



Welcome to Primm Inspections

Custom Home Inspections and Evaluation
**Each report is customized to the home being
inspected**

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**While the sample reports do not have photos since the reports are
those of actual clients, you report will have 60-100 photos**

My basic philosophy and thought is this:

***"A home inspection is sorta like a bar of chocolate; it is only as good as
its' ingredients"***

Ron Primm is in his 18th year as a home inspector.

*His entire adult working life has been in construction as an "on the job"
electrician, electrical contractor, over-all construction work and home inspector.*

Experience and background really does make a difference.

*A home buyer should investigate a home inspectors' background, experience,
amount of time spent on the on-site inspection, degree of relevant detail in the
report and ability to communicate.*

*My belief is an inspector should provide the buyer with as much information as
possible on the house so the buyer can make an informed decision on whether
this house is the house they should buy.*

*The inspectors' job is to provide the condition of the house on the day of
inspection as much as is possible considering the items that are accessible on the
day of inspection.*

Hopefully, the information provided will provide you with the information needed.

Property Information

Address:

Inspection date: January, 2020Reported age of house: New; exact completion date unknownType Foundation/structural: Concrete slab/wood frameReported square footage: 2,155

Buyer's Realtor:

Seller's Realtor:

Client Information

Inspection ordered by:

Client name:

Cell 1:

Cell 2:

Email 1:

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

ConditionsTime of inspection: MorningWeather conditions: Cloudy, windy, 55 degreesSoil condition: Damphouse occupied: No; staged

Utilities active:

gas: Yes water: Yes electric: Yes

Present at the inspection:

client: No owner: No Realtor: Yes

For the purpose of this inspection this house faces: West

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

Client has also been provided with a copy of the Arkansas Standards of Practice and Code of Ethics or on-line access which governs what a home inspector may or may not do as well as the minimum items to be inspected. Go to www.ahib.org to access the Arkansas Standards of Practice on-line

Paid Invoice

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

Total fee/invoice**\$.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
 Realtors' Licenses (inactive) SA00066142

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 of items that must be repaired.

The report does provide you with a specific list of items for you to consider; whether to ask the seller/builder to address, whether you should address or to do nothing at all. The buyer makes the decision. The report also provides you with recommendations, 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 punch list category whether listed in suggested items, recommendations, maintenance or general information. Final decisions should be based on information from the report, your own observations and experience, sellers' disclosure (if any) 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 (new) and visible or accessible items using normal means of access or controls. The inspection is not a code inspection.

A home inspector is not supposed to move personal property in order to inspect any specific item. The inspectors' opinions are not legal or binding on the parties of the transaction (see detailed info).
- The inspector is acting as a generalist providing an opinion as a home inspector and not as a licensed specialist** in any specific area. The report does not provide structural engineering or analysis. 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.
- Ask for the City Inspectors' final acceptance of the work completed and a certificate of occupancy. If the house is outside the City limits, the acceptance of the work completed defaults to the State of Arkansas building inspector(s).
- Agreement:** You have acknowledged and agreed to the terms of the inspection via email. You have been provided with the Arkansas Standards of Practice or a means of accessing the Arkansas Standards of Practice at www.ahib.org

Your home inspection report has been produced in accordance with the agreement and Standards. **Your agreement is a legal document.** 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.
- A home inspector cannot complete a follow-up inspection and provide information that may be in conflict with State licensed technicians' recommendations unless the inspector has a State license in the specific field that is addressed in the follow-up inspection.
- 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.
- 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.

Primm Inspection and Electrical

479-651-1763 ron@primminspections.com

Arkansas home inspector's license---#HI-1387

Arkansas Master's electrical license---#1042

Address of the property inspected:

Client:

Client's Realtor:

Date of inspection: January, 2020

It cannot be determined how long any item will last or whether it will meet your expectations.

You should budget for and can expect future maintenance and repairs.

Suggested punch list items to be corrected must be confirmed by professional technicians within the specific field addressed.

You should obtain written warranty information on all items.

Summary of Builders' suggested Punch List

Some of these may already be on the builders' list or on your punch list

Builders' punch list gas logs---The exterior gas logs required a very long gas valve key which was not available and the exterior logs could not be tested. You should ask the builder to provide the correct key and demonstrate the exterior gas logs to your satisfaction.

More information needed: The interior gas fireplace is very unique and has a remote control. It worked (see photo) but you may need to obtain more information on the features and controls.

Builders' punch list; plumbing---Repair or correct as needed.

The hall bathroom shower head is missing.

Builders' punch list; kitchen---correct as needed.

- The dishwasher is loose in the opening, does not have an installed tip-over bracket and the door will not close. The dishwasher could not be inspected.
- The microwave door would not open when the door release was pushed. The microwave could not be inspected.

Builders' punch list; electrical---Correct as needed

- Light fixture globes missing: 1 in the entry and 2 in the hall bathroom
- Exterior lights not burning: 1 garage light
There are 3 light dimmer switches; 1 for the exterior entry, 1 for the den and 1 for the master bedroom. The master bedroom seems to be working OK but could not get the remaining 2 to work correctly. The den lights are controlled by 3 switches and should control the lights from any of the 3 locations. All 3 dimmer switches should be checked and problems corrected as needed. All lights and switches should be operational.
- The combo smoke alarm/carbon monoxide alarm in the den is missing
- The doorbell did not work; it is a "Ring" doorbell. The dimmers may possibly be "Ring" brand which may be able to be controlled by a cell phone or computer.

Builders' punch list; interior---Correct as needed

- Doors that will not latch or lock: 4 closet doors in the SW and SE bedroom
- Screens missing: One at the hall bathroom window
- More information needed on cabinet drawers: The middle drawer to the right of the refrigerator is hard to open. The lower drawer access groove handle cut into the wood is not accessible. Several drawers that do not have access groove handles cut into the wood: top drawer to the right of the range, top drawer to the right of the sink, top drawers to the right and left of the hall bathroom sink, top drawers on 3 in the master bathroom; all should be checked to confirm they are suitable to you; are these supposed to have a grooved handle cut into the drawer?

Custom new home inspection report

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

Since this house is new, almost any problem or concern goes on the punch list.

