



Summary Only

Mr. Sample

Property Address:

999 Sample Rd
Cabot AR 72023



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

This is not the complete home inspection report. It is only the Summary Items.

GENERAL SUMMARY



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Customer

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999 Sample Rd
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This "General Summary" lists deficiencies that you may decide need immediate attention. This General Summary contains safety, security, "big ticket", and the most important items that will need to be addressed/repared. 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.

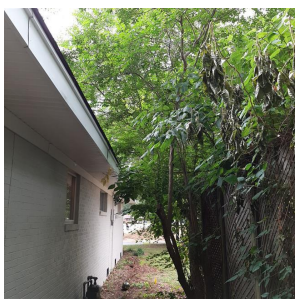
*Systems or components (if any) that are shut down, meaning they cannot be operated by **normal operating** controls, are not inspected* and are identified throughout the report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. 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

2.1 LANDSCAPING

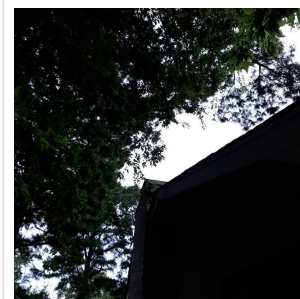
(2) Trees overhanging or touching roof; Damage is possible; Recommend trimming



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)

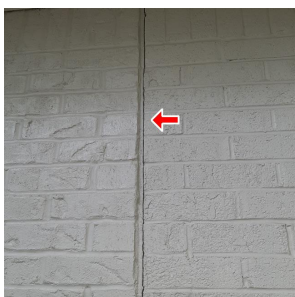


2.1 Item 4 (Picture)

3. STRUCTURE/EXTERIOR

3.0 EXTERIOR WALLS

(2) Expansion gap where addition meets original structure. This area will have differential settlement due to two separate footings. This crack is long and has got some visible width toward the top. The Contractor may as well assess this area while he is at the property to look in the crawlspace.



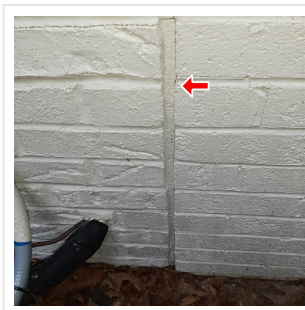
3.0 Item 8 (Picture)



3.0 Item 9 (Picture)



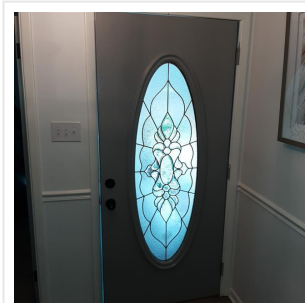
3.0 Item 10 (Picture)



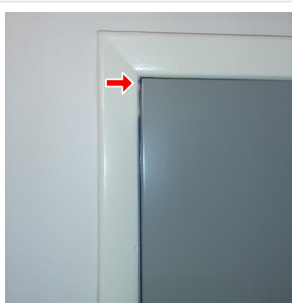
3.0 Item 11 (Picture)

3.6 EXTERIOR DOOR (MAIN)

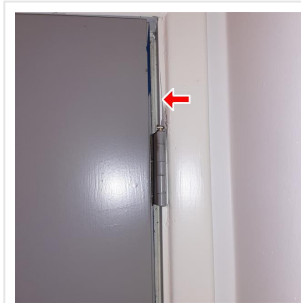
Main entry door hits jamb at top. Deadbolt doesn't want to latch. Hinge side has wide gap towards top. Recommend to sink longer screws into top 2 hinges to pull door that direction.



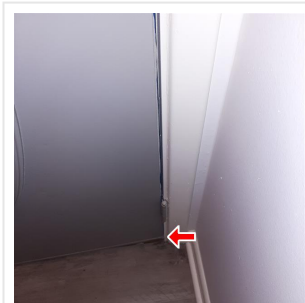
3.6 Item 1 (Picture)



3.6 Item 2 (Picture)



3.6 Item 3 (Picture)



3.6 Item 4 (Picture)

3.9 CRAWLSPACE CONDITION

(1) Areas under bathrooms and furnace/evaporator coil area still have signs of damage to subfloor and joists. Less significant issues under the kitchen. Repairs have been made, some unprofessionally. Added piers under the home are suspect and not proper. Areas under utility room have plate and joist rot. Recommend licensed Structural Contractor for further evaluation and quote. Recommend removal of wood debris.



