

Arkansas HomeTech Inspections, Inc.

setting the industry standard for home inspections.

3805 Natalie Avenue Springdale Arkansas 72762

Tel: 1-479-927-3392 Fax: 1-479-927-3366

www.arkansashometech.com mikeswaim@arkansashometech.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

David and Sara Smith

INSPECTION ADDRESS

3456 Main Street , Fayetteville, Arkansas 72704

INSPECTION DATE

11/10/2009

REPRESENTED BY:

William Jones

A+ Realty Company



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SUMMARY REPORT

Client: David and Sara Smith
Realtor: William Jones, A+ Realty Company
Inspection Address: 3456 Main Street , Fayetteville, Arkansas 72704
Inspection Date: 11/10/2009
Weather: Clear and Dry
Temperature: 50-60 Degrees
Inspected by: Mike Swaim

This summary report will provide you a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential you read the full report. In recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. Service is essential, because a specialist could identify further defects or recommend upgrades that could affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

Exterior Components

Fences & Gates

2.1 - Several of the fence planks have not been installed at this time.



Windows

2.2 - The doors and windows should be sealed to prevent moisture intrusion and energy loss.

The doors and windows should be sealed to prevent moisture intrusion and energy loss - *Continued*

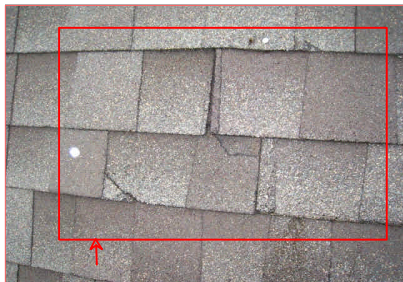


Roof

Composition Shingle Roof

Roofing Material

3.1 - There are damaged shingles in the south valley and they should be replaced.



Flashings

3.2 - Kickout flashing should be added where the gutter abuts a wall to help prevent water damage.



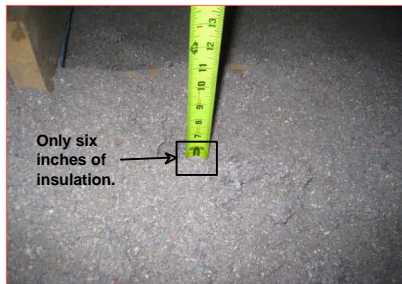
Attic

Primary Attic

Blown-In Cellulose Insulation

4.1 - There are areas lacking insulation and more insulation should be added.

There are areas lacking insulation and more insulation should be added - *Continued*



Plumbing

Gas Water Heaters

Water Shut-Off Valve & Connectors

5.1 - There is mineral encrustation on the fittings, they should be cleaned to ensure the fittings are not still leaking.



Bathrooms

Master Bathroom

Toilet & Bidet

12.1 - The toilet is loose and should be secured.

Hallway Bathroom

Tub-Shower

12.2 - There is a leak at the shower head and it should be serviced.

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Inspection Date/Time: 11/10/2009

There is a leak at the shower head and it should be serviced - *Continued*



Garage

Triple-Car Garage

Entry Door Into the House

18.1 - The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.

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GENERAL INFORMATION

Inspection Address: 3456 Main Street , Fayetteville, Arkansas 72704
Inspection Date: 11/10/2009
Weather: Clear and Dry - Temperature at time of inspection: 50-60 Degrees
Inspected by: Mike Swaim



Client Information: David and Sara Smith
Buyer's Agent: William Jones
A+ Realty Company

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: Two

Structure Style: Modern

Structure Orientation: North

Estimated Year Built: 2006
Unofficial Sq.Ft.: 3756

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Arkansas HomeTech Inspections, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society of Home Inspectors (ASHI), and those we do not inspect are clearly disclaimed in the contract and/or in the (ASHI) standards. Some components inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify

Inspection Address: 3456 Main Street , Fayetteville, Arkansas 72704
Inspection Date/Time: 11/10/2009

additional defects or recommend upgrades that could affect your evaluation of the property.