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 (new). 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 = Builders' punch list: In the opinion of the inspector, this item requires additional information, further evaluation and/or corrections by the builder. It is your choice whether to request correction on these items from the builder. You should consider obtaining additional opinions from a professional within the respective field.

Section 1: Exterior

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

SA	NP	NI	MA	UN	Type structure: Concrete slab with wood frame walls
<u>X</u>	—	—	—	—	Drive and walkways: Concrete
<u>X</u>	—	—	—	—	Siding & trim: Brick, Vinyl, Wood, faux rock
<u>X</u>	—	—	<u>X</u>	—	Window flashing or caulking----see notes
<u>X</u>	—	—	—	—	Porches/patios/decks: Concrete, Attached porch

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

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

1. This house does not have visible wood rot or soft and weathered wood or has very little exposed wood. You should keep all exposed wood repaired, caulked, primed and painted to prevent deterioration.
2. Window, doors and areas where exterior wall covering meets the roof line or the top of brick should have flashing and suitable caulking to prevent water entry; should be monitored and maintained to prevent water entry. The exterior brick window sills never seem to slope away from the window as much as is needed so always make sure the bottom of the windows are caulked with a waterproof sealant.

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

1. The exterior inspection and information provided is based on the age of the house. This house was reported to be new and should not need repairs. You should have at least a 1 year warranty.

Faux rock is a type of exterior siding.

The type of installation and method of attachment cannot be determined and the condition of the surface behind the faux rock is unknown.

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. Since this is a new house, it is assumed, but not confirmed, that these items are in good condition.

Section 1-1: Gas logs

SA =satisfactory		NP =not present		NI =not inspected		MA =misc. info		UN =builders punch list	
SA	NP	NI	MA	UN	Type of gas logs: Non-vented				
<u>1</u>	—	—	<u>x</u>	<u>1</u>	Shut-off valve outside of fire box: Yes				
—	—	—	—	<u>x</u>	Gas logs valve control or switch control: See notes and punch list				
—	—	—	—	—	Gas logs switch for circulating fan: No				
—	—	—	—	—	Gas logs striker/lighter: See notes				
—	—	—	—	—	Combustion air: See notes				

Builders’ punch list gas logs---The exterior gas logs required a very long gas valve key which was not available and the exterior logs could not be tested. You should ask the builder to provide the correct key and demonstrate the exterior gas logs to your satisfaction.

More information needed: The interior gas fireplace is very unique and has a remote control. It worked (see photo) but you may need to obtain more information on the features and controls.

Gas logs recommendations, maintenance and comments---You should budget for future maintenance and repairs.

1. When gas logs are present, a carbon monoxide alarm is recommended. This house has [1 that works and 1 that is missing; see electrical punch list.](#)
2. **Yearly** (more or less often depending on usage), gas logs should be serviced and cleaned as needed by a licensed chimney sweep or other professional to ensure the gas logs are in correct and safe working order.
3. Many brands of gas logs have an unpleasant smell when activated; especially when new. It depends on the materials the logs are made of but could mean the logs need to be serviced. If the smell is unpleasant after you have had the gas logs serviced, you should consider changing the logs to a different upgraded brand or you should contact the seller/builder. The gas logs in the den are very different than what is typical and may need a different type of yearly servicing; ask the service tech for details.
4. For your information: Combustion air from the exterior is recommended for gas logs per manufacturers’ recommendations. Many areas/towns do not require an installed combustion air system for gas logs. If gas logs do not have a built-in or installed combustion air/vent system, about the only method to provide combustion air is to partially open a window or door which may not be a reasonable, practical or acceptable method. If a homeowner cannot provide combustion air for the gas logs, carbon monoxide alarms should be installed and maintained for the safety of the occupants. Read and follow all instructions pertaining to the safe operation of gas logs.

Section 2: Roofing materials, roof penetrations, vents, flashings and gutters

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

Roofing material: [Asphalt/fiberglass shingles](#)

Type of roof covering: [Architectural](#)

Blind Valleys: [None](#)

Roof pitch (steepness): [8-12](#)

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

SA=satisfactory

NP=not present

NI=not inspected

MA=misc. info

UN=builders punch list

SA	NP	NI	MA	UN	
<u>X</u>	—	—	—	—	Gutters: Metal visible excessive damage/Sag: No
					Cleaning: Yearly or as needed
<u>X</u>	—	—	—	—	Plumbing vent boots---- typically have a life of 10-12 years
<u>X</u>	—	—	—	—	Heater vents
—	—	—	<u>X</u>	—	roof flashings not visible at chimneys, dormers or walls adjoining the roof
—	<u>X</u>	—	—	—	visible exposed nails---see details and limitations
—	<u>X</u>	—	—	—	visible curling shingles---see details and limitations
—	—	—	—	—	visible wind-lift damage---see details and limitations
—	<u>X</u>	—	—	—	loose granules
—	<u>X</u>	—	—	—	visible Roof fibers showing---see details and limitations
—	<u>X</u>	—	—	—	visible Missing shingles---see details and limitations
—	<u>X</u>	—	—	—	visible shingles caulked, sealed or replaced---see details and limitations
—	<u>X</u>	—	—	—	visible Roof sags---see details and limitations
—	<u>X</u>	—	—	—	visible attic decking stains---see details and limitations

[Builders' punch list; roofing materials, roof penetrations, vents, flashings and gutters](#)---None

[Roof and gutter recommendations, maintenance](#)---You should budget for future maintenance and repairs

1. The rubber portion of plumbing vent boot roof flashings has a shorter life (typically 10-12 years) than the roof and may cause premature leakage.
They may need future maintenance, repair or replacement.
You should monitor the condition of all roof flashings or penetrations after a 10 year life or after storms.
2. The roof is new to this house. You should obtain warranty information.
3. The inspector's roof inspection is limited and does not include a roofing guarantee or warrantee.
The exact remaining life of the roofing materials, roof penetrations and/or flashings is unknown.
4. Keep gutters and downspouts clean as well as underground drain pipes, if present.

[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.

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 and the inspection is limited.

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

The plumbing vent boots: [Appear to be acceptable](#)

The remaining flashings: [Appear to be acceptable](#)

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

Even 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.

