



Inspection Report

Sample Report

Property Address:

999 Sample Ave
Anywhere AR 99999



HomeSpects of Arkansas

Keith Caldwell HI-1773
P.O. Box 6628
Sherwood, AR 72124-6628
501-500-5665



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GENERAL SUMMARY



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P.O. Box 6628
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Customer

Sample Report

Address

999 Sample Ave
Anywhere AR 99999

This "General Summary" lists deficiencies that you may decide need immediate attention. This General Summary contains certain safety, security, "big ticket", and the most important items that will need to be addressed/repared as determined at the date of inspection. Any issues that affect the habitability of the home will be in the General Summary (i.e., roof leaks, plumbing leaks/clogs, water pressure issues, non-working installed appliances, Heating/Air Conditioning Issues, etc.). Structural issues will also be included in the General Summary. Most Electrical issues fall into the "Safety" category and are usually included. The General Summary is only a small portion of the entire inspection report. In addition to the General Summary, Clients are encouraged to read the **ENTIRE REPORT** to see other items needing attention/monitoring/repairs; and items that are working currently, but may be approaching or past the later stages of their useful life expectancy. Should there be areas that cannot be inspected, for whatever reason, you are encouraged to have that area inspected by a technically qualified, licensed and competent contractor prior to completing your purchase. The entire report includes this General Summary, the Blue List, the Report and all Photographs. Again, You are encouraged to read the ENTIRE REPORT before making any decisions.

This inspection, which is an examination of systems or components of the building using normal operating controls and opening readily accessible panels, reflects the visual conditions of the property at the time of the inspection only. A readily accessible panel is one that is provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed/screwed in place. *Readily accessible means that the system or component is available for inspection without moving personal property, dismantling, or destructive measures or any action that will involve risk to person or property. Normal operating controls are devices such as thermostats, switches or valves intended to be operated by the homeowner.* A home inspection is the process we use to visually examine a home and describe its systems and components. Any deficiency noted should be investigated and/or repaired prior to closing. Hidden or concealed defects cannot be included in this report although hidden damage may exist. Any area identified as inaccessible may have hidden damage that cannot be verified. Those areas should have further inspection by the applicable technically qualified, licensed and competent contractor.

Terms such as *appears serviceable, adequate and functional*, as contained in the inspection report, mean that, in the opinion of the Inspector, based solely on visual inspection, that the item is still performing its intended function (i.e. the refrigerator keeps food cold, the water heater heats water). These terms should not be taken to imply the item is in "like

new" condition. These terms indicate that no indications of defects were observed during the inspection.

*Systems or components (if any) that are shut down, meaning they cannot be operated by **normal operating** controls, are not inspected* and are identified throughout the report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. Due to varying insurance standards, it is recommended that your insurance company be contacted to verify insurability of the house prior to closing.

The inspection has revealed that *the following items should be addressed*. Each of these items will likely require further evaluation and repair. A further evaluation simply means the examination and analysis by a qualified professional, trades person or service technician beyond that provided by a home inspection. This inspection advises you to obtain competitive estimates for these items. Other items are also noted in the Blue List and/or the enclosed full report and should receive eventual attention, but none of them affect the habitability of the house as of the date of Inspection. The majority are the result of normal wear and tear.

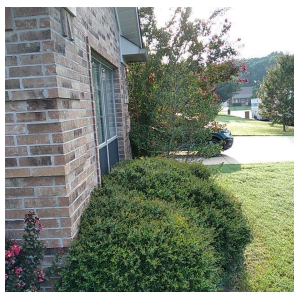
2. GROUNDS

2.2 LANDSCAPING

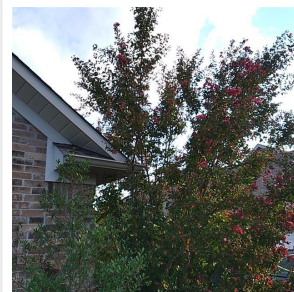
(1) Shrubs and tree limbs should be trimmed away from structure. Ideal recommendation is removal of trees at front corners and rear.



