
Custom
Structural and Mechanical Home Inspection

Property Address: 123 Anywhere Street
Inspection date: November, 2018
Reported age of house: 20 years; this is not a guarantee of age
Type Foundation: Concrete slab
Reported square footage: 1,472; this is not a guarantee of SF
Buyer's Realtor:
Seller's Realtor:



P.O. Box 7912
Springdale, AR 72766

479-651-1763

ron@PrimmInspections.com
www.PrimmInspections.com

Client Information

Inspection ordered by: Tom Client
Client name: Tom Client
Cell 1: BR-549
Email 1:

Cell 2: _
Email 2: _

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

Conditions

Time of inspection: Morning
Soil condition: Wet
Utilities active:
Present at the inspection:

Weather conditions: Cloudy, 37-45 degrees
house occupied: No
gas: Yes water: Yes electric: Yes
client: Yes owner: No Realtor: No

For the purpose of this inspection this house faces: South

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

Paid Invoice

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

Total fee/invoice

\$000.00

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

Primm Inspection and Electrical
Arkansas home inspector's license---#HI-1387

Arkansas Master's electrical license---#1042

Information about your home inspection and report

- **Common misconceptions** are that a home inspection provides the buyer with a home warranty or that a home inspection provides the buyer with a specific list of items they should or should not do.

Your home inspection does not provide you with a guarantee or warranty or a final specific list. If you want a guarantee or warranty on the house or any one item, you should consider purchasing individual warranties or a whole house warranty.

The report does provide you with a specific list of items for you to consider; whether to ask the seller to address, whether you should address or to do nothing at all. The buyer makes the decision. The report also provides you with maintenance and efficiency information.

- **Every home buyer** assumes a degree of risk and responsibility when they buy a home.
- **It is up to the buyer** to determine which issues should be placed in the repair category whether listed in suggested repairs, recommendations, maintenance or general information. Final decisions should be based on information from the report, your own observations and experience, sellers' disclosure and with direction from your Realtor.
- The **purpose of the report** is to provide the buyer with the condition of the house as much as is possible based on the age, visible or accessible items using normal means of access or controls. The inspectors' opinions are not legal or binding on the parties of the transaction (see detailed info).
- **The inspector is acting as a generalist and not as a licensed specialist** in any specific area except for electrical. The State will not allow an inspector to determine if any system or structural item is a pass or fail. Legally, an inspector cannot request or require corrections; only offer opinions or make referrals.
- **Remodeling:** If a house has been remodeled or painted, the remodeling or painting may, potentially, have covered up problem areas. Ask for a property disclosure, City remodeling permit and the City inspectors' final acceptance of the work completed.
- **Agreement:** You have acknowledged and agreed to the terms of the inspection via email. 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.**
- The failure to read the Home Inspection Agreement or other information in the full report does not constitute a failure to communicate on the part of the inspector.
- The age of this house may be an indication that some components are as old as the house and may not be up to current codes. It is unknown how long any item will last before maintenance, repairs or replacement is needed.
- A home inspector cannot complete a follow-up inspection and provide information that may be in conflict with State licensed technicians' recommendations.
- **Re-inspection fees:** The original inspection fee is for one inspection trip only. Typical cost for a re-inspection trip for any reason is a minimum of 50% of the original inspection fee.
- Photos are at the end of the report. While it may be an inconvenience going back and forth as you read the report, this method allows for greater detail and clarity than smaller photos included on the same page as the text.

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Address of the property inspected: 123 Anywhere Street

Client:

Client's Realtor:

Date of inspection: November, 2018

It is possible many items in this house are as old as the house and you can expect future maintenance and repairs.

Summary of Suggested Repairs

Plumbing repairs---Correct or repair as needed

- Water leaks: Under the kitchen sink, at the kitchen faucet and under both master bathroom sinks and at both exterior faucet handles.
- The master bathroom showerhead is working but is spraying water to the side.

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

- Wall outlets with inactive grounds: 1 near the fireplace.
- GFCI safety outlets have not been installed in the garage and at the exterior as generally required for a house of this age.
- The doorbell did not work
- Interior lights not burning: Light above the fireplace
The ceiling fan is wobbling to the extent it may be dangerous and possibly should be replaced.
All lights, fans and switches should be operational.

Interior repairs---Damaged window and cracked pane on east side. Repair as needed

See recommendations and maintenance items

Custom home inspection report

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

Each category is rated by checking the box as follows:

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

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

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

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

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

Section 1: Exterior

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
<u>X</u>	—	—	—	—	Type structure: Wood frame		
					Drive and walkways: Concrete		
					Typical cracks: Yes		
<u>X</u>	—	—	<u>X</u>	—	Siding & trim: Brick, Vinyl and Wood		
—	—	—	<u>X</u>	—	Visible soft or weathered wood		
<u>X</u>	—	—	—	—	Decks/porches/patios: Concrete		

Exterior repairs suggested---None

Exterior recommendations and maintenance---You should budget for maintenance and repair

This house has very little exposed wood.