This house was reported to be new. The roof on this house should not have problems.

You should obtain warranty information from the seller or builder.

The fact the roof is acceptable/satisfactory does not determine the remaining life of the roof or whether future problems/leaks may occur.

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

1. A general opinion is given of the condition of the roofing installation 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 eventually cause wood rot in areas that cannot be observed by the inspector and cannot be reported.
3. 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.
4. The wood behind gutters, flashing or any type of exterior wall covering is not visible or accessible, cannot be inspected and [the condition is unknown. Since this is a new house, the condition is assumed, but not confirmed, to be good.](#)

Gutters and downspouts are not tested for leakage.

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

Section 3: Attic

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

SA	NP	NI	MA	UN	Method of inspection: Walked all that was accessible; see notes
<u>X</u>	—	—	<u>X</u>	—	Structure type: Wood rafters, rafter ties, ridge boards and braces
—	<u>X</u>	—	<u>X</u>	—	visible stains: See limitations of attic inspection
—	—	—	<u>X</u>	—	approximate insulation depth: 8-13" Cellulose; see notes
<u>X</u>	—	—	<u>X</u>	—	decking: OSB (Oriented Strand Board)
					Attic clearances for inspection: Less than 12" at edges
<u>X</u>	—	—	—	—	access location: Garage
<u>X</u>	—	—	<u>X</u>	—	attic ventilation type: Soffit and 10 Passive
					See notes under heating and cooling for energy efficiency
—	—	—	<u>X</u>	—	Moisture/stains or wood rot
—	—	—	<u>X</u>	—	Damaged structural members or floating supports

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

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

Access to all attic spaces is limited to some extent by the type of structure, low clearance, level of insulation, location of air ducts and positioning of heating unit.

- Attic ventilation:** For your information and recommendation. There does not seem to be an area wide acceptable level of ventilation. The level seems to vary with the town and the builder. More is usually better. See notes under heating and cooling.
- Attic insulation:** For your information and recommendation. Since approximately 2004 (depending on the town), the typical standard acceptable insulation level for proper attic insulation is R-38 or 10-17" depending on type and brand of insulation. As you would expect, there is a variance of manufacturers' claims on how well their insulation works.

One source reports the R value for cellulose ranges from 3.2 to 3.8 per inch or 10-12 inches for R-38.

Based on the level of insulation of 8-13", the attic insulation appears to be marginal in places. There is 13" of insulation on the north side and around 8" on the south side. However, there is a certificate in the attic (see photo) that certifies that the attic has been insulated to an overall efficiency of an R-38.

Even when the attic has an R-38 level of insulation, for greatest energy efficiency and lower utility bills, additional attic insulation should be considered as an upgrade. Confirm information with a professional.

Insulation measurements are taken in the closest accessible area and may not be representative of the insulation depth in all areas. Insulation in inaccessible or marginally accessible cannot be measured.

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.

Attic Comments---

Attic insulation certificate is located in the attic

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: 60%; maximum

Attic side of the soffit accessible to be observed: 0%

Wood behind gutters or flashing accessible to be observed: 0%

Specific inaccessible or marginally accessible attic areas: At the perimeter or edges of the attic as well as the extreme corner areas due to type of structure, low clearance, air duct, and depth of insulation; see photos. Any area of the attic that cannot be accessed using normal means of inspection is considered inaccessible.

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 in the visible and accessible areas.

Depending on the type of lumber used, age related cracks are to be eventually 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 or is not fully known; including but not limited to the condition of the structure, decking, interior surface of the fascia board and soffit, wiring, plumbing and AC air ducts.

It is your choice whether to obtain an additional opinion from the builder, City inspector, specific qualified contractors capable of accessing low clearance areas or marginally accessible areas before closing or agreeing to purchase this house or----- since you have at least a one year warranty, you should report problems to the seller/builder prior to the end of the warranty.

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

1. The roof decking, (as viewed from the attic), can only be partially inspected, especially around the perimeter or edges.
Clearances of attic spaces below 48" are generally considered to be inaccessible for normal inspection. Attempting to access a low clearance attic by walking/duck walking or balancing on rafters is not considered to be safe.
Low clearance or marginally accessible attics may be accessed by small limber people using "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 additional 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=satisfactory **NP**=not present **NI**=not inspected **MA**=misc. info **UN**=builders punch list

SA	NP	NI	MA	UN	
<u>X</u>	—	—	—	—	garage type: Attached
<u>X</u>	—	—	—	—	Automatic reverse (electric eye)
—	—	—	<u>X</u>	—	Manual reverse: door needs adjusting: Yes (see note below)

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

[Garage maintenance, recommendations and comments](#)--You should budget for future maintenance and repairs. It is your choice whether to have the manual garage door reversing mechanism adjusted; see explanation under notes below.

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

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

1. For your information: Garage door openers installed after 1982 should have a built in manual door reversing mechanism. If operating properly or exactly as originally intended, an overhead door should reverse by applying gentle pressure under a descending door with one hand. Most manual door reversing mechanisms do not work exactly as intended by the manufacturer. Many doors will reverse only if moderate pressure is applied.

For greater safety, garage door openers installed after 1993 should be equipped with an electric eye auto reverse which is in addition to the manual opener. If installed correctly, the electric eye auto-reverse works almost 100% of the time.

The manual reversing mechanism and electric eyes are both checked during a home inspection.

2. For your information: The garage should be sealed from the living space with no penetrations or holes in the walls, have a fire rated walk door into the home as well as a fire rated attic access. The purpose of the fire rated doors or attic access is to slow or prevent the spread of fire into the living space or attic space should a fire originate in the garage.
3. For your information: 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.
4. **Exposed concrete:** The garage concrete floor is in good overall condition with typical cracking expected in the future. Much of the time new concrete will have small cracks within months of installation. There does not appear to be any visible related significant movement with the wall structure.

Driveways, sidewalks and patios appear to be in acceptable condition.

There are various reasons why concrete can crack---even for a new house.

These various exposed concrete areas are typically not poured to the same specifications as the house. Actually, almost all poured concrete will develop cracks, including the concrete under interior floor covering. This will be noticeable if you are present when new floor covering is installed.