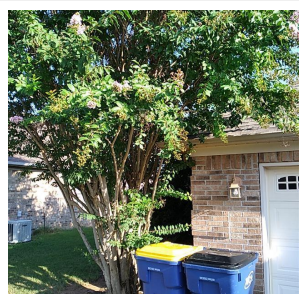
2.2 Item 1 (Picture)



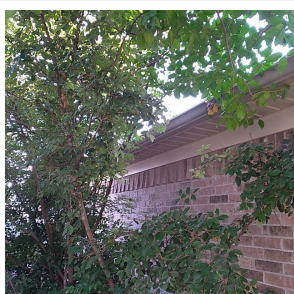
2.2 Item 2 (Picture)



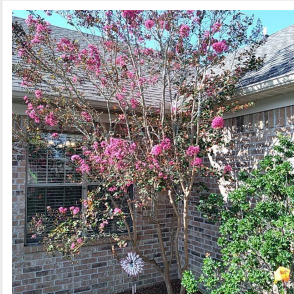
2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



2.2 Item 5 (Picture)



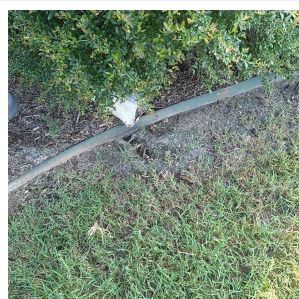
2.2 Item 6 (Picture)



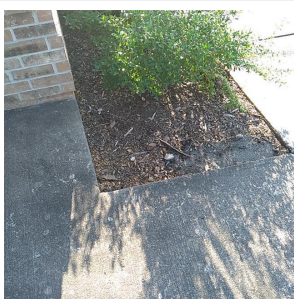
2.2 Item 7 (Picture)

2.3 SITE GRADING

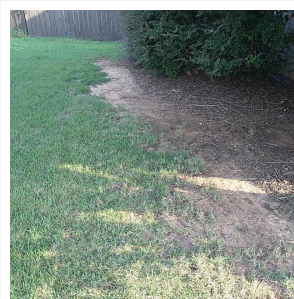
(1) Recommend fill dirt and/or drainage for low areas. Signs of water standing at left side of structure. Soil should be sloped away from foundation. Signs of erosion to the right side of driveway behind mailbox. A licensed Drainage Contractor can evaluate and offer solutions.



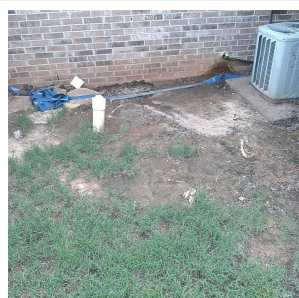
2.3 Item 1 (Picture)



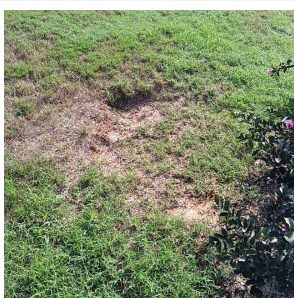
2.3 Item 2 (Picture)



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)

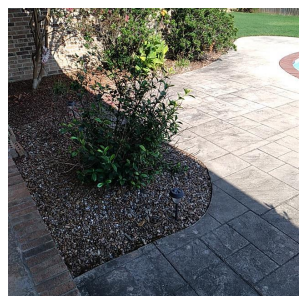


2.3 Item 5 (Picture)

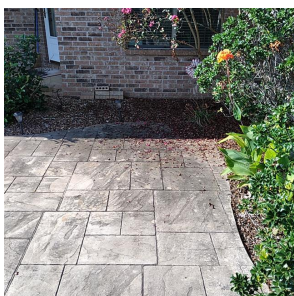


2.3 Item 6 (Picture)

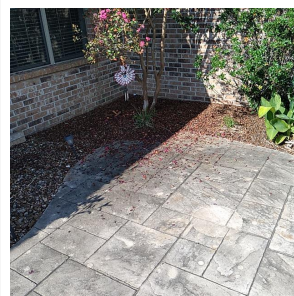
(2) Slope toward structure at rear slab. Recommend licensed Drainage Contractor to evaluate and offer solutions such as catch basins and a French drain to steer water away from the structure. Recommend sealing any cracks around pool. I did see a couple that were typical.



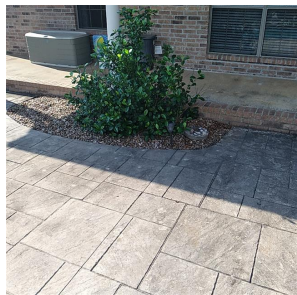
2.3 Item 7 (Picture)



2.3 Item 8 (Picture)



2.3 Item 9 (Picture)



2.3 Item 10 (Picture)

4. STRUCTURE/EXTERIOR

4.0 EXTERIOR WALLS

(1) Primarily vertical cracks at right and left sides of structure that runs the full height of wall. These cracks combined with the cracks at garage and the water concerns at the rear and left side lead me to recommend a licensed Structural Engineer/Contractor to evaluate.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

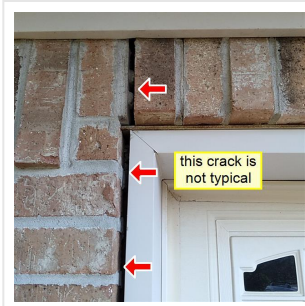
(2) Client should expect to see some slight cracks around garage door lintels. However, the amount movement visible at left front corner of structure is not typical for age of structure. This movement along with the crack in the garage slab is concerning. Recommend a licensed Structural Engineer/Contractor to evaluate.