You should keep all exposed wood repaired, caulked, primed and painted to prevent deterioration.

Exterior notes are a part of the report

1. The exterior inspection and information provided is based on the age of the house. Some houses may have slight damage which is considered typical for the age of the house, 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 or the wood behind the exterior wall covering is not visible or accessible, cannot be inspected and the condition **is unknown**.
3. Fences and gates are not inspected.

Section 1-1: Wood burning fireplace/chimney/flue

<u>X</u>	—	—	—	—	Gas "log-lighter" shut-off valve outside of fire box: Yes	
<u>X</u>	—	—	—	—	Damper: Works	
<u>X</u>	—	—	<u>X</u>	—	Chimney: Wood enclosed	flue: Metal
<u>X</u>	—	—	—	—	Cricket: Yes	flue cap: Yes
					Visible flashing: Not visible	needs cleaning: Yes
					Chimney cap: Yes	cap needs sealing: no

Wood burning fireplace/stove/chimney repairs or further evaluation---See recommendations

Wood burning fireplace/chimney recommendations, maintenance, comments---

You should budget for maintenance and repairs

1. Combustion air from the exterior is recommended for fireplaces or wood burning stoves per manufacturers' recommendations.

Most areas do not require combustion air for fireplaces or wood burning stoves.

If a homeowner cannot provide combustion air, carbon monoxide alarms should be installed for the safety of the occupants.

**This house does not have carbon monoxide alarms.
Carbon monoxide alarms are strongly recommended.**

Read and follow all instructions pertaining to the safe operation of a wood burning fireplace.

2. **Prior to using**, wood burning fireplaces as well as associated vents, chimneys, flues and flashing, should be serviced and cleaned as needed by a licensed chimney sweep or other professional to ensure they are in correct and safe working order.

* It appears the fireplace has been used as a wood burning fireplace as there is accumulated creosote on the damper.

The fireplace and flue should be professionally cleaned before using.

You should confirm the metal flue is suitable for wood burning.

3. The fire box and flue should be cleaned yearly or more often depending on amount of use.
4. The flashing around the chimney was not visible to be inspected, may be older and may require future maintenance, repairs or replacement.

A "cricket" or "saddle" is a portion of built-up roofing behind the chimney that diverts water around the chimney to help prevent water leaks and wood rot.

Section 2: Roofing materials, vents, flashings and gutters

Roof: Method of inspection: [Walked Ridges and valleys only](#)

Roofing material: [Asphalt/fiberglass](#)

Type of roof covering: [Standard](#)

Blind Valleys: [None](#)

Roof pitch (steepness): [6-12](#)

Pitch 6-12 or greater will not be walked; see notes

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
<u>X</u>	—	—	—	—	Gutters: Metal	visible excessive damage/Sag: No	
					Needs cleaning: Yearly		
<u>X</u>	—	—	—	—	Plumbing vent boots		
<u>X</u>	—	—	<u>X</u>	—	Heater vents; appear to be original		
—	—	—	<u>X</u>	—	roof flashings not visible at chimneys, dormers or walls adjoining the roof		
—	—	—	<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		

Roof and gutter repairs---None; see recommendations

Roof and gutter recommendations, maintenance---You should budget for maintenance and repairs
The roof appears to be in good overall condition; see recommendations.

1. If available, ask the owner for disclosure/maintenance/repair information on the roof.
2. **The remaining life of the roofing materials and/or flashings is unknown.**
For peace of mind, 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** before agreeing to purchase this house or before closing.
4. The inspector’s roof inspection is limited and does not include a roofing guarantee or warrantee.
5. Gutters and downspouts need cleaning yearly. Gutters are present on the front and rear only.
6. The passive roof vents appear to be original and may need future maintenance, repair or replaced.

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 ridges and valleys: [100%](#)

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

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

Due to the steepness of the roof, the roof was walked on the ridges and in the valleys only.

This roof envelope has:

Flashings at chimney that was not visible and could not be inspected

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

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 found 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 or accessible](#) problems.
A loose shingle, 1 protruding nail, a cracked plumbing vent boot or an improperly installed flashing may cause a leak under the right conditions.
A small erratic undetected leak could cause wood rot in areas that cannot be observed by the inspector and cannot be reported. A professional inspection is recommended.
3. *The rubber portion of plumbing vent boot 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 depending on the type and brand of shingles and weather.
The remaining life of a roof or whether future leaks will occur cannot be determined during a home inspection.
5. The wood behind gutters, flashing or exterior wall covering is not typically visible or accessible, cannot be inspected and [the condition is unknown.](#)

Gutters and downspouts are not tested for leakage.