While all cracks are a result of some type of settling, a "rule of thumb" is if a crack is the width of 1 quarter (1/16"), it is typical. If it is the width of 2 quarters (1/8") or greater or one edge of the crack is higher than the other, you should consider having the cracks further evaluated by a professional.

It will be your choice whether to obtain additional information if floor cracks appear to be excessive.

Section 5: Slab Foundation, structural and drainage only accessible items can be inspected

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

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 SE to the NW

Builders’ punch list; foundation, structural and drainage---None

[Foundation, structural and drainage recommendations, maintenance and comments---](#)

1. You should obtain warranty information from the seller or builder
Your inspection does not include a warranty of any kind.

Water from all sources should be diverted away from the foundation including the cooling condensate drain which is located to the right of the exterior cooling unit.
Gutters and downspouts should be kept clean.

2. The interior window inspection is part of the foundation inspection.
Typically, if a house has perimeter foundation problems, the windows will not open/close/lock properly and may have cracks or separations around the windows.
New houses should not have this type of problem.

All accessible windows are lifted, lowered and locked unless otherwise noted.

All windows were acceptable.

[Foundation, structural and drainage comments---](#)

This inspector is not a professional foundation/structural/drainage specialist and can make determinations based on visible items and indicators only. The inspection is very limited.

The inspector cannot actually inspect the foundation; it is under the ground.

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

Every effort is made to inspect as much of the foundation/structural/drainage components or foundation support items as possible.

The concrete slab, structure, 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, structural and drainage conclusions are obtained by “problem indicators” listed

1. Exterior walls [do not](#) have visible exterior wall cracks.
New houses should not have wall cracks.
2. Interior walls [do not](#) have visible interior wall cracks.
New houses should not have interior wall cracks.
Diagonal cracks are usually settling cracks. Straight line cracks may or may not be settling cracks.
Most houses eventually have common wall cracks.
3. Interior doors [do not](#) have visible dragging.
New houses should not have dragging doors.
Slight drag is not unusual even on new houses and doors may need to be adjusted.

4. Interior tile floors do not have visible tile cracks.
New houses should not have tile cracks.

All walls and floors in a staged house may not be fully visible, cannot be fully inspected and the condition cannot be fully determined.

5. Windows do not have visible excessive drag or warping.
All windows are lifted, lowered and locked.
New houses should not have dragging or warped windows.
The windows in a new house should be easily opened.
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.
Monitor water flow during heavy rains and make corrections as needed.
This development is not fully built out and there appears to be vacant land to the east. All of this could impact future drainage from the surrounding areas.
7. Foundation: This house does not have accessible foundation to be inspected; (it is under the ground); the actual foundation cannot be inspected; the condition is unknown except for indicators.

The inspector's non-binding opinion of the foundation, structural and drainage: Does not have visible foundation/structural/drainage indicator concerns based on the information listed above with exceptions noted.

Any time a house has drainage concerns, you should obtain additional information from the builder or from a foundation/structural/drainage professional and make corrections as needed.

The inspector's foundation, structural and drainage inspection is limited and does not include a foundation, structural and drainage guarantee or warranty.

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

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

Current conditions are not a guarantee or prediction of potential future problems or concerns or lack of future problems or concerns.

Concrete slab foundations

The concrete under the interior floor covering (and all items encased by concrete 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.

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

Water (gutter downspouts, lawn sprinklers, cooling condensate drains and landscaping drainage) should be sloped, directed or diverted well 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: [50-70 PSI](#) (see notes) location pressure regulator: [To the right of the water heater](#)
 Location sewer clean-out: [On the west side of the SW corner](#)
 Type visible pipe: water: [Semi-rigid PEX](#) gas: [Black iron](#) sewer/vent pipes: [PVC](#)
 Approximate age of plumbing: [Original](#)
 Utility shut-off locations: water: [Utility meter and to the right of the water heater](#)
 Gas shut-off location: [Utility meter on](#)

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

SA	NP	NI	MA	UN	
X	—	—	—	—	water heater: Rheem location: Garage closet Serial #: Q241908714 circulating pump: No Date of manufacture: June 2019; 7 months' old; new to this house Fuel: Electric capacity: 50 gallons Thermal expansion tank installed: Yes
—	—	—	X	—	pressure relief valves (checked for presence; operation cannot be checked)
X	—	—	—	—	Pressure relief valve pipe temperature rated? Yes To exterior: Assumed but not confirmed; pipes in walls or floors are not accessible to be inspected; appears to exit on the west exterior Kinks, reduced size and traps: None visible
—	—	—	X	—	Drain pan and piping to exterior: Assumed but not confirmed; pipes in Walls are not accessible to be inspected; appears to exit on the west
—	X	—	—	—	visible deterioration
X	—	—	X	—	water flow; may be influenced by pressure, volume, length or size of pipes
—	X	—	—	—	visible leaks overall; see plumbing inspection limitations
X	—	—	—	—	exterior faucets leaks at handles: None
X	—	—	—	—	dryer power: Electric: 4-wire dryer vent: Yes; through roof
X	—	—	—	—	toilets
X	—	—	—	—	sinks
Most	—	—	—	X	bathtubs and showers
X	—	—	—	—	whirlpool mechanical access: Across the front

[Builders' punch list; plumbing](#)---Repair or correct as needed.

The hall bathroom shower head is missing.

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

This house has a septic/sewer system which is not included in a home inspection.

The exact type of system is unknown.

The City inspection department or State Health department should have a record of the septic/sewer 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 the septic/sewer is in the best operating condition.

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

Dryer vents are not a part of a home inspection; they should be cleaned yearly or more often depending on the amount of usage.

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.

The dryer vent exits through the roof.

This is especially true when the dryer vent exits through the roof.

The vent pipe in the attic should be insulated to prevent condensation.

Plumbing comments---You should budget for future maintenance, repair and replacement.

A home inspection cannot determine when a mechanical item may fail or meet your expectations.

The inspector is not a licensed plumber.

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

Items that cannot be inspected:

Water wells, sewer or septic systems of any type, septic controls and septic lateral lines or septic tanks as well as propane tanks.

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 underground, under the attic insulation, 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 [7 months' old or new to this house](#); the average normal life is 10 to 15 years with the exception of the heating element.