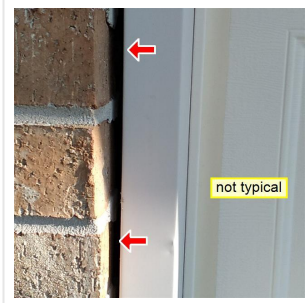
4.0 Item 6 (Picture)



4.0 Item 7 (Picture)



4.0 Item 8 (Picture)



4.0 Item 9 (Picture)

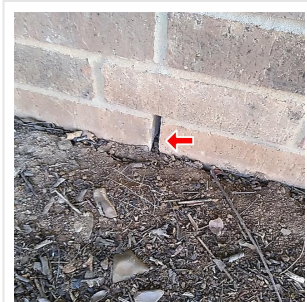


4.0 Item 10 (Picture)

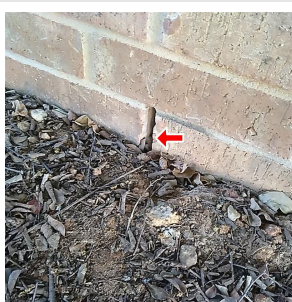


4.0 Item 11 (Picture)

(3) Weep holes should not be below grade. Recommend a licensed Contractor to evaluate and correct.



4.0 Item 12 (Picture)

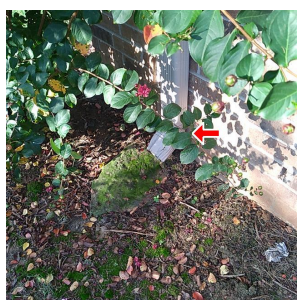


4.0 Item 13 (Picture)

5. ROOFING/ATTIC

5.4 GUTTERS AND DOWNSPOUTS

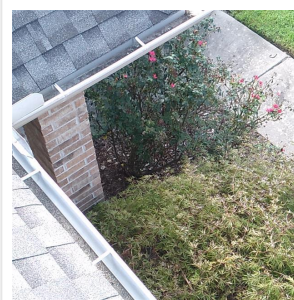
(1) Recommend extensions on downspouts where needed... which can include attaching drainage pipe and running to pop-ups...to steer water away from foundation. I am placing this item in the Summary due to the existing water and foundation concerns.



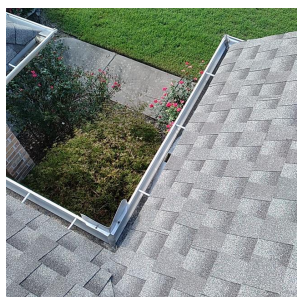
5.4 Item 1 (Picture)



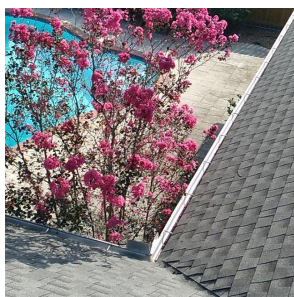
5.4 Item 2 (Picture)



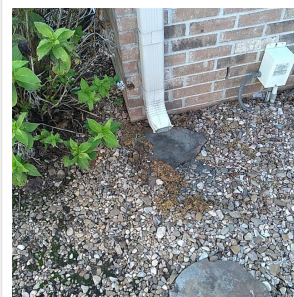
5.4 Item 3 (Picture)