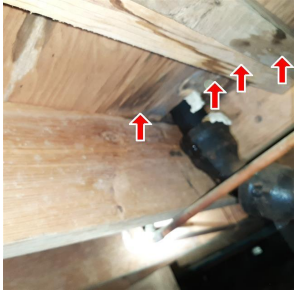
3.9 Item 1 (Picture)



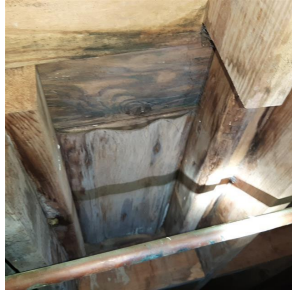
3.9 Item 2 (Picture)



3.9 Item 3 (Picture)



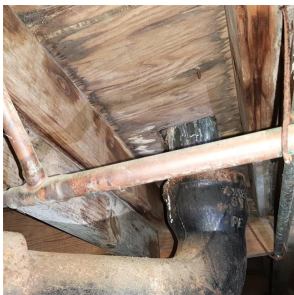
3.9 Item 4 (Picture)



3.9 Item 5 (Picture)



3.9 Item 6 (Picture)



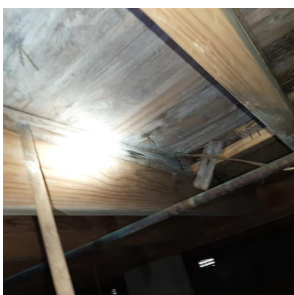
3.9 Item 7 (Picture)



3.9 Item 8 (Picture)



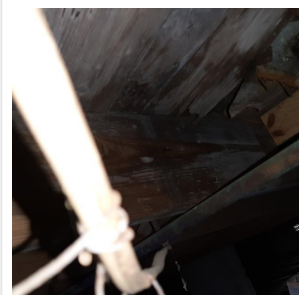
3.9 Item 9 (Picture)



3.9 Item 10 (Picture)



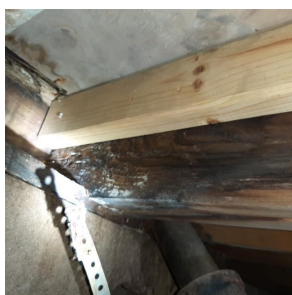
3.9 Item 11 (Picture)



3.9 Item 12 (Picture)



3.9 Item 13 (Picture)



3.9 Item 14 (Picture)



3.9 Item 15 (Picture)



3.9 Item 16 (Picture)



3.9 Item 17 (Picture)



3.9 Item 18 (Picture)



3.9 Item 19 (Picture)

(2) Dryer Lint needs removed from crawlspace. Fire hazard.



3.9 Item 20 (Picture)

4. ROOFING/ATTIC

4.3 GUTTERS AND DOWNSPOUTS

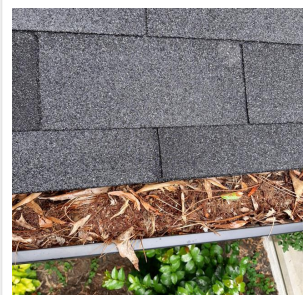
Need cleaned.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)



4.3 Item 4 (Picture)

4.6 ATTIC - STAIRS

Not installed correctly. Safety issue. Adjustment/repairs/replacement needed.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

5. PLUMBING

5.4 DRAIN AND WASTE SYSTEM CONDITION

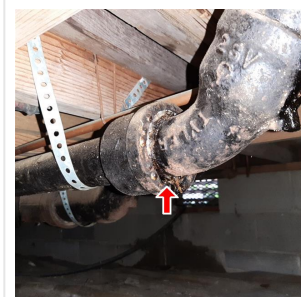
(2) Cast iron in crawlspace. Hubs show signs of slight leakage. Drain from washing machine has rusted and is no longer serviceable as wastewater is collecting in crawlspace. Replacement of the rusted areas recommended. Other areas will need Replacement in the not-so-distant future. Licensed Plumber recommended.



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. ELECTRICAL SYSTEM

6.0 SERVICE DROP AND ENTRANCE CONDITION

The electrical service conductors clearance (outside) from the ground is lower than 10- 12 feet, and needs correcting for safety.



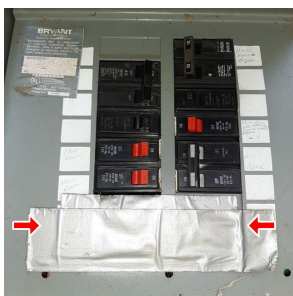
6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

6.2 ELECTRICAL PANEL CONDITION

(2) Gaps in panel require covers.



6.2 Item 4 (Picture)

6.6 SWITCHES AND OUTLET CONDITION

(1) Slight damage to outlet in front left bedroom. Recommend replacement by licensed Electrician.