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

Section 3: Attic

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
<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>	—	visible stains: See limitations of attic inspection		
<u>X</u>	—	—	<u>X</u>	—	approximate insulation depth: 5-10" Fiberglass		
					decking: Wafer board/oriented strand		
					Attic clearances for inspection: Less than 12" at edges		
<u>X</u>	—	—	<u>X</u>	—	access location: Garage		
—	—	—	<u>X</u>	—	Nails or screws in metal plate at top of attic stairs: No		
—	<u>X</u>	—	<u>X</u>	—	attic ventilation type: Soffit, 3 Passive & Gable: Marginal but acceptable		
—	<u>X</u>	—	<u>X</u>	—	Moisture/stains or wood rot		
					Damaged structural members or floating supports		

Attic repairs---None; see recommendations

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

1. The attic access stairs do not have nails or screws installed at the top of the stairs at the metal plate provided for that purpose. Nails or screws should be installed.
2. The attic ventilation appears to be marginal but acceptable.

The attic only has 3 passive vents at the roof line.

The acceptable level of ventilation varies according to when and where the house was built and the codes in effect (if any) at the time the house was built or updated. More is usually better.

For greatest energy efficiency and to prolong the life of the roof, additional attic ventilation should be considered as an upgrade. Confirm information with a professional.

3. **Attic insulation:** Since approximately 2004 (depending on the town), the typical standard acceptable insulation levels for proper attic insulation is R-38 or 10-17" depending on type of insulation.

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

With 5-10 inches of fiberglass, the attic insulation appears to be marginal.

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

For greatest energy efficiency, additional attic insulation should be considered as an upgrade. Confirm information with a professional.

Attic insulation tends to vary in depth.

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

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

Attic Comments---

The inspection of the attic is very limited.

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

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

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 at the SW and NE corners due to type of structure and low clearance; see photos.

Specific marginally accessible areas: All due to type of structure, low clearance and air ducts; see photos.

The accessible areas of the attic were visually acceptable.

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

1. The roof decking, (as viewed from the attic), can only be partially inspected, especially around the perimeter or edges.

Clearances of attic spaces below 48" are generally considered to be inaccessible for normal inspection. Low clearance or marginally accessible attics may be accessed by small limber people use "crawl boards".

2. **Attic structure**, bracing and other framing components cannot be fully evaluated.

The inspector cannot know the codes in all towns or in this specific area at the time the home was built.

We cannot determine if codes have been met.

It is your choice whether to obtain an opinion from a local, knowledgeable professional contractor.

3. A rafter tie is a brace that "ties" the rafters together.
A ridge board is the upper center board that rafters attach to.

Section 4: Garage

SA	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 maintenance, recommendations and comments---You should budget for maintenance and repairs
It is your choice whether to have the garage door adjusted.

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

1. Detached storage buildings are not inspected unless specifically requested.
2. Garage door openers installed after 1982 should have a built in manual reverse.

If operating properly as originally intended, 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.

Many doors will reverse if moderate pressure is applied.

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: Slab Foundation and drainage

only accessible items can be inspected

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
—	—	—	<u>X</u>	—	floor and/or supports:	Concrete slab	
—	—	—	<u>X</u>	—	visible, known or assumed foundation material:	Concrete	
—	—	—	<u>X</u>	—	Drainage: This property drains:	Mostly from the east to the west.	

Foundation and drainage repairs or further evaluation---None; see recommendations

Foundation and drainage recommendations and maintenance---

1. You should consider obtaining a foundation and drainage disclosure from the seller.
2. Water from all sources should be diverted away from the foundation including the cooling condensate drain.
Gutters and downspouts should be kept clean.
3. You should consider obtaining an opinion from a local, qualified, professional foundation and drainage specialist regardless of the findings of the home inspector.
Your inspection does not include a warranty of any kind.
You should consider purchasing a whole house warranty.
4. The interior window inspection is part of the foundation inspection.
Typically, if a house has foundation problems, the windows will not open/close/lock properly and may have cracks or separations around the windows.

This is assuming the window problems have not been corrected.
You should ask for a disclosure.
All accessible windows are lifted, lowered and locked unless otherwise noted.

You should check the operation of all windows and the area around all windows during your final walk-through with your Realtor.
5. The inspector cannot actually inspect the foundation; it is under the ground.
The inspectors' opinion is based only on problem indicators.
See inspection limitations.
The inspector's foundation and drainage inspection is limited and does not include a foundation and drainage guarantee or warrantee.
Future foundation/drainage concerns, maintenance and/or repairs cannot be determined during a home inspection.

Foundation/drainage comments---

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

The inspection of the foundation/drainage items and foundation supports is very limited.

Every effort is made to inspect as much of the foundation/drainage components 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/drainage conclusions are obtained by “problem indicators” listed

1. Exterior walls [do not](#) have visible excessive exterior wall cracks.
When walls are mostly vinyl, this is not a good indicator

Exterior wall covering repairs may have covered previous concerns that may not be visible to be inspected. You should ask the owner for a disclosure

2. Interior walls [do not](#) have visible excessive interior wall cracks.
If house has been painted or remodeled, the painting or remodeling may have covered up concerns that may not be visible to be inspected by the home inspector.
It appears this house has been recently painted.
If a house has been painted, ask for a disclosure from the owner.
If a house has been remodeled, ask for a disclosure from the owner and an inspection certificate from the City.