5.4 Item 4 (Picture)



5.4 Item 5 (Picture)



5.4 Item 6 (Picture)

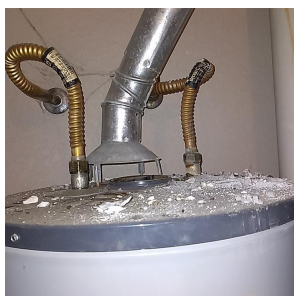
6. PLUMBING

6.8 WATER HEATER CONDITION

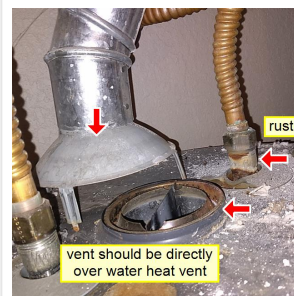
(1) Water heater is a 2004 unit and original to the structure. At the later stages of a typical life expectancy. Signs of rust/leakage at right/cold water nipple. A life safety concern exists at time of inspection as the exhaust flue and draft hood was not installed over the water heater vent allowing carbon monoxide to be dispersed into the garage area. I turned the water heater thermostat to "vacation" to keep the unit from operating. There was also some water staining visible on the water heater stand indicating possible leakage from the tank. There was no emergency drain pan installed. Installation is recommended. The full recommendation is installation of a new water heater via current code by a licensed Plumber along with making sure venting to the exterior is proper along with securing the combustion air pipes (one has fallen onto the floor).



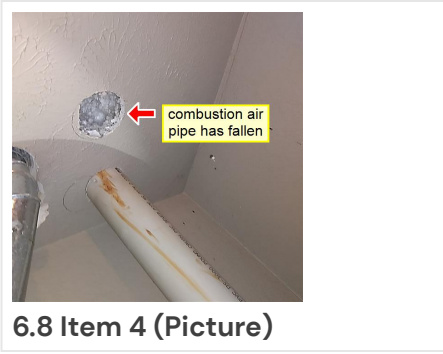
6.8 Item 1 (Picture)



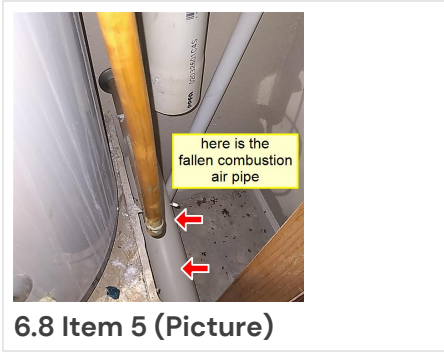
6.8 Item 2 (Picture)



6.8 Item 3 (Picture)



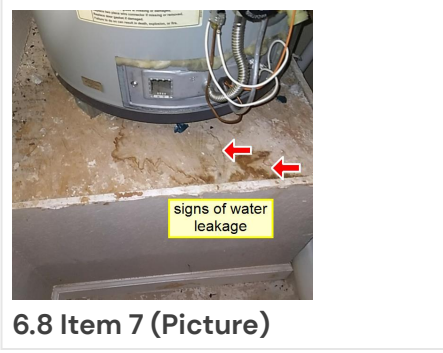
6.8 Item 4 (Picture)



6.8 Item 5 (Picture)



6.8 Item 6 (Picture)



6.8 Item 7 (Picture)

(2) Rodent signs. Recommend establishing a contract with a licensed Exterminator.



6.8 Item 8 (Picture)



6.8 Item 9 (Picture)

8. AIR CONDITIONING

8.0 AIR CONDITIONING SYSTEM CONDITION

(1) 2004 unit. This system will need to be monitored closely as it is original to the structure (18 years old) and into the later stages of a typical life expectancy. Client should expect higher maintenance costs and possible replacement in the not-so-distant future. Due to age of unit, I recommend an HVAC contractor to service the unit. I also recommend asking Seller for any service records. Regular servicing recommended to keep it running as long as possible. Unit was producing 50-55 degree air as of date of inspection which is considered serviceable. Appears to use R22 refrigerant. The matching evaporator coil in attic is also original to the structure. I am placing this item in the Summary due to age of unit and the need to have serviced.

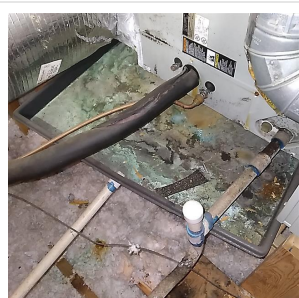


8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

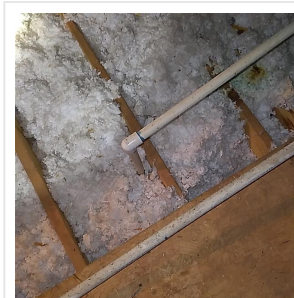
(2) Emergency drain pan is installed in attic. At one time, the pan overflowed and caused some damage to the sheetrock in the garage (I did not see obvious damage in the kitchen). The pan is now dry. The insulation in the attic was affected but is now dry. The framing in the attic isn't fully visible but appears sound in this area. Hidden damage is possible. The complete recommendation is to have an emergency float switch installed on the emergency drain pan by a licensed HVAC Contractor and repair of sheetrock/insulation as Client sees fit.



