

Inspection Report



**Bob & Mary Homebuyer
1234 College Park Cir
Fayetteville AR, 72701**

Report ID: 20131001A Direction of House: N

Date & Time: Tuesday, October 1, 2013 8:30 AM

Temp/Weather: 65°+ F Clear Skies During the Inspection

Premises: The Residence was Occupied

Access: A 7-digit Supra Box Code was Provided

Attended: Inspector Only

Sent Report To: Client Client's Agent Listing Agent

Agent: (479) 111-0000 Danny Able

dable@fictitiousrealty.com

Home Inspection (1500 - 1999)	\$275

- Credit
- Debit
- Check
- Cash

Subtotal: \$275.00

Tax: \$0.00

Total: \$275.00



Dear Bob & Mary,

Thank you for entrusting your home inspection to Pinnacle Home Inspection. The following inspection report was performed according to the standards of practice as defined by the state of Arkansas. Arkansas's governing board defines the Standards of Practice and Code of Ethics all licensed Arkansas home inspectors are to maintain. For any questions about the SOP and/or the COE please visit www.ahib.org.

This report is comprised of 3 main sections:

1. The 4 pages following the cover page and this letter, contain a list of 81 inspection categories. This section will have a brief comment on the Inspector's findings for each system or component. If the comment to the right of the category states: "Inspected - ..." or "Not Present", then no further comments will be found in the report. "Inspected - see 'Information'" will have a comment at the end of the summary. Comments beyond one of these statements will have more detailed information in the Report Summary. Also found in this section are, general information or descriptions about many of the systems or components inspected. This general information may describe: How an area was inspected, location of a component, material used, type of service, measurement data, or a source of energy for a system.
2. The second section contains a Report Summary, which describes the issues found in detail. The summary lists each issue under one of 15 subheadings, such as: Electrical, HVAC, Plumbing, etc. If an issue listed in the Report Summary has a thumbnail photo to the left of it, then there will be a larger version of the photo in the "Report Photos". This report may contain "Information:..." or "Recommendation:..." statements as well. These may include: suggested maintenance, seek further information or advice, annual service of a system, or a recommendation to update or upgrade a system or component in the house. Building standards are modified every few years based on improved safety, new technology/materials, or a better understanding of the building sciences. It is important to know, homeowners are not required to keep any system or component up to current standards. That is at their discretion. These "Information" or "Recommendation" statements were included for your benefit and the improved safety of all the occupants. **NOTE:** The following appliances: Refrigerator, Washing Machine, and Clothes Dryer, are in the main body of the report, but are not part of the standard home inspection. As a courtesy they may be examined or turned on to test for function, but are still exempt. Any comments made with respect to these appliances should be verified by an appliance specialist.
3. The third and final section, titled "Report Photos" contains captioned photographs with a Photo ID indicating which issues they are linked to in the "Report Summary." Also included, at the end of this section, are informative photos about the house. These photographs are not associated with an issue, rather they are included to verify function, inform of location, indicate purpose, and/or as proof that an area or component was inspected. The Photo ID's on these photographs always begin with "P", such as: PC01 which indicates the main electrical breaker's location.

It is in your best interest to read through the whole report, taking each concern or recommendation seriously. It is also recommended that you discuss the findings of this inspection with your Real Estate Agent. They have a wealth of knowledge to aid you in finding the right professionals for the recommended repairs and/or further evaluations.

Chris Brophy (HI - 1630)

PO Box 8852, Fayetteville AR 72703

(479) 422-7261 or cbrophy@pinnaclehi.biz

A - "Site Issues" - The Report Summary contains detailed information relating to site issues found.

AA **Grounds** Site Work Needed - See "Report Summary"

AE **Driveway** Satisfactory - Previous Cracks were Sealed

AB **Drainage** Inspected - Proper Drainage Slopes

AF **Walkway** The Walkway was in Good Condition

NOTE: Underground drain lines and drain boxes are not inspected.