Diagonal cracks are usually settling cracks. Straight line cracks may not be settling cracks.
Most houses 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.
Some cracks may be normal depending on the age of the house
This house has floor tile cracks in the kitchen, laundry and hall bathroom.
5. Windows [do not](#) have visible excessive drag or warping.
All windows are lifted, lowered and locked unless noted otherwise.

Age and quality of windows will partially determine how soon windows will need maintenance or repair

6. Drainage and landscaping: [Does](#) generally slope away from the house.
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 and drainage inspection is limited and does not include a foundation/drainage guarantee or warrantee.

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

Foundation and drainage notes are a part of the report

Current conditions are not a guarantee of future issues: It is your choice whether to obtain an opinion from a local, qualified, professional foundation/drainage 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.

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

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

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

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

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

Soil stability cannot be determined during a home inspection.

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

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

Section 6: Plumbing

only accessible items can be inspected.

Water pressure: 50 PSI (see notes)pressure regulator: None locatedLocation sewer clean-out: East side.Type visible pipe: water: Coppergas: Black iron and flexible pipesewer: PVCApproximate 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 right of water heatergas: Utility meter

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
—	—	—	<u>X</u>	—	water flow----- <u>acceptable but not great</u>		
—	—	—	—	<u>X</u>	visible leaks; see information on plumbing inspection limitations		
<u>X</u>	—	—	—	—	exterior faucets	leaks at handles: <u>None</u>	
<u>X</u>	—	—	—	—	dryer power: <u>Electric</u>	dryer vent: <u>Yes</u>	
—	—	—	<u>X</u>	—	water heater: <u>RUUD</u>	location: <u>Garage</u>	
					Serial #: <u>RUNG9048B41699</u>	circulating pump: <u>No</u>	
					Date of manufacture: <u>October 1998; 20 years' old</u>		
					Fuel: <u>Gas</u>	capacity: <u>40 gallons</u>	
					Thermal expansion tank installed: <u>None; see notes</u>		
—	—	—	<u>X</u>	—	pressure relief valves (<u>checked for presence; not actual operation</u>)		
<u>X</u>	—	—	—	—	Pressure relief valve pipe temperature rated? <u>Yes</u>		
					To exterior: <u>Yes</u>		
	<u>X</u>	—	—	—	Kinks, reduced size and traps: <u>None visible</u>		
—	—	—	<u>X</u>	—	Drain pan and piping to exterior: <u>No</u> (<u>Recommended, if possible</u>)		
—	—	—	—	<u>X</u>	visible deterioration (<u>The interior is not visible to be inspected</u>)		
<u>X</u>	—	—	—	—	height of water heater burners above garage floor		
<u>X</u>	—	—	<u>X</u>	—	carbon monoxide vents (<u>most vents cannot be 100% inspected</u>)		
<u>X</u>	—	—	—	—	combustion air from exterior		
<u>X</u>	—	—	—	—	toilets		
—	—	—	—	<u>X</u>	sinks		
—	—	—	—	<u>X</u>	bathtubs and showers		

Plumbing repairs---Correct or repair as needed

- Water leaks: Under the kitchen sink, at the kitchen faucet and under both master bathroom sinks.
- The master bathroom showerhead is missing.

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

1. You should consider obtaining a disclosure from the owner on current or previous plumbing problems or repairs.
2. The dryer vent is very close to the ground; see photo.
It would be best is a diverter pipe is installed so there is better air flow.
3. A carbon monoxide alarm is recommended. This house has **none**.
4. This house has a septic/sewer system which is not included in a home inspection.
The exact type of system is unknown.
The City or State Health department should have a record of the sewer/septic system and whether it was approved.
You should obtain as much information as possible from the owner or a septic/sewer professional to determine if it is in the best operating condition.
If possible, ask the owner for previous repairs or maintenance records.

5. **Thermal expansion tanks:** In some areas, a thermal expansion tank is required to be installed on a water heater.

The purpose of the tank is to accommodate the expansion of water as it heats which helps to prevent excessively high water pressure.

Some believe the tank will also help to relieve "water hammering" although there is a different type of air chamber for this problem.

If a water tank does not have a thermal expansion tank, you should consider having one installed.

You should call the City or a licensed plumber for information.

If a new water tank is to be replaced, a thermal expansion tank will possibly be installed by the plumber, depending on local codes and requirements.

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

1. Typical maintenance info: 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.

Newer shower heads or faucets may be "low flow" water efficient heads or faucets.

If your water flow is not acceptable, check to see if the heads or faucets are low flow and if they can be changed or call a licensed plumber.

2. 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.

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

You should budget for maintenance, repair and replacement.

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

Items that cannot be inspected:

Water wells, septic tanks, septic controls and septic lateral lines are not checked.

If present, they should be checked by a State certified inspector.

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

The condition is unknown.

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

Water heater: The water heater is working; it is [20](#) years' old and has some deterioration; it may be near or past the end of its normal life.

It is unknown how long the water heater will work or how well it will meet your specific needs. You should budget for maintenance, repair or replacement.