It is unknown how long or how well the water heater will work to meet your specific needs or expectations.

The water pressure at this house [ranged from 70 on the south side to 50 on the north side; the reason is unknown](#). Water pressure varies hour to hour and day to day.

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' or household incoming water lines.

This house is equipped with a pressure regulator. Pressure regulators cannot be tested by the inspector.

If the pressure regulator is operating correctly and pressure is available from the water provider, the pressure can possibly be increased if too low or decreased if too high.

Vacant houses (may not apply to a new house unless vacant for a long period of time): When water has been turned off, has been active but 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 location of the GFCI safety cut-off for the whirlpool/jetted tub is: [In the toilet to the right down low.](#)

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

1. Plumbing is not checked for code violations, only whether the plumbing fixtures are working. You should ask the owner/builder for location of shut-off valves and clean-outs if they are not located during the inspection; or contact a plumber for more information.
2. For your future information: If a shower head or faucet has low flow, clean the shower 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 or call a plumber or other professional. 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, if they can be changed or call a licensed plumber.
3. Whirlpool/jetted tubs are checked for operation only. They are not checked for code compliance.
4. This house has "PEX" (cross-linked polyethylene) or HDPE (High Density PolyEthylene) semi rigid plumbing pipe which is a water piping system that has been approved in many areas since around 2005. It is reported as being present but the condition cannot be determined since most of the pipes are concealed.
5. Sink/tub overflow drains and sink/tub drain plugs are not inspected.
6. **Wintertime:** To help prevent freezing of exterior faucets or interior pipe, you should unhook the exterior hoses from the faucets, drain and store the hoses and winterize or cover the exterior faucets with a good faucet cover; purchased at any home store for about \$5.00 or so.

Section 7: Kitchen only accessible items can be inspected**SA**=satisfactory**NP**=not present**NI**=not inspected**MA**=misc. info**UN**=builders punch list

SA	NP	NI	MA	UN	
<u>X</u>	—	—	—	—	countertops and cabinets
<u>X</u>	—	—	—	—	range: Gas
<u>X</u>	—	—	—	—	oven: Electric
<u>X</u>	—	—	—	—	range/oven safety tip-over bracket
<u>X</u>	—	—	—	—	sink
<u>X</u>	—	—	—	—	drains
<u>X</u>	—	—	—	—	disposal
—	—	—	—	<u>X</u>	dishwasher
—	—	—	—	<u>X</u>	dishwasher safety tip-over bracket (brackets are recommended)
—	—	—	—	<u>X</u>	microwave type exhaust: Re-circulating
<u>X</u>	—	—	—	—	vent hood type exhaust: Solid duct through the roof
<u>X</u>	—	—	<u>X</u>	—	refrigerator/freezer
					Refrigerator/freezer temperature day of inspection: 41-10; respectively

[Builders' punch list; kitchen](#)---correct as needed.

- The dishwasher is loose in the opening, does not have an installed tip-over bracket and the door will not close. The dishwasher could not be inspected.
- The microwave door would not open when the door release was pushed. The microwave could not be inspected.

[Kitchen maintenance and recommendations](#)---You should budget for maintenance, repair and replacement

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

Each kitchen appliance is operated in a basic NORMAL mode 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, thermostat accuracy and specialty devices or controls are not tested during this inspection.

Cosmetic items are not included in a home inspection

It cannot be determined how well an appliance will work, whether it will meet your expectations, when a problem may develop or **how long** an appliance will last. Be aware of the average appliance life expectancy.

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

The inspector does not light pilot lights on gas appliances. Appliances are not moved.

1. The age of the kitchen appliances are assumed to be new; ask for warranty information..
2. See the plumbing note under vacant homes.

Section 8: Cooling: [Rheem; 4 ton](#)Energy source: [Electric](#)outside temperature: [55](#)Serial #: [W131911529](#)model #: [RA1448AJINA](#)Date of manufacture: [March 2019; 10 months' old](#)[only accessible items can be inspected](#)Near end of normal life span (15-20 years): [No](#)

(See temperature limitations)

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

SA NP NI MA UN

—	—	—	x	—	cooling temperature supply: Exterior temperature too cool to check unit
x	—	—	—	—	electrical disconnecting means
x	—	—	—	—	condenser coil---dirty or damaged: No
—	—	—	x	—	condensation drain line--- clean yearly or more often

The drain line terminates: [To the right of the exterior cooling unit](#)
 Secondary drain terminates: [None but has an overflow sensor](#)
 Damaged refrigerant insulation: [No](#)

[Builders' punch list; cooling](#)---The exterior temperature was too cool to check the cooling unit

[Cooling Recommendations](#)---You should budget for future maintenance and repairs
 See heating and cooling notes 1-3 for expanded information.

The [10 month](#) old [4 ton Rheem](#) cooling unit for [2,155 SF or 539 SF per ton](#) could not be checked due to lower exterior temperatures.

The temperature must have been at least 65 degrees or greater for the past 24 hours to check the cooling system and must be or have been 80 degrees or above to obtain an accurate temperature check.

Operating a cooling unit in low temperatures could damage the unit.

Newer units or heat pumps are less likely to be affected by cooler temperatures.

The cooling unit is new to this house.

You should have a 100% builders' warranty for at least a year and a partial warranty for much longer.

If the cooling unit does not cool the house to suit your specific needs, you should contact the owner/builder.

On the day of inspection, it could not be determined how well the cooling unit [is or is not working](#).

It is unknown how long or how well the cooling system will work to suit your specific needs or expectations.

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

The cooling unit/system does not have visible problems.

[Cooling maintenance](#)---You should budget for future maintenance and repairs

1. For greatest energy efficiency and to prolong the life of the units, you should have the heating and cooling units fully serviced yearly.
The interior cooling "A" coil, exterior cooling coil and condensate drain should be checked yearly or more often and cleaned as needed.
2. Your filter (pleated Merv 8 or equivalent) should be changed every 1-3 months; sooner is better.
3. You should mow and weed-eat away from the cooling unit to avoid getting grass in the exterior coil.
4. You should consider installing an access point to your condensate drain in the attic to make it easier to clean the condensate drain when needed; see photo.