AG **Patio** The Patio was in Good Condition

AC **Fence** Damaged - Moderate Repair Needed

NOTE: Concrete surface and/or masonry wall cracks less than a 1/4" in width are not necessarily cause for concern. It is recommended that all concrete/masonry wall or surface cracks be sealed and monitored for any further movement. Water seeping into cracks can adversely effect any steel reinforcement imbedded in the concrete. Water seeping into cracks, as temperatures drop below freezing, will expand and possibly widen the cracks or cause other damage.

AD **Retaining Structures** Not Present

NOTE: Retaining structures are to restrain unnatural slopes with different elevations. Examples in this report may include: retaining walls, driveway or sidewalk curbs, or raised planting areas restrained by a manmade structure.

B - "Foundation Issues" - The Report Summary contains detailed information relating to foundation issues found.

BA **Foundation** Inspected - No Foundation Issues Found

BC **Crawl Space** Not Present

Foundation Type Concrete Slab on Grade

CS Access Location

Floor Structure Concrete Slab was Concealed by Floor Coverings

CS Inspection

Ext Foundation Wall Not Applicable to a Concrete Slab on Grade

CS Environment

BB **Unfinished Basement** Not Present

Vapor Barrier Sump Pump Present

BS Foundation Wall

Insulation Dehumidifier Present

Sump Pump Present Dehumidifier Present

BD **Garage / Carport Floor** The Concrete Surface was in Good Condition

C - "Roof Related Issues" or "Attic Issues" - The Report Summary contains detailed information relating to roof & attic issues found.

CA **Roof Covering** Repair Needed - See "Report Summary"

CE **Attic Interior** The Attic was in Good Condition

Viewed Roof The Roof was Inspected by Walking on the Roof

Attic Inspection Walked Throughout the Attic Space

Roofing Materials Architectural Shingles

Attic Framing Conventional Wood Framing

CF **Attic Insulation** Areas Lacking Proper Insulation Height

Depth/R-Value R-38 Approximate Representation

Insulation Type Blown Cellulose

NOTE: The life expectancy of any given roofing material will vary depending on a number of factors. The Inspector is not responsible for determining the insurability or life expectancy of any given roof or covering.

CB **Roof Flashing** Minor Repair - Repair Improper Installation

CG **Attic Ventilation** The Attic Ventilation Appears Sufficient

CC **Roof Drainage** Inspected - The Gutters were Clean

Attic Ventilation Wind Turbine Venting

Gutters Gutters & Downspouts were Installed

Soffit Vents

CD **Eaves, Soffits, Fascia** Minor Damage - No Repair Necessary

D - "Exterior Structure Issues" - The Report Summary contains detailed information relating to exterior structural issues found.

DA **Exterior Walls** Seal Hairline Cracks in Masonry

DB **Carport Structure** Not Present

Exterior Materials Brick Veneer

DC **Deck Structure** Not Present

Vinyl Siding

NOTE: The average life expectancy of a wood deck is considered to be in the range of 10 to 15 years.

NOTE: Recommend homeowners do a thorough examination of all the exterior walls for any cracks or unsealed areas at least twice a year. Recommend checking where pipes and wires penetrate the exterior wall. Other areas of concern are: dryer vents, cooling unit connections, expansion joints, missing mortar, areas where dissimilar materials meet, all 90° wall interior corners, 45° wall butt joints, where siding materials butt together, or any exposed fasteners. Remove any old or damaged sealant and/or mortar, then as necessary clean and seal all cracks or damaged areas.

DD **Balcony Structure** Not Present

DE **Porch / Verandah** The Porch was in Good Condition

DF **Other Structures** Not Present

NOTE: "Other Structures" are defined as deck arbors, the structural part of a patio covering, gazebos, trellis, portico, covered walkway or breezeway.

E - "Interior Issues" - The Report Summary contains detailed information relating to interior issues found.

NOTE: All of the exterior and interior directions in the Report Summary are based on an individual standing outside, facing the front door. These directions apply to all levels including attics, crawl space, and basement. A house with multilevel living spaces, the "main level" is defined by the location of the kitchen.