The water pressure at this house is [45](#) PSI.

A PSI between 40 and 80 is considered normal.

When water pressure is below or near 40 PSI, you may experience low pressure and low water flow. When water pressure is above 80 PSI, you may experience pressure related damage to plumbing components and leaks at the faucet handles and shower heads.

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

Vacant houses: If water to the house has been inactive prior to the inspection or if the water is active but has not been used recently, the integrity or condition of the plumbing system cannot be fully determined.

Water must have been active and in use to all parts of the house for 24-48 hours to accurately complete a plumbing inspection.

When water has been inactive or has not been in use, problems may develop with plumbing fixtures or appliances, especially those that have rubber or fiber gaskets or any other part a lack of water may affect.

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

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

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

1. Plumbing is not checked for code violations, only whether the plumbing fixtures are working. If possible, ask owner for maintenance/repair records and location of shut-off valves and clean-outs if they are not located during the inspection.
2. 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.
3. 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=unsatisfactory
SA	NP	NI	MA	UN			
<u>X</u>	—	—	—	—			countertops and cabinets (if they are usable, they are acceptable)
<u>X</u>	—	—	—	—			range: Electric
<u>X</u>	—	—	—	—			oven: Electric
—	<u>X</u>	—	—	—			range/oven safety tip-over bracket (brackets are recommended)
—	—	—	—	<u>X</u>			sink
—	—	—	—	<u>X</u>			drains
<u>X</u>	—	—	—	—			disposal-----it is older
<u>X</u>	—	—	—	—			dishwasher
—	—	—	<u>X</u>	—			dishwasher air gap
<u>X</u>	—	—	—	—			dishwasher safety tip-over bracket (brackets are recommended)
<u>X</u>	—	—	—	—			microwave type exhaust: Re-circulating
—	<u>X</u>	—	—	—			vent hood
—	<u>X</u>	—	—	—			compact or ice maker
—	—	—	<u>X</u>	—			refrigerator/freezer: It is unknown if the refrigerator/freezer conveys
							Refrigerator/freezer temperature day of inspection: 36-0; respectively

Kitchen Repairs---See plumbing repairs.

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

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, when a problem may develop or how long an appliance will last. Be aware of the average appliance life expectancy.

1. The age of the kitchen appliances is unknown with the exception of the microwave which is 7 years' old.
2. See the plumbing note under vacant homes.
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.

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. 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.

Section 8: Cooling: [Rheem; 2.5 ton](#)

Serial #: [3098E09614](#)

Date of manufacture: [October 1998; 20 years' old](#)

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

outside temperature: [37-45](#)

model #: [PA10JA030](#)

[only accessible items can be inspected](#)
(See low temperature limitations)

SA	NP	NI	MA	UN	
<u>—</u>	<u>—</u>	<u>—</u>	<u>x</u>	<u>—</u>	cooling: supply
<u>x</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	electrical disconnecting means
<u>—</u>	<u>—</u>	<u>—</u>	<u>x</u>	<u>—</u>	condenser coil----dirty: Slight damaged: Yes
<u>—</u>	<u>—</u>	<u>—</u>	<u>x</u>	<u>—</u>	condensation drain line clean yearly or more often
The drain line terminates: To left of the exterior cooling unit					
Secondary drain terminates: Bottom of North garage wall					
Condensate over-flow sensor: None recommended					
Damaged refrigerant insulation: Yes					
Damaged thermostat wires: Yes					

Cooling repairs---See recommendations

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

1. You should ask the owner for a disclosure on heating/cooling maintenance/service/repairs.
2. The cooling condensate drain should be piped well away from the cooling pad and foundation. The purpose is to eliminate the possibility of potential settling of the foundation or cooling pad due to soft soil.
If a cooling pad settles, the cooling condenser could tilt on an angle which can cause pre-mature mechanical problems.
3. 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 house has a [20](#) year old [2.5](#) ton [Rheem](#) cooling unit for [1,472](#) SF or [589 SF](#) per ton.

[With an overnight low of 37 degrees and a daytime high of 45 degrees](#), the cooling unit could not be accurately checked without using special equipment.

The outside temperature must have been 60 degrees or above for the past 24 hours to test the cooling temperatures.

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

It is unknown how well the cooling unit may work for your specific needs or in hot weather.

The cooling unit/system has a damaged coil, slightly dirty coil and damaged refrigerant pipe insulation.

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

The cooling coil, "A" coil and condensate drain should be serviced and cleaned as needed.

The air duct, air flow, return air, filter and all other aspects of the heating/cooling unit should also be fully serviced and corrections made as needed, if needed.

If the cooling unit is not serviced prior to purchase, the system should be serviced prior to the next cooling season.

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

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 fully serviced yearly. The cooling "A" coil should be checked yearly and cleaned as needed.
2. Your condensate drain and exterior cooling coil should be cleaned yearly or more often.
3. Your filter should be changed every 1-3 months; sooner is better.
4. You should mow and weed-eat away from the cooling unit to avoid getting grass in the coil.