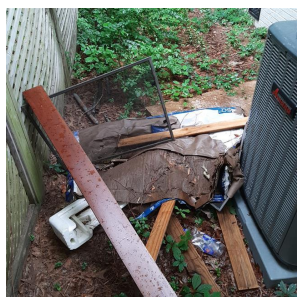
6.6 Item 1 (Picture)

(2) Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior and kitchen. Safety issue.

7. AIR CONDITIONING/FANS

7.0 AIR CONDITIONING SYSTEM CONDITION

(2) Remove debris from around unit.



7.0 Item 7 (Picture)

7.2 CONDENSATE LINE

Condensate line discharges under home and is not sloped appropriately. Recommend discharging to exterior with proper slope. Licensed HVAC contractor recommended.



7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

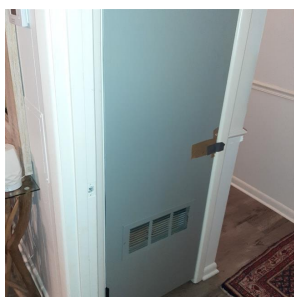
8. HEATING/VENTILATION

8.0 HEATING SYSTEM CONDITION

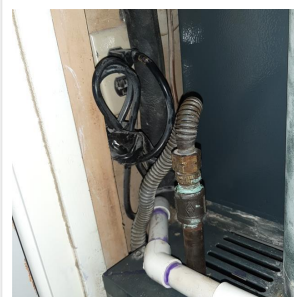
Unit takes up most of space in closet. Gas shutoff is not visible. No room for combustion air pipes. Handle needs installed on closet door. There is no way to move the unit at this point without major remodeling. Recommend CO detector in the vicinity for safety, and installation of accessible gas shutoff valve (could be behind panel in living room wall).



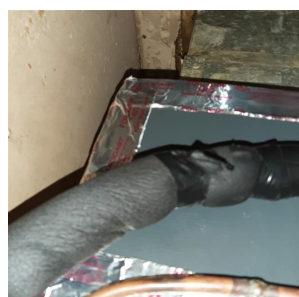
8.0 Item 1 (Picture)



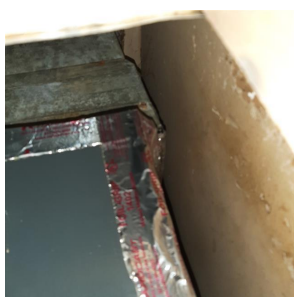
8.0 Item 2 (Picture)



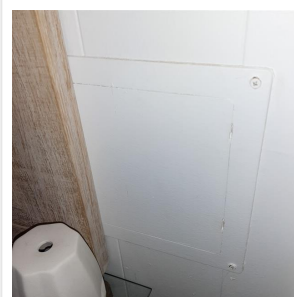
8.0 Item 3 (Picture)



8.0 Item 4 (Picture)



8.0 Item 5 (Picture)



8.0 Item 6 (Picture)

8.2 VENTING SYSTEM

Inadequate clearance to combustibles.

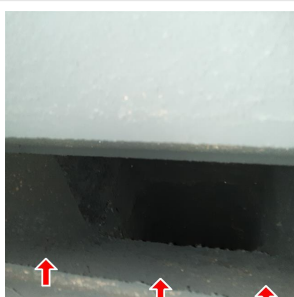
Vent pipes are not fully visible/ cannot be fully inspected

8.8 FIREPLACES/SPACE HEATERS/WOOD STOVES

(2) Recommend cleaning and inspection before use/testing by licensed chimney sweep. Heavy Creosote buildup. Rust. Interior of flue isn't fully visible. Home inspectors do not light gas appliances/pilot lights.



8.8 Item 3 (Picture)



8.8 Item 4 (Picture)



8.8 Item 5 (Picture)

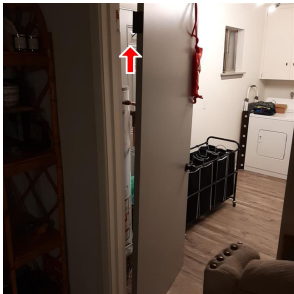


8.8 Item 6 (Picture)

9. INTERIORS

9.0 INTERIOR DOOR CONDITION

Laundry room entry door top hinge is disconnected. Recommend installation.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

9.1 WINDOW CONDITION

Laundry room and master bath window glass broken. Recommend replacement of glass.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

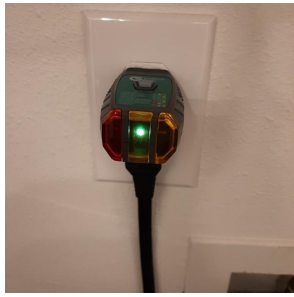


9.1 Item 3 (Picture)

11. KITCHEN/LAUNDRY/UTILITY ROOM

11.7 LAUNDRY/UTILITY ROOM

(3) Washing machine tests not grounded ; Safety concern. Recommend licensed Electrician to correct.