8.0 Item 3 (Picture)



8.0 Item 4 (Picture)



8.0 Item 5 (Picture)



8.0 Item 6 (Picture)



8.0 Item 7 (Picture)

8.2 CONDENSATE LINE

Recommend condensate drain be extended to run water away from foundation.



8.2 Item 1 (Picture)

9. HEATING/VENTILATION

9.0 HEATING SYSTEM CONDITION

The manufacturer date of the furnace is 2004 (unit is original to the structure). This would put it at the later stages of a typical life expectancy. The furnace was operable at time of inspection. The blower was running at time of the inspection so I did not remove panels to get the serial number. Due to age of system, I would recommend an HVAC contractor service this unit. Client should expect higher repair costs and possible replacement in the not-so-distant future. I am placing this item in the Summary due to the age of unit and the need to have serviced.



9.0 Item 1 (Picture)

10. INTERIORS

10.1 WINDOW CONDITION

(4) Recommend replacement of any broken glass by a licensed Contractor. Pictured is the dining area window. Most contractors typically recommend replacement of the entire window.



10.1 Item 6 (Picture)

10.8 SMOKE/CARBON MONOXIDE DETECTORS

(1) New batteries recommended on all smoke detectors. Most detectors were inoperable.



10.8 Item 1 (Picture)



10.8 Item 2 (Picture)

(2) Recommend installation of carbon monoxide detectors.

11. KITCHEN/LAUNDRY/UTILITY ROOM

11.1 GARBAGE DISPOSAL

Recommend replacement of unit by a licensed Technician.



11.1 Item 1 (Picture)

11.2 DISHWASHER

(1) Recommend securing brackets at top of unit to counter and leveling unit.



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)

11.9 LAUNDRY/UTILITY ROOM

(1) Dryer vent near grade. Appears area may have been dug out and vent possibly could have been below grade at one time. Recommend installation of vent extension pictured. These are installed in new construction when needed and helps vents that are in danger of water intrusion.



11.9 Item 1 (Picture)



11.9 Item 2 (Picture)



11.9 Item 3 (Picture)



11.9 Item 4 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

SUGGESTIONS FOR EVERY HOME:

1. Exterior door locks should be either re-keyed or changed, unless you are positive that you are in possession of all keys.
2. Clothes washer hoses should be replaced no less than once every five to eight years. Numerous house fires are started each year due to dryer lint accumulation in the dryer vent pipe. We recommend dryer vents be cleaned at least twice each year. Also, it is recommended that the dryer vent be made of metal rather than plastic.

3. Remember to change smoke alarm batteries twice each year.
4. The Consumer Product Safety Commission issues recall notices on a regular basis concerning specific building appliances. Should you suspect any appliance in your home may be affected, please visit their website : www.cpsc.gov
5. Client may want to consider the purchase of a Home Warranty.
6. We recommend the use of surge protection systems for TVs, computers, etc.
7. Please keep guns and ammunition secured and the gun cabinet keys in a safe place.
8. It is recommended that each family take the time to develop a fire evacuation plan in case of an emergency. This should include how to safely get out of the home, establish a designated meeting place away from the home, and dialing "911" from either a cell phone or a neighbor's. Teach your family this plan and practice occasionally.

Once again we would like to thank you for choosing Homespects of Arkansas.

Sincerely,

Keith Caldwell

AR Licensed Home Inspector HI-1773

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Keith Caldwell

Date: 8/27/2022	Time:	Report ID:
Property: 999 Sample Ave Anywhere AR 99999	Customer: Sample Report	Real Estate Professional:

Additional Comments

Should there be deficiencies identified that require the services of appropriate, technically qualified, competent, and licensed professionals, it is recommended that you obtain competitive bids from at least 3 individuals or companies. Should any system be shut down, not inspected, or not tested for any reason, it is recommended that the appropriate, technically qualified, competent, and licensed professional make further evaluations prior to closing.

In Attendance: Customer	Surrounding Area: Suburb	Weather: Clear
Soil Conditions: Damp	Temperature: 81-90 F	Estimated Year of Construction: 2004
Constructed Date Determined From:: Zillow	Property Type: Single Family	Number of Stories: 1
Type of Foundation: Slab	Is House Occupied?: No	Water Source: Public
Sewage Disposal: Public	Electricity Status: On	Gas Status: On
Water Status: On		