord enters the disposal. One should be installed.
2. There is 1 light fixture globe missing in the garage.
3. There are 3-4 wall outlets that do not have a cover.
4. It is unknown if the bathrooms are on the same circuit which may limit the use of items that use a lot of electricity; an example is hair dryers.
5. If 100% of the wall outlets are not accessible to be inspected, the condition of the inaccessible wall outlets is unknown. It is your choice whether to obtain a further evaluation from a local licensed qualified electrical contractor when the house is vacant and all outlets are accessible.
6. The den ceiling fan is noisy.
7. It is unknown if the lights on the brick wall work; ask the owner for information.

Electrical Comments---

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

All wall outlets or switches with a problem are marked with a colored dot.

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

The dryer outlet was not accessible and could not be inspected

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

This house has 1 smoke alarms, 1 carbon monoxide alarms 0 GFCI safety outlets, and 0 safety breakers.

In 1972 smoke alarms were generally not required. See recommendations.

Where installed, 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) if the house uses combustion fuel of any type for water heating or heating; including fireplaces and gas logs.

In [1972](#) safety outlets were generally not required. See recommendations.

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

In [2002](#) ground fault and arc fault safety breakers were first generally required (in some towns) for living areas and were gradually expanded.

In general, this house [does](#) have safety items as generally required for a house of this age because safety items were generally not required; see recommendations.

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.
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.
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. All homes may not be so equipped but this type of installation is recommended.
5. Exposed wiring is wiring that has not been installed in a suitable box or does not have a box cover.
6. 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.
7. **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.

New or newer houses have much more strict requirements on safety breakers.
8. Reversed polarity means the hot and neutral wires are reversed. Ungrounded outlets are wall outlets that do not have an active safety ground wire.
9. Furnishing prevents the inspection of 100% of outlets and possibly some switches.

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>Most</u>	—	—	<u>x</u>	—	Type structure: Wood frame		warped: None
<u>Most</u>	—	—	<u>x</u>	—	Doors: stick or drag: Yes		
<u>Most</u>	—	—	<u>x</u>	—	Door latches/locks: See notes		
<u>x</u>	—	—	—	—	window material: Metal/vinyl/Double pane		% tested 100
<u>x</u>	—	—	<u>2</u>	—	broken seals or "cloudy" windows (<small>double pane windows only</small>)		
<u>x</u>	—	—	—	—	glass condition----Cracked: None		broken: None
—	—	—	<u>x</u>	—	screens-----Damaged: Yes; one		missing: Yes; one
—	—	—	—	—	alignment		
—	—	—	<u>x</u>	—	caulking (<small>maintenance item; caulk all windows inside and out as needed</small>)		
—	—	—	<u>x</u>	—	interior walls and ceilings: Sheetrock and Paneling		
—	—	—	—	—	Visible stains: None	visible holes/openings: None	
—	—	—	<u>x</u>	—	Common cracks: few; see notes		
—	—	—	—	—	floor covering: Carpet/tile/laminate/Vinyl		
—	—	—	<u>x</u>	—	Floor deflection: Slight	uneven or sloping floors: Slight	
					Cabinet drawer and doors checked: Spot checked only. You should confirm the cabinet doors and drawer are suitable for your use		

Interior repairs---None

Interior recommendations---It is your choice whether to place in repairs
 There is slight damage around the window in the hall bath possibly due to condensation at the aluminum frame.
 You should consider repair and caulking to prevent as much condensation as possible.

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

1. Doors that drag and may need to be adjusted: Entry and to west bathroom
2. The door to the laundry and the entry storm door are missing.
3. Doors that will not latch or lock:
4. The garage screen door screen is damaged.

5. I could not get the south bedroom sliding doors to close.
6. Check the entry door weather stripping and repair or replace as needed.
7. Windows are the older type insulated with metal frames. These are prone to sweating and condensation. Several of the windows have been taped on the exterior; apparently to prevent air leaks.
8. All windows were checked with the exception of the garage which was not accessible.

9. Windows with "cloudy" panes: South window of the SE bedroom. Replacement is an option for cosmetic or energy efficiency reasons.
10. All windows should be checked and caulked periodically as needed both inside and outside to limit air and water penetration.
11. Screens missing: One on the north side

12. Screens damaged: One on the north side
13. Tile cracks: There are at least 2 in the den and at least 13 in the south living room. There could be more as much of the floor was not accessible to be inspected. Grout is missing between many of the tile.
14. Wall and ceiling stains, cracks and patches: Were generally not visible; however it appears that the house has been recently painted and possibly textured which may have covered up cracks and concerns. There is on diagonal settling crack at the SE bedroom closet over the door.

Interior comments---

A home inspection cannot determine when any item may fail or not meet your expectations. Only accessible items may be inspected. When a home is occupied, many floor, wall or ceiling items may not be accessible, cannot be inspected and the condition is unknown. You should complete a thorough inspection on your final walk-through before closing when the house is vacant.

******* This house requires several keys.

There is one for the south entry, one for the door to the garage, one for the master bedroom, one for one of the hall closets and one for the thermostat. It is unknown if the rear door required a different key. You should ask the owner for the keys or you should consider changing the locks.

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 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 leaks or damage.
 A home inspector may not be able to determine is 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 a house has floor deflection or sloping floors, you should consider obtaining further information from a foundation/structural specialist.

 The condition of the slab or sub-floor under any type of floor covering cannot be determined.
4. Cosmetic deficiencies or concerns are not reported unless they have an impact on the structural components of the home.
5. Windows with drapes or blinds which completely cover the windows cannot be fully inspected as far as the operation of the window or the wood or sheetrock surrounding the window. You should check all windows during the walk-through before closing.
6. Bedrooms should have one working window for emergency egress in case of an emergency.
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 cannot be reported.
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.
9. Homes with crawl spaces have some degree of sloping floors and movement.

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 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.