Section 9: Heating: RheemSerial #: [W341814143](#)Date of manufacture: [August 2018; 1 year, 5 months' old](#)Near end of normal life span (15-20 years): [No](#)Location: [Attic](#)Energy source: [Gas](#)outside temperature: [55 degrees](#)model #: [R801PA100521MSA](#)

only accessible items can be checked

Type system: [Central split](#)**SA**=satisfactory**NP**=not present**NI**=not inspected**MA**=misc. info**UN**=builders punch list

SA	NP	NI	MA	UN	
X	—	—	X	—	gas heat supply: 125-137 return: 86 temp rise: 39-51
—	—	—	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
X	—	—	—	—	combustion air from attic or exterior
					Ease of heating unit access: Moderate

[Builders' punch list; heating](#)---None; see recommendations

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

The [1 year, 5 months' old Rheem](#) heating unit for [2,155](#) SF is heating.

The air flow is a little erratic with a 12 degree difference in temperature at the supply vents.

Air flow may be more or less in some rooms; this [may](#) be corrected by adjusting supply vents.

In houses that do not have return air grills in the bedrooms or other rooms, the doors may need to be undercut or the doors may need to be left cracked open to ensure good return 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.

With an outside temperature of [55](#) degrees the heating unit had a temperature rise between the supply vents and the return air vent (temperature differential) ranging from [39-51](#) degrees.

Generally speaking, an acceptable temperature range is somewhere between 30-60 degrees depending on the type of unit. The air temperature at the various supply vents should be somewhat close in temperature.

All information should be confirmed by a professional.

The heating unit is new to this house. You should have a 100% builders' warranty.

If the heating unit does not heat the house to suit your specific needs, you should contact the seller/builder.

[Heating maintenance and comments](#)---You should budget for future maintenance and repairs

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

A home inspection cannot determine when a heating unit may fail or fail to meet your expectations.

This inspector is not a licensed heating and cooling technician.

Section 10: Air distribution [only accessible items can be inspected](#)

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

SA	NP	NI	MA	UN	
X	—	—	X	—	air duct located: Attic
X	—	—	X	—	Type of visible duct: Flexible
—	—	—	X	—	condition of visible accessible duct insulation
—	—	—	X	—	air flow in each major room
—	—	—	X	—	filter-----size: One 14x30 and one 20x30 (change filters every 1-3 months)

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

See heating and cooling notes 1-3 for expanded information

[Air distribution recommendations and maintenance](#)---Budget for maintenance and repairs; see notes 1-3

Air filters (pleated Merv 8 or equivalent) should be changed every 1-3 months.

A dirty filter can allow dust into the system which may coat the interior cooling "A" coil with dust which may cause the heating and cooling to operate inefficiently and may cause 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 space is not accessible or is marginally accessible; see attic section](#)

The accessible and visible air ducts were visually acceptable but not all air ducts were fully accessible or visible, could not be fully inspected and the condition is unknown or cannot be fully determined.

[Heating and cooling notes are a part of the report](#)

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

1. **Limitations:** The heating and cooling unit inspection is a limited inspection to determine if the units are working.
The inspection does not determine how well the heating and cooling units will work, how long they will work, if the units are properly sized and balanced for the house, whether the return air is the correct size or whether the heating and cooling units will meet your needs or expectations. See information below.
2. Based entirely on industry standards, a house should have 1 ton of cooling for each 500 to 600 SF of floor space. The size of the unit will be dependent on the overall energy efficiency of the house.

"Rule of thumb": A properly designed heating and cooling system may only lower the interior cooling temperature 20 degrees lower than the exterior temperature and may only be able to drop the temperature 1 degree per hour. You should confirm all information with a professional.

The correct size of a Heating and Cooling system can only be determined by a very competent professional who will take all factors into consideration including the specific needs or expectations of an individual or family.

You should consider obtaining an energy audit or heating and cooling analysis which will determine if the "housing envelop" energy efficiency can be improved for greater comfort and lower utility bills.

Duct Blaster: If your heating and cooling unit does not heat and/or cool the house to your specific needs or expectations, you should consider having a "duct blaster" test on your heating/cooling ducts to determine the location of air duct and heater fan unit air leaks and have corrections made as needed. A home inspection cannot determine the location of most air duct leaks.

A duct blaster test uses a fan to pressurize the air duct system combined with a pressure gauge to measure air leakage of the ductwork and system. This will determine if there is excessive air leakage. If the air leakage is excessive, the leaks should be located and corrected.

You should consider having the air ducts cleaned yearly or every other year especially if you have inside animals.

3. **Items that affect how well a system is working:** The square footage, overall cubic feet, height of ceilings, attic and wall insulation, attic ventilation, size, location and condition of the heating or cooling unit, filters, type and condition of filters, condition of the duct system, amount of air infiltration, wind chill, humidity, orientation of the house, number and efficiency of windows and doors, 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. 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 the 2nd method.
 1. **Unit check:** If the temperatures are taken at the fan unit directly on either side of the interior cooling "A" coil or heating burners, this will give you an accurate reading on how well the **unit** is cooling or heating.
 2. **Overall system check:** If the temperatures are taken at the supply vents in the separate rooms and at the interior room return air vent(s), this will give you a reasonably accurate reading on how well the **system** as a whole is doing.
5. 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 house foundation or cooling pad due to soft soil caused by water. If a cooling pad settles, the exterior cooling condenser could tilt on an angle which can cause pre-mature mechanical problems.
6. **Attic ventilation:** For your information. 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. More is usually better. However, in-flow and out-flow of attic air should be balanced. 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.

The attic temperature can reach 130-140 degrees in the summertime. This may affect the capability of the cooling unit to cool the house well. The temperature of the attic can cause summertime "heat gain" or wintertime "heat loss" from the heating and cooling air ducts and can cause hot or cold air penetration through the ceiling into the living space. This may cause the heating/cooling units to work harder and your utility bills to be more expensive. Good attic ventilation to remove as much summertime heat as possible is essential to cooling efficiency. Adequate attic insulation (R-38 or greater) is essential for both heating and cooling efficiency. Confirm all information with a professional.
7. Flexible duct may not last as long as a metal duct system or be as energy efficient. Presence of flexible duct is not necessarily a cause for concern unless it has deteriorated.
8. This HVAC system [does have](#) a condensate drain sensor as recommended. When operating properly, a cooling unit condensate drain sensor is intended to sense excessive condensate moisture in the condensate pipe or drain pan which shuts the cooling unit off to avoid water overflow and damage. A home inspection does not test the drain sensor.
9. Air duct in inaccessible or marginally accessible spaces cannot be inspected or fully inspected and the condition cannot be fully determined.