Report File: Sample

SCOPE OF WORK

You have contracted with Arkansas HomeTech Inspections, Inc. to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, because generalists do not use specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. A generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. We will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. The molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Mold can appear spontaneously at any time, so you should monitor your home, and particularly those areas we identified. It is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. As a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists

in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. A single asbestos fiber is said to be able to cause cancer, and so it is a potential health threat and a litigious issue. Asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. We are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. It cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. You can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home built as recently as the 1940's. Lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. The lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. We are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections you deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. Expansive soils have accounted for more structural damage than most natural disasters. Foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common. It would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. We are not specialists and if there are no major defects, we may not recommend you consult with a foundation contractor, a structural engineer, or a geologist. However, this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a concrete slab.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices used to establish relative elevations and confirm differential movement. Many slabs are built or move out of level, but the average person may not become

aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. There is no absolute standard for evaluating cracks, and those that are less than 1/4" and exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, and can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage. If they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. If there are not major defects, we may not recommend you consult with a foundation contractor, a structural engineer, or a geologist. However, this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Common Observations

Informational Conditions

The residence has a bolted, slab foundation with no visible or significant abnormalities.

Exterior

With the exception of town homes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. We do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions harmful to health. The ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. We cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. In conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, irregular, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, or salt crystal formations, rust on metal components, and wood rot. Condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. If the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas.

Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors. Moisture intrusion should not threaten the living space, but we cannot guarantee that under all circumstances.

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, and typically does not need a geological evaluation. We do not have the authority of a geologist which would provide a site evaluation.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with a combination brick veneer and vinyl siding.



House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Site & Other Observations

Auxiliary Structures

Informational Conditions

I do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. In accordance with industry standards, we test a representative number of unobstructed windows, and ensure that

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at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

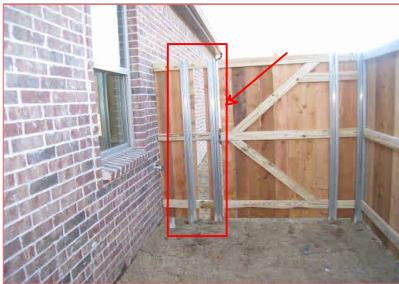
The walkways are in acceptable condition.



Fences & Gates

Components and Conditions Needing Service

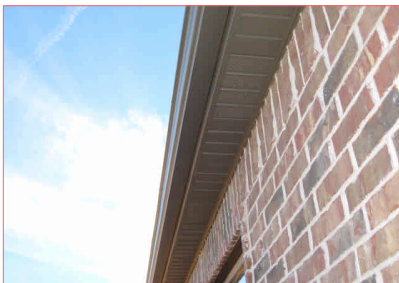
Several of the fence planks have not been installed at this time.



Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.



Exterior Wooden Doors

Informational Conditions

The exterior doors are in acceptable condition.

The exterior doors are in acceptable condition - *Continued*



Windows

Components and Conditions Needing Service

The doors and windows should be sealed to prevent moisture intrusion and energy loss.



Screens

Informational Conditions

The window screens are in acceptable condition.

Outlets

Informational Conditions

All exterior outlets tested are protected by ground-fault protection.

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. The condition of a roof can be evaluated, but it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. We recommend you ask the sellers about it, and you either include comprehensive

roof coverage in your home insurance policy, or obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, comprised of asphalt or fiberglass materials made with mineral granules designed to deflect deteriorating ultra-violet rays of the sun. Most roofs have a manufacturer warranty to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean a roof needs to be replaced, but it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

I evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

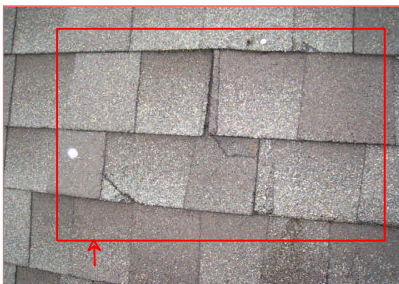
The roof appears to be the same age as the residence.



Roofing Material

Components and Conditions Needing Service

There are damaged shingles in the south valley and they should be replaced.



Flashings

Components and Conditions Needing Service

Kickout flashing should be added where the gutter abuts a wall to help prevent water damage.

Kickout flashing should be added where the gutter abuts a wall - *Continued*



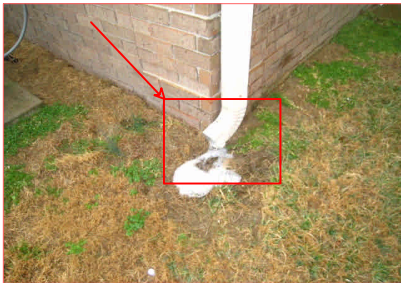
Gutters & Drainage

Functional Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Informational Conditions

It would be prudent to add leaders and/or splash blocks at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings.