EA Ceilings Inspected - See "Information" Comment	EE Countertops The Countertops were Like New
EB Interior Walls The Interior Walls were in Good Condition	EF Mirrors Inspected - No Mirror Issues were Found
EC Floors Floors were Clean & Well Maintained	EG Closets Inspected - All Closets Appeared Normal
ED Cabinets The Cabinet were in Good Condition	

F - "Door Issues" or "Window Issues" - The Report Summary contains detailed information relating to door or window issues found.

FA Garage Doors The Garage Door was in Good Condition	FE Interior Doors All the Doors Functioned & Latched Properly
FB Garage Door Opener Safety Reverse Feature needs Adjusting	FF Exterior Windows Exterior Windows need to be Resealed
FC Entry Doors Good Condition & Sealed at the Exterior	FG Interior Windows All Windows Functioned & Locked Properly
FD Doorbell/Chimes Inspected - Functional Doorbell	Window Type Double-Paned Vinyl Windows

NOTE: At least twice a year, homeowners should examination and reseal any cracked or missing sealant around the door and window sills/frames, where the door jambs meet the threshold, and at the garage door jambs.

NOTE: Moisture droplets or a "foggy" appearance between the panes of glass are indications of a broken glazing seal. This evidence can come and go with interior and exterior temperature changes, therefore broken glazing seals (multi-paned glass) are exempt from the inspection.

G - "Stairway & Railing Issues" - The Report Summary contains detailed information relating to stairway or railing issues found.

GA Stairs/Ramps/Landings Not Present	GB Railings & Guardrails Not Present
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H - "Fireplace Related Issues" - The Report Summary contains detailed information relating to fireplace issues found.

HA Chimney & Flue Not Present	NOTE: The interior of fireplace flues & chimneys are not inspected.
HB Fireplace Inspected - See "Information" Comment	HC Hearth & Mantel Area The Hearth & Mantel were in Good Condition
Fireplace Type Vent Free NG Fireplace	

I - "Electrical Issues" - The Report Summary contains detailed information relating to electrical issues found.

IA Service Drop/Lateral Inspected - All Appears to be Normal	IC Overcurrent Protection Breakers Appeared to be in Good Condition
Service Type Underground Service Lateral	Electric Protection Electrical Breakers
Main Service Wire 2/0 Copper (200 amp)	
Amperage 200 Voltage 120/240	
NOTE: Underground electric service laterals are not inspected.	ID Receptacles/Switches Inspected - All Tested to be Properly Wired
IB Electrical Panel Inspected - Properly Wired & Labeled	NOTE: Because of improvements in GFCI technology, it is worth considering the replacement of all GFCI electrical receptacles in homes 10 years or older.
Main Breaker Electric Panel in Attached Garage Circuits Spare	IE Electrical Fixtures Repair Needed - See "Report Summary"
Panel Location Attached Garage Wall 19 15	IF Disconnects/Junctions Inspected - No Issues Found
	IG Wiring & Conduit Inspected - Visible Wiring Appeared Normal
	Branch Wiring Type Conductor Type
	2 Wire Copper (with Ground) Non-metallic Cable (NM)

NOTE: "Circuits" represent the number of circuits in use. "Spare" represents the number of spare breakers not presently connected and/or available spaces to add additional circuits.

GFCI Reset Buttons (Year GFCI protection was required) UL - Upper Level; LL - Lower Level

<input type="checkbox"/> In the Breaker	<input type="checkbox"/> Jack & Jill Bath	<input type="checkbox"/> LL Jack & Jill Bath	<input checked="" type="checkbox"/> Garage Receptacle	<input type="checkbox"/> Basement
<input type="checkbox"/> Exterior Receptacle	<input type="checkbox"/> Powder Bathroom	<input type="checkbox"/> UL Hall Bathroom ('75)	<input checked="" type="checkbox"/> Kitchen Sink Side	<input type="checkbox"/> Unfinished Basement
<input checked="" type="checkbox"/> Master Bathroom	<input type="checkbox"/> LL Hall Bathroom ('75)	<input type="checkbox"/> UL BR Bathroom ('75)	<input checked="" type="checkbox"/> Kitchen, Opposite Sink	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Hall Bathroom ('75)	<input type="checkbox"/> LL BR Bathroom ('75)	<input type="checkbox"/> UL Jack & Jill Bath	<input type="checkbox"/> Wet Bar ('93)	<input type="checkbox"/> Utility Room w/Sink

J - "HVAC Related Issues" - The Report Summary contains detailed information relating to HVAC issues found.