Section 11: Electrical

only accessible items can be inspected

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

location main switch: [At main panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [Main only](#) # spares: [4](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)

Incoming wiring Method: [Underground](#)
 Is size of electrical service adequate for current needs of the home? [Yes](#)

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

location main switch: [At exterior main panel](#)
 Panel outdated: [No](#)
 # breakers/fuses: [26](#) # spares: [4](#)
 Rating: [200-amp](#) voltage: [120-240 volts](#)
[Copper and 3-4 wire Romex house wiring](#)

Incoming wiring Method: [Attic](#)
 Interior wiring method:

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

SA	NP	NI	MA	UN	
—	—	—	<u>X</u>	—	wiring type from meter panel to interior panel: 4-wire Aluminum
<u>X</u>	—	—	—	—	Approximate age of wiring: Original; new to this house
<u>X</u>	—	—	—	—	Breaker and wire size compatibility
—	—	—	<u>X</u>	—	is electrical panel easily accessible with 3' in front of panel? Yes
<u>X</u>	—	—	<u>X</u>	—	Main ground wire to a ground source (identified but not how well it works)
—	—	—	<u>5</u>	—	Bond wire from main panel ground to distribution panels
—	—	—	<u>2</u>	—	Arc fault circuit interrupter breakers (see inspection limitations)
<u>9</u>	—	—	—	—	Ground fault circuit interrupter breakers (see inspection limitations)
<u>X</u>	—	—	—	—	GFCI safety outlets
<u>Most</u>	—	—	—	<u>X</u>	wall outlets checked: All except refrigerator and range control outlet
—	—	—	—	<u>X</u>	switches
<u>Most</u>	—	—	—	<u>X</u>	doorbell
<u>X</u>	—	—	—	—	lights/fans
—	—	—	<u>X</u>	—	bathroom exhaust fans
<u>3</u>	—	—	—	—	bathroom exhaust fan duct
<u>1</u>	—	—	—	<u>1</u>	smoke alarms
—	<u>X</u>	—	—	—	combination smoke and carbon monoxide alarms
—	—	—	—	—	visible exposed wiring

Builders' punch list; electrical---Correct as needed

- Light fixture globes missing: 1 in the entry and 2 in the hall bathroom
- Exterior lights not burning: 1 garage light
 There are 3 light dimmer switches; 1 for the exterior entry, 1 for the den and 1 for the master bedroom. The master bedroom seems to be working OK but could not get the remaining 2 to work. All 3 should be checked and problems corrected as needed.
 All lights and switches should be operational.
- The combo smoke alarm/carbon monoxide alarm in the den is missing
- The doorbell did not work

Safety Items: General requirements; each town decides when and where to require safety items such as smoke alarms, carbon monoxide alarms, GFCI (ground fault) safety outlets, GFCI safety breakers or AFCI (arc-fault) safety breakers.

Electrical safety is important 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 or area in which you are purchasing a home.

It is unknown exactly what [this area](#) required when this house was built.

Arc-Fault Breakers: This type of breaker is the most controversial newer safety item. Arc-fault breakers are safety type breakers intended to trip or turn power off from the area served if an unsafe condition exists. Examples are: If a child poked an object into an outlet or a lamp has a frayed cord, the breaker should sense the unsafe condition and the breaker will trip or cut the power off to the area served.

Localized storms may also cause a loss of power or cause the breaker to trip.

Arc-fault safety breakers requirements vary widely from area to area.

In some areas, as early as [2002](#), arc fault safety breakers were required for bedrooms only. They were gradually expanded to the point where, by [2017](#), most areas (but not all areas) of the house are required to be protected by arc-fault breakers, ground fault breakers or a combination of the two.

You should obtain warranty information from the seller/builder as well as a certificate of occupancy from the City/area inspection department which should also include the acceptance of the electrical installation by the City/area inspector.

If you want more information on arc-fault safety breakers, you should contact a local competent master electrical contractor.

***A home inspection does not and cannot determine if the correct number of AFCI arc-fault breaker have or have not been installed for this specific area.

This house has [3](#) smoke alarms, [2](#) combination carbon monoxide/smoke alarms (1 is missing), [9](#) GFCI safety outlets, [2](#) GFCI ground-fault safety breakers and [5](#) AFCI arc-fault safety breakers.

GFCI safety outlets are located: [1](#) for the jetted tub, [2](#) in the bathrooms, [2](#) in the kitchen, [2](#) in the garage, [1](#) for the exterior as well as [2](#) GFCI safety breakers for the disposal and dishwasher.

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

Smoke alarms, carbon monoxide alarms and GFCI safety outlets should be tested regularly and should be changed to new alarms every 10 years to ensure they are working correctly.

[Electrical recommendations, maintenance and comments](#)---You should budget for maintenance and repairs

1. All exhaust fans work. It could not be determined where the ducts terminate.
2. Test all safety devices regularly and change batteries yearly.
3. A home inspection cannot determine when an electrical item may fail.
4. Interior safety devices and alarms are tested by pushing the test button only. Safety breakers may not be tested.
It is unknown exactly how well individual safety devices will work.
See information on when safety devices should be replaced due to age.
5. 3-way switches are not checked for correct switching at all locations.
6. The dryer outlet is a [4-wire outlet](#).