11.7 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

BLUE LIST



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501-500-5665

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Address
999 Sample Rd
Cabot AR 72023

This "Blue List" contains items that may need monitoring or repairs at some point, but do not affect the habitability of the home **as of the date of inspection**, and do not require the immediate attention like items placed in the *General Summary*. Examples may be a noisy garage door opener, a noisy garbage disposal, interior door hardware issues, a slight faucet drip, hairline tile cracks, etc. Any system or component that is still serviceable but **nearing, at, or past the end of its typical life expectancy** will usually be included in the Blue Summary... UNLESS there are other obvious defects/damage that lead the inspector to placing in the General Summary. The purpose is to give the Client awareness of items which should be budgeted for in the future. Typically Real Estate Professionals focus mainly on items in the *General Summary* when negotiating with Sellers, but it is THE CLIENT'S DISCRETION in choosing which items to call out. There may be items in this Blue List that the Client feels are very important and need to be addressed before purchasing the property, just as there may be items in the General Summary that the Client isn't concerned with. Please see the General Summary header for other information. We recommend reading the Entire Report to see all items and pictures. There are some cosmetic issues and other less important items that are on neither summary/list.

2. GROUNDS

2.4 PATIO/DECK CONDITION

Rear covered patio slab has large cracks. Recommend filling to prevent water intrusion from wind driven rain. Client could also repour slab. Rear addition appears to have built on top of a portion of the sunken slab.

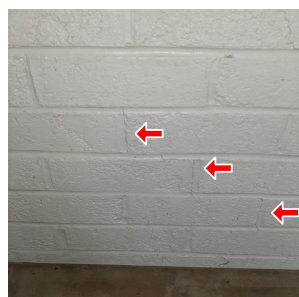


2.4 Item 1 (Picture)

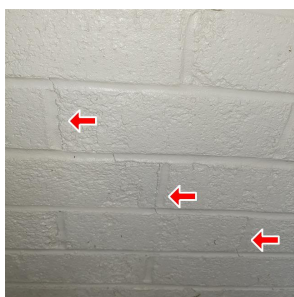
3. STRUCTURE/EXTERIOR

3.0 EXTERIOR WALLS

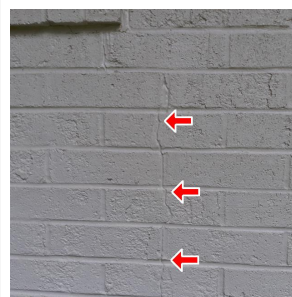
(1) It appears some cracks have been filled and painted over. There has definitely been structural movement due to tree roots and water. For a home of this age, some movement is to be expected. Monitor for any widening. Foundation contractor can look at these areas when checking substructure.



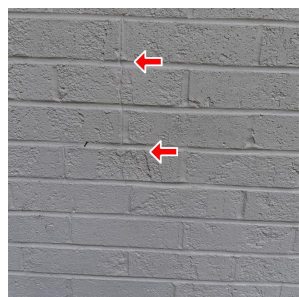
3.0 Item 1 (Picture)



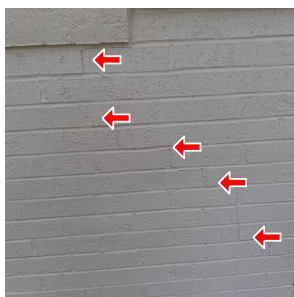
3.0 Item 2 (Picture)



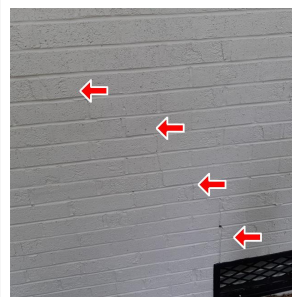
3.0 Item 3 (Picture)



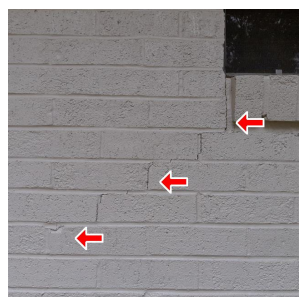
3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)

(4) Monitor vents close to grade. Vent wells recommended if water is observed running into vent.