Section 9: Heating: Rheem

Serial #: [2198A07067036070](#)

Date of manufacture: [October 1998; 20 years' old](#)

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

Location: [Attic](#)

type fuel: [Gas](#)

outside temperature: [37-45](#)

model #: [Unknown](#)

only accessible items can be checked

Type system: [Central split](#)

SA=satisfactory		NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN		
X	—	—	—	—	gas heat supply: 120-131	return: 85 temp rise: 35-46
X	—	—	—	—	thermostat	
X	—	—	—	—	electrical disconnecting means	
—	X	—	—	—	visible deterioration	
X	—	—	—	—	door safety switch	
—	—	—	X	—	flame color	
X	—	—	—	—	carbon monoxide ventilation motor	
X	—	—	—	—	carbon monoxide vents	(most vents cannot be 100% inspected)
X	—	—	—	—	combustion air from attic or exterior	
					Ease of heating unit access: Difficult	

Heating repairs---See recommendations

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

See heating/cooling notes for the many items that affect the size of the heating and cooling unit

The [20](#) year old [Rheem](#) heating unit for [1,472](#) SF is heating.

With an outside temperature ranging from [37-45](#) degrees the heating unit had a temperature rise between the supply vents and the return air vent ranging from [35-46](#) degrees. This is a little erratic but is working. Generally speaking, an acceptable temperature range is somewhere between 30-60 degrees depending on the type of unit.

You should confirm information with a professional.

The heating range may be considered acceptable considering the age/efficiency of the house or the age/efficiency of the unit.

It is unknown how long the heating unit will work to suit your specific needs.

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

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

A carbon monoxide alarm is recommended. This house has [none](#).

Heating maintenance and comments---You should budget for maintenance and repairs

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

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

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
<u>X</u>	—	—	—	—	air flow in each major room
<u>X</u>	—	—	—	—	filter-----size: 20 x 30 (change filters every 1-3 months)

Air distribution repairs---None

Air distribution recommendations---

1. 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.
2. 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 visible in some areas.

Specifically, AC ducts were not visible: [In the areas where the attic is not accessible or is marginally 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

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. If the heating and cooling has not been active continuously for at least the past 24 hours, an accurate heating and cooling temperature test cannot be taken as the walls, ceilings and floor temperature have not stabilized.
3. There are 2 ways to check the temperature differential to determine how well the system is heating or cooling. A home inspector will, typically, use method #2.
 - If the temperatures are taken at the fan unit directly on either side of the cooling "A" coil or heating burners, this will give you an accurate reading on how well the **Unit** is cooling or heating.
 - If the temperatures are taken at the supply vents in the separate rooms and at the interior room return air vent, this will give you an accurate reading on how well the **system** as a whole is doing.

Items that affect how well a system is working: 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.

4. If the heating unit/fan unit/air duct/cooling-coil is in the attic, the attic temperature may affect the ability of the heating/cooling unit to heat or cool the house.

Attic temperatures will cause "heat gain" on the attic installed air duct and through the ceiling into the living space.

Good attic ventilation to remove as much heat as possible is essential to cooling efficiency as well as adequate attic insulation. Confirm with a professional.

5. This inspection does not determine if the heating or cooling system(s) is adequate for your specific needs, only whether they are working.
6. 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.
7. 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.
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. Air duct in inaccessible or marginally accessible spaces cannot be inspected or fully inspected and the condition cannot be determined.

Section 11: Electrical

only accessible items can be inspected

Panel #1: Brand: [General Electric](#)Location of panel: [Garage](#)location main switch: [At panel](#)Panel outdated: [No](#)# breakers/fuses: [19](#) # spares: [3](#)Rating: [100-amp](#) voltage: [120-240 volts](#)copper [x](#) 3-4 wire Romex [x](#)Incoming wiring: [Underground](#)

Smaller miscellaneous branch circuit wiring:

Is size of electrical service adequate for current needs of the home? [Yes](#)

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
—	—	—	x	—	wiring from meter to interior panel: Copper		
x	—	—	—	—	Approximate age of wiring: Mostly original		
x	—	—	—	—	panel overcurrent protection: Breakers		
—	—	—	x	—	is electrical panel easily accessible with 3' in front of panel? Yes		
—	x	—	—	—	Main ground wire to a ground source (identified but not how well it works)		
x	—	—	—	—	Arc fault or ground fault circuit interrupter breakers		
—	—	—	—	—	Breaker/fuse/wire-size compatibility		
4	—	—	—	x	GFCI safety outlets	strongly recommended	
Most	—	—	—	1	wall outlets	approximate % checked: 99%	
x	—	—	—	—	switches		
—	—	—	—	x	doorbell		
Most	—	—	—	x	lights/fans		
x	—	—	x	—	bathroom exhaust fans		
—	—	—	x	—	bathroom exhaust fan duct		
—	x	—	—	—	bathroom ceiling heaters		
5	—	—	—	—	smoke alarms		
—	x	—	—	—	carbon monoxide alarms	strongly recommended	
—	x	—	—	—	visible exposed wiring		

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

- Wall outlets with inactive grounds: 1 above the fireplace.
- GFCI safety outlets have not been installed in the garage and at the exterior as generally required for a house of this age.
- The doorbell did not work
- Interior lights not burning: Light above the fireplace
The den ceiling fan is wobbling to the extent it may be dangerous and possibly should be replaced.
All lights, fans and switches should be operational.