Attic

In accordance with our standards, we do not attempt to enter attics that have less than 36 inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. We use only generic terms and approximate measurements when evaluating the type and amount of insulation on the attic floor; and do not sample or test the material for specific identification. We do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a pull-down ladder in the garage.

Method of Evaluation

Informational Conditions

I evaluated the attic by direct access.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

The visible portions of the conventionally stacked roof framing are in acceptable condition - *Continued*



Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

The fully visible electrical components appear to be in acceptable condition.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

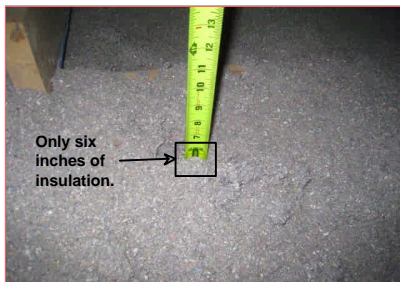
Informational Conditions

The visible portions of the exhaust ducts are functional.

Blown-In Cellulose Insulation

Components and Conditions Needing Service

There are areas lacking insulation and more insulation should be added.



Lights

Functional Conditions

The attic light or lights are functional.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals. Once they are bonded within the pipes, there is no other remedy than a re-pipe. The water pressure within pipes is commonly confused with water volume, but high water volume is good, high water pressure is not. Whenever the street pressure exceeds eighty pounds per square

inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, the more modern ABS ones are virtually immune to damage, although some rare batches have been alleged to be defective. Significant portions of drainpipes are concealed, so we can only infer their condition by observing the draw at drains. Blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

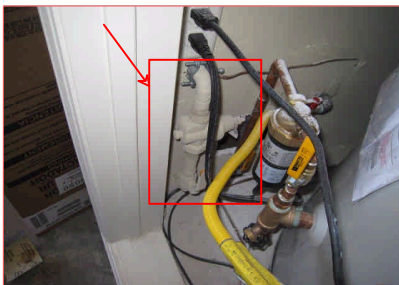
Informational Conditions

The main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Conditions

A functional pressure regulator is in place on the plumbing system.



Pressure Relief Valves

Informational Conditions

There is a pressure relief valve on the plumbing system, as required.

Recirculating Systems

Informational Conditions

The residence has a circulating system, or hot water loop, that we did not evaluate. However, the components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions.

The residence has a circulating system or hot water loop that we did not evaluate - *Continued*



Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

Hose Bibs

Functional Conditions

The hose bibs are in acceptable condition.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. You can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. You should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. We recommend you request a recent gas bill from the sellers, so you can establish a norm and be alerted to any potential leak.

The gas main shut-off is located in the side yard - *Continued*



Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

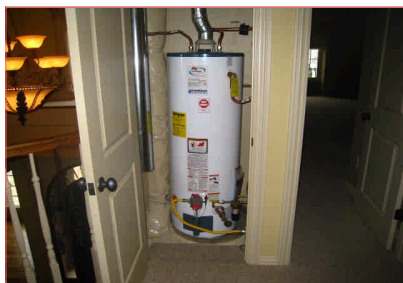
Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. Few of them last longer than fifteen or twenty years and many eventually leak. It is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior; or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a three year old 50 gallon water heater located in the garage closet. Brand Name State Select Model No. MI0840239UT Serial No. 18947HG98

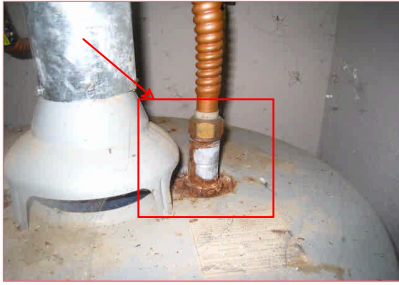


Water Shut-Off Valve & Connectors

Components and Conditions Needing Service

There is mineral encrustation on the fittings, they should be cleaned to ensure the fittings are not still leaking.

There is mineral encrustation on the fittings and they should be cleaned - *Continued*



Gas Shut-Off Valve & Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

Informational Conditions

The water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. However, the water heater should be periodically monitored for any signs of a leak.

Combustion Air Vents

Functional Conditions

The water heater does have appropriate combustion-air vents.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. We are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We regard every electrical deficiency and recommended upgrade as a potential hazard that should be serviced as soon as possible, and the entire system be evaluated and certified as safe by an electrician.