3.0 Item 14 (Picture)

3.9 CRAWLSPACE CONDITION

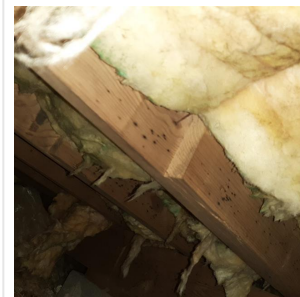
(3) Insulation in addition has fallen in areas. Removal of dirty, fallen insulation recommended and install new where needed. The original crawlspace has no floor insulation.



3.9 Item 21 (Picture)



3.9 Item 22 (Picture)



3.9 Item 23 (Picture)

(4) Recommend vapor barrier.



3.9 Item 24 (Picture)



3.9 Item 25 (Picture)

3.10 FOUNDATION MATERIAL CONDITION (BASEMENT/CRAWLSPACE)

Foundation blocks in crawlspace under utility area show signs of movement. Monitor. The wood repair is most important in this area.

3.12 FLOOR JOIST CONDITION

Left side band joists are discolored due to moisture. Recommend treating with a fungicide.



3.12 Item 1 (Picture)



3.12 Item 2 (Picture)

5. PLUMBING

5.7 WATER HEATER CONDITION (1)

(2) No emergency drain pan provided

No roll out shield. Recommended.



5.7 Item 6 (Picture)

5.10 FUEL SYSTEM

(2) Gas pipe under home is supported by bricks that are leaning. Pipe has heavy rust and nearing the end of its life expectancy. Monitor pipe. Recommend proper supports.



5.10 Item 2 (Picture)

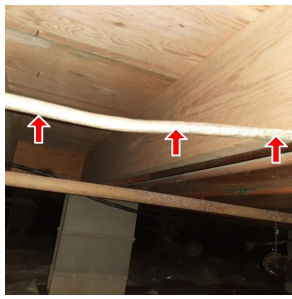
6. ELECTRICAL SYSTEM

6.5 BRANCH WIRING

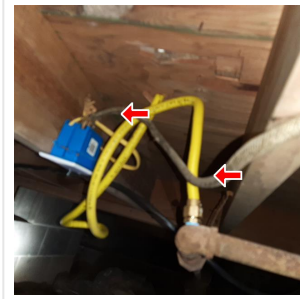
Paraflex visible in crawlspace. Some insurance companies will not insure a home due to this wiring.



6.5 Item 1 (Picture)



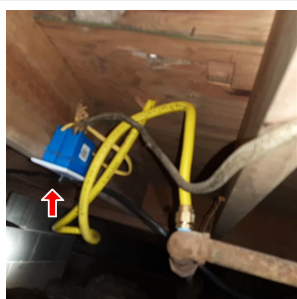
6.5 Item 2 (Picture)



6.5 Item 3 (Picture)

6.6 SWITCHES AND OUTLET CONDITION

(3) Could not determine why this switch is installed.



6.6 Item 2 (Picture)

9. INTERIORS

9.6 FLOOR CONDITION

Area where addition meets original structure is buckled. Monitor.

11. KITCHEN/LAUNDRY/UTILITY ROOM

11.1 GARBAGE DISPOSAL

Noisy. Check for items in disposal. If nothing is in disposal, then recommend repair/,replacement.



11.1 Item 1 (Picture)

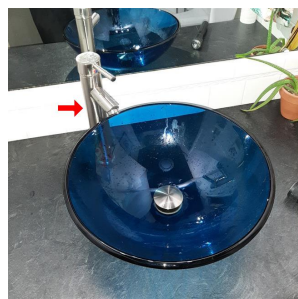
11.2 RANGES/OVENS/COOKTOPS

Rear right burner will not light. Recommend repair.

12. BATHROOM (HALL)

12.0 SINK CONDITION

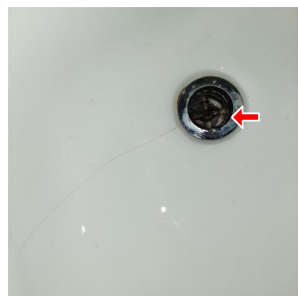
Faucet stem is loose. Does function and no leaks visible. Recommend securing.



12.0 Item 1 (Picture)

12.3 TUB AND SHOWER AREA

(2) Some hair in drain. Needs removal. Small scratch on tub, does not feel like a crack. Monitor.



12.3 Item 1 (Picture)

12.4 VENTILATION SYSTEM

No ventilation provided/ recommend to have ventilation installed

13. BATHROOM (MASTER)

13.0 SINK CONDITION

Drain a little slow. Probably hair etc. Still serviceable.

13.3 TUB AND SHOWER AREA

(2) Finish peeling at soap dish. Keep this in mind as tile and other areas of the home may have had finish coat applied. This finish may wear off eventually.

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