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

This house has [5](#) smoke alarms, [0](#) carbon monoxide alarms, [4](#) GFCI safety outlets, and [0](#) safety breakers.

In [1998](#) smoke alarms were generally required in each bedroom and one additional per floor as a minimum. Smoke alarms and carbon monoxide alarms should be tested regularly and 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. Some areas now require one on each end of the house or bedroom groupings.

In [1998](#) GFCI safety outlets were generally required for all outlets in the following places: Bathrooms, kitchen, garages and exterior.

New or newer houses have much more strict requirements.

It cannot always be determined if an interior safety outlet controls and/or protects exterior outlets.

Safety outlets should be changed to new outlets every 10 years to ensure they are working correctly.

In some areas, as early as [2002](#) ground fault and arc fault safety breakers were required for living areas and were gradually expanded. They are recommended.

In general, this house does not have all safety items as generally required for a house of this age.

This house does not have safety outlets in the garage or exterior

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

1. 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, on each end of the house and/or in each occupied bedroom. More is better.
There is some disagreement on whether the alarms should be mounted high or low.
This should be confirmed with the City inspector or fire marshal in this area.
2. Arc-fault safety breakers were introduced in 2002 or later in some areas. They are recommended.
3. In some areas since 2014, City or State inspectors require that all safety items (and possibly the electrical system) be upgraded if a house has been or is going to be remodeled.

Electrical maintenance---

1. All exhaust fans work but are older.
It could not be determined where the ducts terminate.
You should budget for maintenance, repair or replacement.
2. Test all safety devices regularly and change batteries yearly.

Electrical Comments---

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

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

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

All localized safety devices are tested by pushing the test button only.

It is unknown exactly how well the safety devices will work.

See information on when safety devices should be replaced due to age.

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

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.

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.

2. **Underground wiring:** While it could not be fully determined, it is possible the underground wiring to this house originates from a power company pedestal, meter or connection box at the property line. The underground wiring from the pedestal/meter/connection box may be the property of the home owner and is to be maintained by the home owner should a problem develop with the underground wiring.

A home inspection cannot determine the condition or depth of the underground wire.

Call ArkOneCall at 1-800-482-8998 before digging.

It is your choice whether to have the wiring checked by a licensed electrical contractor.

3. Bathrooms should be equipped with exhaust fans that exhaust to the attic above the level of insulation or to the exterior to remove moisture and prevent mildew and the possibility of mold.

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.

4. 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.
5. **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.
6. 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. Ungrounded outlets are wall outlets that do not have an active safety ground wire.

Section 12: Interior only accessible items can be inspected

SA=satisfactory			NP=not present		NI=not inspected	MA=misc. info	UN=unsatisfactory
SA	NP	NI	MA	UN			
<u>X</u>	—	—	<u>X</u>	—	Type structure: Wood frame		
					doors: stick or drag: Yes; two		warped: None
					Door latches/locks: See notes		
<u>X</u>	—	—	<u>X</u>	<u>1</u>	Window material: Metal/vinyl/Double pane		% tested 100
—	<u>X</u>	—	—	—	broken seals or "cloudy" windows (double pane windows only)		
<u>X</u>	—	—	—	<u>1</u>	glass condition----Cracked: None		broken: None
—	—	—	<u>X</u>	—	screens-----Damaged: Yes		missing: None
—	—	—	<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		
—	—	—	—	—	Visible stains: None	visible holes/openings: None	
—	—	—	<u>X</u>	—	Common cracks: few		
—	—	—	<u>X</u>	—	floor covering: Carpet, tile, laminate		
—	—	—	<u>X</u>	—	cabinet drawer and doors checked: Spot checked only. You should confirm the cabinet doors and drawers are suitable for your use		

Interior repairs---See interior repairs under summary

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

1. Doors that drag and may need to be adjusted: 1 at the master bedroom closet and 1 to the garage.
2. All windows should be checked and caulked periodically as needed both inside and outside to limit air and water penetration.
3. Screens damaged: 4 on the north side and 2 on the south side; all damaged screens should be replaced.

Interior comments---

All windows were checked. They are a little tight when lifting but all worked.

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

Only accessible items may be inspected.

You should complete a thorough inspection on your final walk-through before closing.

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 problems, leaks or damage.