JA **Heating Unit** Functioned Normally - Good Heat Output "HP Diff": Temperature difference the between supply & return air registers.

Heated Area	Heating Type	Energy Source	Heat Output	HP Diff	Em Heat	Thermostat Location
Whole House	Forced Air Furnace (90K BTU's)	Natural Gas	128° F			Left Side Hallway

Service Disconnect Switch Near Unit UL - Upper Level
LL - Lower Level

NOTE: Heat pumps are not tested in the heating mode when the outside temperature is above 65° F.

NOTE: The life expectancy of a furnace has been estimated to be 15-20 years. HVAC units should be serviced at least once a year to help prolong the life and efficiency of the heating/cooling system. On units that incorporate boilers, the boiler's T&P (Temperature/Pressure) valves are not tested. If the unit's size (BTU) was listed above, the size indicated was based on the manufacturer's estimated input BTU information provided on the label or within the unit's model number. For the purpose of this report, the BTU's indicated do not take into account higher altitude calculations or adjustments. Also, the number does not indicate the output efficiency of the unit(s). Finally, Inspectors are not responsible for determining the adequacy or distribution balance of the heating system.

JB **Cooling Unit** Cooled within Normal Temperature Range JC **Air Filter & Registers** Change Hallway Disposable Filter

Cooled Area	Cooling Type	Temp Diff	Filter Type
Whole House	Central Air Conditioner (3T)	15° F	Disposable

Filter Size 24x30x1

Service Disconnect Disconnect Near Unit
Condensate Discharge Lower Wall Near Unit

Note: Return Air Filters should be checked at least once a month.

NOTE: Air Conditioners, the cooling side of Heat Pumps, and/or the cooling side of Package Units are not tested in the cooling mode when the outside temperature has not been above 65° F for at least 4 hours before and/or during the inspection. The condensate discharge is only checked during the warmer season. If these conditions are present during the inspection, an HVAC technician should evaluate and service the unit(s) when the warmer season approaches.

NOTE: The life expectancy of a cooling unit has been estimated to be 15-20 years. The life expectancy will vary depending on a number of variables, including following the manufacturer's service recommendations. If the unit's size (tons) has been listed above, the size indicated was based on the information provided on the unit's label or within the unit's model number. Inspectors are not responsible for determining the adequacy or distribution balance of the cooling system.

K - "Plumbing Issues" - The Report Summary contains detailed information relating to plumbing issues found.

KA **Water Supply** Inspected - Appears Normal
 Water Meter gauge was checked for water movement
 Water Supply Public (Metered)
 Water Meter Location Front Right Yard Near the Road
 WH Water Valve On the Wall Behind the Water Heater
 Exterior Pipe Unknown
 Interior Water Pipe Copper
 Water Pressure 58 psi

KB **Water Heater** Inspected - Functioned & in Good Condition

Water Heater Location	Energy Source	Tank Size
On Raised Platform in Garage Closet	Natural Gas Burner	50 gal

Service Disconnect N/A for Some Fuel Burning
Hot Water Temp 125°+ F

KC **Plumbing Fixtures** Inspected - Fixtures were in Good Condition
 KD **Jetted Tub** The Tub's Motor & Jets Functioned Properly
 Motor Access Access Opening in Toilet Room
 GFCI Reset In Master Bathroom Toilet Room

KE **Drains & Vents** Minor Issue - Repair not Necessary

Drain Pipes	Vent Pipes
PVC	PVC

KF **NG, LP, or Fuel Oil** Inspected - Burners Functioned Normally

Shutoff Valve Natural Gas Meter - Back Yard, near the Fence
 Supply Pipe Black Pipe
 CSST - Bonded

KG **Fire Suppression** Not Present
 KH **Private Septic System** Not Present

NOTE: The life expectancy of a water heater is highly variable, but a rough estimate is 10-12 years. The life expectancy will depend on local conditions, such as water chemistry/water hardness and homeowner maintenance. Also, water heater T&P (Temperature/Pressure) valves are not tested.