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

1. **Items that cannot be inspected:** Intercom, sound or security systems, inaccessible wiring underground, items behind walls and under floors or inaccessible due to the structure of the building. Wiring in the attic concealed by insulation is not inspected.
2. The electrical condition of the main ground wire cannot be determined.
It can only be determined 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.
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.
Exhaust fan motors and blades should be cleaned yearly to maintain efficiency and to prolong the life of the motor.
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. If you lose power in any area of your home, check the electrical panel for breakers that are in the center position or the handle feels loose. The cover should be **installed or in place** when testing breakers. 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 the seller/builder (if under warranty) or an electrician.
Individual GFCI safety outlets may also occasionally trip or lose power.
The GFCI safety outlet has a test and reset button. You should press the reset button. If the test button on the GFCI safety outlet will not reset, call the seller/builder (if under warranty) or an electrician.
6. Problems with some of the newer (manufactured 2014 and later) arc-fault and/or combination arc-fault/ground fault breakers have been reported.
If you experience frequent "tripping" of breakers, you should contact the seller/builder (if under warranty) or a licensed electrical contractor.
7. **Tamper resistant** outlets are installed in this home.
They were first manufactured in 1999 but were not adopted by many towns until much later.
They are sometimes difficult to plug into; have patience.
8. Reversed polarity means the hot and neutral wires are reversed.
Ungrounded outlets are wall outlets that do not have an active safety ground wire.
9. Furnishing in staged homes or stored items in new homes prevents the inspection of 100% of outlets, possibly some switches and portions of the floors and walls.

Section 12: Interior only accessible items can be inspected

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

SA	NP	NI	MA	UN	
<u>X</u>	<u>X</u>	—	—	—	Type structure: Wood frame
					doors: stick, drag or damaged: None
					Door latches/locks: See notes; 100% of locks may not be checked
<u>X</u>	—	—	—	—	Window material: Metal/vinyl/Double pane % tested 100
—	<u>X</u>	—	—	—	broken seals or "cloudy" windows
—	<u>X</u>	—	—	—	glass condition----Cracked or broken: None
—	—	—	—	<u>1</u>	screens-----Damaged: None missing: One
<u>X</u>	—	—	—	—	alignment
—	—	—	<u>X</u>	—	caulking
—	—	—	<u>X</u>	—	interior walls and ceilings: Painted sheetrock
—	—	—	—	—	Visible stains: None visible holes/openings: None
—	—	—	—	—	Common cracks: None visible
—	—	—	<u>X</u>	—	Type floor covering: Carpet and tile
—	—	—	<u>X</u>	<u>X</u>	cabinet drawer and doors checked: Spot checked only.

[You should confirm the cabinet doors and drawers are suitable for your use](#)

Builders' punch list; interior---Correct as needed

- Doors that will not latch or lock: 4 closet doors in the SW and SE bedroom
- Screens missing: One at the hall bathroom window
- More information needed on cabinet drawers: The middle drawer to the right of the refrigerator is hard to open. The lower drawer access groove handle cut into the wood is not accessible. Several drawers that do not have access groove handles cut into the wood: top drawer to the right of the range, top drawer to the right of the sink, top drawers to the right and left of the hall bathroom sink, top drawers on 3 in the master bathroom; are these supposed to have a grooved handle cut into the drawer?

Interior recommendations, maintenance and comments---You should budget for future maintenance and repairs.

1. All windows should be checked and caulked periodically as needed both inside and outside to limit air and water penetration.
2. A home inspection cannot determine when any item may fail or fail to meet your expectations.
3. Only accessible items may be inspected.

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

1. **Items that are not inspected:** Cosmetics, paint, 100% of all door and window locks or latches. Sub flooring or concrete below floor covering is not accessible or visible, cannot be inspected and the condition is unknown.
2. Always check floor covering and walls to your satisfaction on your final walk through before closing.
3. Cosmetic deficiencies or concerns are not reported unless they have an impact on the structural components of the home.
4. Windows with drapes or blinds which completely cover the windows or the top of the window enclosure cannot be fully inspected as far as the operation of the window or the condition of the wood or sheetrock surrounding the window.
You should visually check all windows during the final walk-through before closing.
5. 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".
6. You should consider changing your entry door keyed locks.
100% of locks on all doors are not inspected.
You should consider changing the overhead garage door and entry door code.
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 the condition cannot be determined.
8. A "broken seal" occurs when air gets into the space between the two panes of a double pane window. A "cloudy" window is one that has the beginning of a broken seal.
9. While a central vacuum system may be partially inspected or tested, it is not included in a home inspection.

Home inspection agreement

A new house is different in that you have a 100% warranty on the house for one year or however long your contract states.

You may have extended warranties on some items; heating and cooling is an example.

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 Primm Inspection and Electric, the Inspector, pertaining to our inspection of the property as outlined in the inspection report and for the stated fee.

Home Inspections; general requirements:

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 in the report.

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 warrantee concerning the home and equipment or its usefulness.

According to Arkansas Standards of Practice, page 21, 401.13 2 B 4, a Home Inspector is not required to provide a guarantee or a warranty.

Under-floor spaces where applicable: The home inspector is not required to enter under-floor 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 under-floor 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, drainage 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.

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

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

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

Warranties

You should have at least a one year's warranty on your new home.
You will need to ask about warranties on remodeled homes.
Occasionally, a builder will give a longer warranty on the house or on the foundation.

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

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

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

Obtain samples and information on paint and other cosmetic items.
Keep all information in a binder or scan into your computer.

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

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

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

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

Problems/concerns

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

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

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

Ask for return receipt verification on all emails when possible.

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

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

Ask for written information on measures taken to correct the damage, if any.
Was the damage/concern corrected to your satisfaction?

What caused the damage/concern or dissatisfaction?
Was the root cause of the problem corrected?

Have problems been recurring?

Again, ask for written confirmation of all of the above from the builder or the sub-contractor involved?
Get names, contact numbers and State of Arkansas license numbers on all contractors involved.

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

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

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

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

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

Things may have changed.
I seem to get different information each time I attempt to access the State web site
You may have to make phone calls if the above or following information is not current.
This information was obtained from a local code enforcement person and may be dated from old information.

Code enforcement manager	Ron Baker	501-682-4531 or 501-682-4547 ron.baker@arkansas.gov
Electrical	Kevin Stafford	501-690-3297 kevin.stafford@arkansas.gov
	Charles Covington	501-683-4039 charles.covington@arkansas.gov
Mechanical/heating/cooling	Tony Woodard	1-800-554-5738 antony.woodard@arkansas.gov .
Plumbing	Sam Warren	479-968-3254 extension 37

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

Hopefully, this will help