A home inspector may not be able to determine if a house has been recently painted or remodeled and may not be able to detect wall, ceiling or structural problems in a recently repainted or remodeled house.
3. Always check floor covering and walls to your satisfaction on your final walk through before closing.
4. Cosmetic deficiencies or concerns are not reported unless they have an impact on the structural components of the home.
5. You should check all windows during the final walk-through before closing.
6. Bedrooms should have one properly sized working window for emergency egress in case of an emergency. A properly sized window should be at least 5.7 square feet, the bottom of the window should not be over 44" off the floor, the minimum height should be 24" and the minimum width should be 20".
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.

Home Inspection Agreement

Common misconceptions are that a home inspection provides the buyer with a home warranty or that a home inspection provides the buyer with a specific list of items they should or should not do.

Your home inspection does not provide you with a guarantee or warranty or a final specific list. If you want a guarantee or warranty on the house or any one item, you should consider purchasing individual warranties or a whole house warranty.

The report does provide you with a specific list of items for you to consider: Whether to ask the seller to address; whether you should address or to do nothing at all. The buyer makes the decision, not the inspector. The report also provides you with maintenance and efficiency information.

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

It is up to the buyer to determine which issues should be placed in the repair category whether listed in suggested repairs, recommendations, maintenance or general information. Final decisions should be based on information from the report, your own observations and experience, sellers' disclosure and with direction from your Realtor.

The purpose of the report is to provide the buyer with the condition of the house as much as is possible based on the age, the visible and accessible items and using normal means of access or controls. The inspectors' opinions are not legal or binding on the parties of the transaction.

The inspector is acting as a generalist and not as a licensed specialist in any specific area. The State will not allow an inspector to determine if any system or structural item is a pass or fail. Legally, an inspector cannot request or require corrections; only offer opinions or make referrals.

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.

Remodeling: If a house has been remodeled or painted, the remodeling or painting may, potentially, have covered up problem areas. Ask for a property disclosure, City remodeling permit and the City inspectors' final acceptance of the work completed.

Agreement: You have acknowledged and agreed to the terms of the inspection via email. You should carefully read your agreement and the report to determine exactly what is and what is not included in a home inspection and take action accordingly.

The summary page is not your report.

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

The age of this house may be an indication that some components are as old as the house and may not be up to current codes. It is unknown how long any item will last before maintenance, repairs or replacement is needed.

A home inspector cannot complete a follow-up inspection and provide information that may be in conflict with State licensed technicians' recommendations.

Re-inspection fees: The original inspection fee is for one inspection trip only. Typical cost for a re-inspection trip for any reason is a minimum of 50% of the original inspection fee.

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

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

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

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.

Home Inspections:

It is a limited visual inspection of the readily accessible, visually observable, installed systems and components and the conditions of the various items existing at the time of and on the day of the inspection.

An inspector is to "Observe and Report" on the conditions of the house as outlined above.

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

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

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

The report or inspection is not technically exhaustive.

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

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

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

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

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

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

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

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

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

This inspection and report is not a guarantee or warranty 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.

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

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

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

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

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

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

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

- Stucco, false stucco or EIFS (Exterior Insulated Finish Systems).
The State of Arkansas requires a separate certification to inspect EIFS.
This inspector does not have EIFS certification.
The visible physical condition of this type of wall covering can be reported by the inspector but a certified EIFS professional must be contacted if you choose to obtain a certified inspection report on EIFS wall covering.
- The roof will not or may not be walked, if the roof pitch is equal to or greater than 6 to 12 pitch, too high to safely access or there are other seasonal impediments.
Shake, wood or tile roofing cannot be walked for fear of damaging the shingles or tiles.
- Detached buildings other than garages and carports.
- Fences, retaining walls or other items that are not a part of the building envelope.
- **Foundations, underground drainage and the roof; other than indicators listed** under the appropriate sections.
- Underground or inaccessible water pipes, sewer pipes, gas pipes or any utilities including gas, water, private wells, waste or sewer (including interior corrosion of water or sewer lines), electrical pipes, or yard sprinkler pipes and control systems.
- **Attic:** The Standards of Practice (page 16; 401.3 1 3) states:
The inspector shall inspect the readily accessible attic space regardless of whether or not it is floored unless adverse conditions exist.
Readily accessible is defined as: Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve **risk to persons** or property.
Adverse is defined as unfavorable conditions where the risk is higher.
Attics that have areas with clearances of 48" or less cannot be fully inspected.

- Hot and cold washer connections, clothes washers, dryers, freezers, refrigerators and water connections or the quality of potable water.
- Hot tubs, saunas, specialty under-floor heating, spas, swimming pools, solar panels, central vacuums, elevators, intercoms, sound or security/fire alarm systems or back-up generators of any type.
- Cooling units if the exterior temperature is or has been below 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.
- Toxic materials, illegal drugs or the manufacture of drugs within the home or detached buildings
- Cosmetic deficiencies, door/window locks/latches.
- Presence or absence of termite/pest infestation, radon, mold, asbestos, lead paint, formaldehyde, soil contamination and other environmental hazards or violations
- For compliance with local or State building codes.

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

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

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

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

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

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

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

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

The inspection and report are for your use only.

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

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

Claims: 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
- (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.**

Recommendations if repairs or replacements are made:

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