NOTE: The septic tank and leach fields are not part of the standard home inspection. A qualified specialist should evaluate the system, and also confirm the tank is appropriately sized for this house.

L - Kitchen "Appliance Issues" - The Report Summary contains detailed information relating to appliance issues found.

LA **Cooking Surface** Range Functioned - Needs Anti-Tip Bracket

	Cooking Type	Cooking Heat Source	Anti-tip Protection	Ignition (gas only)	Gas Line (gas only)
1.	Range (4 Elements)	Electric Elements	Not Present		
2.					

LB **Oven** Range Oven - Elements Heated Properly

NOTE: Oven temperatures are tested for function but not accuracy.

	Oven Type	Oven Heat Source	Oven Temp	Ignition (gas only)	Gas Line (gas only)
1.	Range Oven	Electric Elements	550° F		
2.					
3.					

LC **Cooking Ventilation** Inspected - Exhaust Fan & Light Both Worked

LG **Refrigerator** Inspected - Temperature Range (Normal)

Ventilation Type Microwave - Recirculating

Refrigerator 38°+ F Freezer 2°+ F

LD **Microwave Oven** Inspected - Heated Water Normally

NOTE: Refrigerators are not part of the standard home inspection. Any comments made with respect to this appliance should be verified by an appliance specialist. Temperatures readings were taken near the back lower area. Readings will vary throughout the refrigerator/freezer, simply because heat rises and cooler air falls. Temperatures will also vary depending on how frequently and how long the doors have been opened.

LE **Dishwasher** Functioned, Needs a "High Loop" in the

LF **Waste Disposal** Inspected - Functioned Normally

LH **Trash Compactor** Not Present

M - House "Appliance Issues" - The Report Summary contains detailed information relating to household appliance issues found.

MA **Bathroom Ventilation** Inspected - Functioned Normally

MD **Washing Machine** Functioned Normally Through a Short Cycle

Ventilation Type Exhaust Fans (All Bathrooms)

ME **Clothes Dryer** Functioned Normally Through a Short Cycle

MB **Smoke Alarms** Functioned Normally when Button Tested

Dryer's Energy Option Electric Dryer Only (240V 4-prong Outlet)

Method of Testing Tested (Button Only)

NOTE: Washing Machines and Clothes Dryers are not part of the standard home inspection. As a courtesy they may be turned on to test for function. There are a number of factors that would limit or hinder testing them altogether. Any comments made with respect to these two appliances should be verified by an appliance specialist.

Source of Power Hardwired w/Battery Backup

MC **CO Detectors** Inspected - Functioned Normally

Method of Testing Tested (Button Only)

MF **Dryer Vent** Inspected - All Appeared Normal

Source of Power Hardwired w/Battery Backup

Dryer Vent Terminates Terminates at Roof (Check for Lint every 6 Months)

NOTE: Manufactures recommend that smoke alarms and carbon monoxide detectors be replace every 10 years. They also recommend, on battery or battery backup units, that all batteries be replaced twice a year. As a reminder, they suggest changing the batteries when you change your clocks for daylight savings time in the spring and fall.

MG **Whole House Attic Fan** Not Present

MH **Central Vacuum** Not Present

Exhaust Termination

N - "Optional Issues" - The Report Summary contains detailed information relating to optional inspection issues found.

NA **Outdoor Cooking (Opt)** Not Present

ND **Swimming Pool (Opt)** Not Present

Cooking Type

Pool Liner

Heat Source

Pool Coping

Ignition

Pool Deck

Gas Line

Pool Fencing

NB **Outbuildings (Opt)** Not Present

Cleaning System

NC **Lawn Sprinklers (Opt)** Not Inspected - Recommend it be Winterized

Pool Filter

Yard Coverage Front Lef Right Bac Plant

Heating Energy

Controls

Valves

Zones