It is essential any recommendations we make for service or upgrades should be completed before the close of escrow. An electrician could reveal additional deficiencies or recommend upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and have been required in specific locations for more than 30 years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Arc faults cause thousands of electrical fires and hundreds of deaths each year, we strongly recommend installing

them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services, but the service lines are underground and cannot be seen so they are not evaluated as part of our service.



Panel Size & Location

Informational Conditions

The residence is served by a 200 amp, 220 volt panel, with 4/0 aluminum entrance conductors and the panel is located inside the garage.



Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition - *Continued*



Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.



Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is double-grounded to a driven rod and to a water pipe.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we let you know their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. The most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. In accordance with the terms of our contract, it is essential any recommendations we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

Inspection Address:
Inspection Date/Time:

3456 Main Street , Fayetteville, Arkansas 72704
11/10/2009

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by dual systems, consisting of 2- three year-old furnaces with evaporator coils located above each furnace , and 2- three year old condensing coils located on the exterior of the residence.

Furnace

Functional Conditions

Both furnaces responded to the thermostat call for heat.



Vent Pipe

Informational Conditions

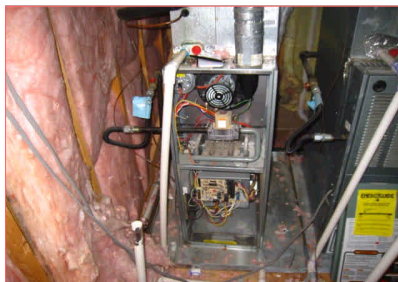
The vent pipes have no visible deficiencies.



Circulating Fan

Functional Conditions

Both circulating fans are clean and functional.



Gas Valve & Connector

Informational Conditions

The gas valves and connectors are in acceptable condition.

Combustion-Air Vents

Informational Conditions

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

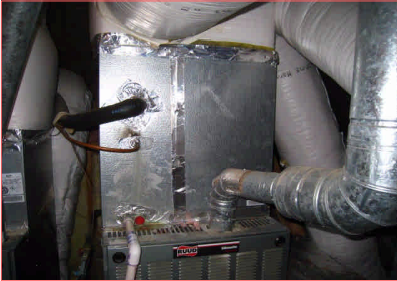
Informational Conditions

The return-air compartment is in acceptable condition.

Evaporator Coil

Functional Conditions

Both evaporator coils are functional



Condensate Drainpipe

Informational Conditions

It appears the condensate drainpipes discharge correctly outside the residence.

Drip Pan

Informational Conditions

The drip pans are clean.

Condensing Coil

Functional Conditions

Both condensing coils responded to the thermostat and are functional



Condensing Coil Disconnect

Functional Conditions

The electrical disconnects at each condensing coil are in acceptable condition.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Conditions

Both air-conditioning systems responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Thermostats

Functional Conditions

Both thermostats are functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Metal Ducting

Functional Conditions

The ducts have no visible deficiencies. They are a rigid metal type insulated with fiberglass.



Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Chimney

Ornamental

Functional Conditions

The ornamental gas fireplace is functional,



Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. There are a number of environmental pollutants we have already elaborated upon, the specific identification of which is beyond the scope of our service. There are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces and which can be difficult to remove. As the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma; and schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Safety Issues

Carbon Monoxide Detectors

Informational Conditions

The Consumer Product Safety Commission recommends a detector on each floor of a residence. At a minimum, a single detector should be placed on each sleeping floor with an additional detector in the area of any major gas burning appliances such as a furnace or water heater. Installation in these areas ensures rapid detection of any potentially malfunctioning appliances and the ability to hear the alarm from all sleeping areas. In general, carbon monoxide detectors should be placed high (near the ceiling) for most effective use. Detectors should also not be placed within five feet of gas fueled appliances or near cooking or bathing areas. Consult the manufacturers installation instructions for proper placement of a detector within a given area.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

I do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Main Entry

Furnished Residence Comment

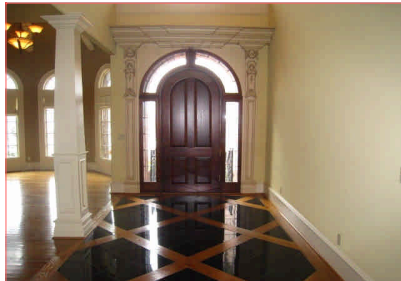
Informational Conditions

If the residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Conditions

The door is functional.



Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The stationary window or windows are in acceptable condition

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Living Room

Flooring

Informational Conditions

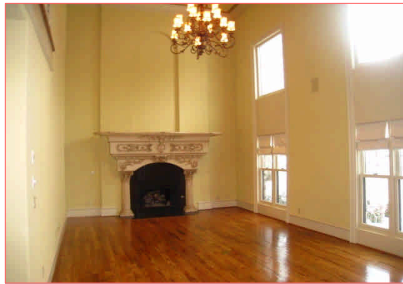
The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Ceiling Fan

Functional Conditions

The ceiling fan responded and is in acceptable condition.

Smoke Detectors

Functional Conditions

The smoke detector is functional but should be checked periodically.

Formal Dining Room

Flooring

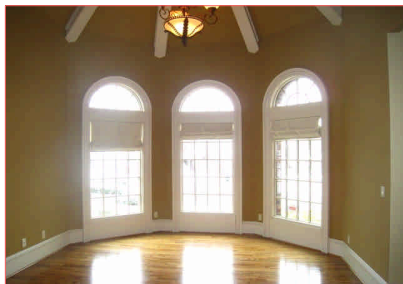
Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Family Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Game Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional

Breakfast Room

Doors

Functional Conditions

The exterior door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Office

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the library are in acceptable condition.



Dual-Glazed Windows

Functional Conditions

The windows are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Ceiling Fan

Functional Conditions

The ceiling fan is functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure they meet light and ventilation requirements and facilitate an emergency exit or opening, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The Master bedroom is located on the north east side of the residence.

The Master bedroom is located on the north east side of the residence - *Continued*



Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The unobstructed windows are functional.

Closets

Functional Conditions

The closet and its components are functional.

Ceiling Fan

Functional Conditions

The ceiling fan is functional

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Location

Informational Conditions

The 1st bedroom is located on the north west side of the residence

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.



Dual-Glazed Windows

Functional Conditions

The unobstructed windows are functional.

Closets

Functional Conditions

The closet and its components are functional.

Ceiling Fan

Functional Conditions

The ceiling fan is functional

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

2nd Guest Bedroom

Location

Informational Conditions

The 2nd guest bedroom is located on the north side of the residence

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows

Functional Conditions

The unobstructed windows are functional.

Closets

Functional Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

3rd Guest Bedroom

Location

Informational Conditions

The 3rd guest bedroom is located on the west side of the residence

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

The walls and ceiling are in acceptable condition - *Continued*



Dual-Glazed Windows

Functional Conditions

The unobstructed windows are functional.

Closets

Functional Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Powder Room

Size and Location

Informational Conditions

The powder room is located off the laundry room.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

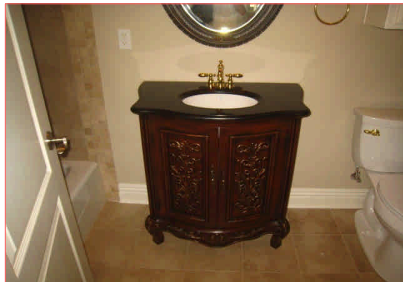
Functional Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

The sink countertop is functional.



Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

The sink and its components are functional.

Toilet

Functional Conditions

The toilet is functional.

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a full, and is located adjacent to the master bedroom.

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The windows are functional.

Cabinets

Functional Conditions

The cabinets are in acceptable condition.

Sink Countertop

Informational Conditions

The sink countertop is in acceptable condition.

The sink countertop is in acceptable condition - *Continued*



Sink Faucet Valves & Connectors Trap & Drain

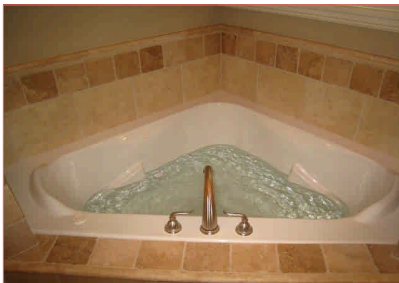
Informational Conditions

Both sinks are in acceptable condition.

Hydro-Spa

Functional Conditions

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.



Stall Shower

Functional Conditions

The stall shower is functional.

Toilet & Bidet

Components and Conditions Needing Service

The toilet is loose and should be secured.

Walk-In Closets

Informational Conditions

Both walk-in closets and their components are in acceptable condition

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Ceiling Fan

Functional Conditions

The ceiling fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full, and located off the main hallway.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The unobstructed windows are functional.

Cabinets

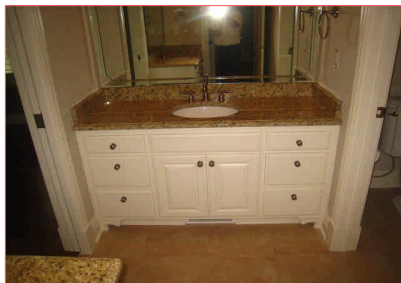
Functional Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

The sink countertop is functional.



Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

The sink and its components are functional.

Tub-Shower

Components and Conditions Needing Service

There is a leak at the shower head and it should be serviced.



Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. If they are older than 10 years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. We do NOT inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The windows are functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.



Cabinets

Functional Conditions

The cabinets are functional, and do not have any significant damage.

The cabinets are functional - *Continued*



Valves & Connectors

Functional Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Conditions

The sink faucet is functional.

Trap and Drain

Functional Conditions

The trap and drain are functional.

Garbage Disposal

Functional Conditions

The garbage disposal is functional.

Gas Range

Functional Conditions

The gas range is functional, but was neither calibrated nor tested for its performance.

Brand Name Viking Model Number VK09167 Serial Number 08VKRES12



Built-in Electric Oven

Functional Conditions

The built in electrical ovens are functional, but was neither calibrated nor tested for its performance.

Brand Name Whirlpool Model Number WH16509 Serial Number 498HG621389321

The built in electrical ovens are functional - *Continued*



Dishwasher

Functional Conditions

The dishwasher is functional.

Brand Name Whirlpool Model Number WHGFMN978 Serial Number 682398342423



Built-in Microwave

Functional Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument. Brand Name Whirlpool Model Number NGOIHHG2387423 Serial Number 04374982



Lights

Informational Conditions

The light is functional.

Outlets

Functional Conditions

The outlets tested are functional and include ground-fault protection.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet(s) is in acceptable condition.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Secondary Hallway

Outlets

Functional Conditions

The outlets tested are functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

Informational Conditions

The floor treads and risers are in acceptable condition.

Walls & Ceiling

Informational Conditions

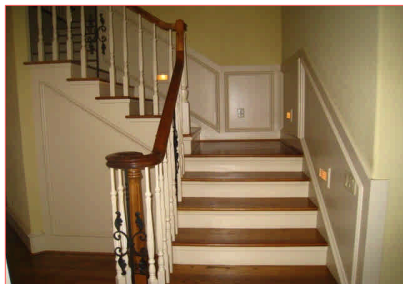
The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

The handrail is in acceptable condition.

The handrail is in acceptable condition - *Continued*



Lights

Functional Conditions

The lights are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Laundry

In accordance with industry standards, we do NOT test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. We recommend replacing the rubber hose type with newer braided stainless steel ones that are more dependable. You should also be aware the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

The cabinets are functional.

The cabinets are functional - *Continued*



Sink

Functional Conditions

The laundry sink is functional.



Faucet

Functional Conditions

The laundry sink faucet is functional.

Valves & Connectors

Functional Conditions

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Conditions

The trap and drain are functional.

220 Volt Receptacle

Functional Conditions

A 220 volt receptacle for the dryer is not in use and was not tested.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and promotes drainage through the garage. If there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. We are not an authority in such matters, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, you may wish to measure the opening to ensure there is sufficient clearance to accommodate your vehicles.

Triple-Car Garage

Slab Floor

Functional Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. You may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The windows are functional.

Firewall Separation

Functional Conditions

The firewall separating the garage from the residence is functional.

Entry Door Into the House

Components and Conditions Needing Service

The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.

Garage Side Door

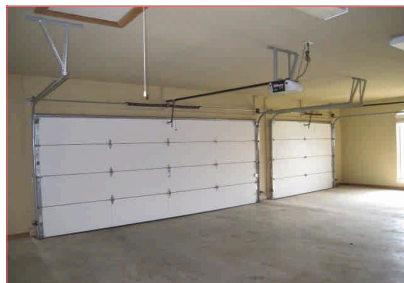
Functional Conditions

The side door is functional.

Garage Door & Hardware

Functional Conditions

The garage door and its hardware are functional.



Automatic Opener

Functional Conditions

The garage door openers are functional.

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Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets tested are functional and include ground-fault protection.

REPORT CONCLUSION

3456 Main Street , Fayetteville, Arkansas 72704

Congratulations on the purchase of your new home. We never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning barriers are in place or the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the property condition and its components, and to alert you to any significant defects or adverse conditions. We may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists and because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. You should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Mike Swaim

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