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**HomeTeam**  
INSPECTION SERVICE

April 9, 2010

Mr. Wanna Buyit  
Ms. Gotta Buyit

**RE: Sample Report  
Jonesboro, AR 72401  
Inspection #: 406-042010-0056**

Dear Mr. Buyit,

On 4/9/2010 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at 870-934-8987.

Sincerely,

**Anita Rothgery HI 1134  
The HomeTeam Inspection Service**

## **GENERAL DESCRIPTION:**

*Some items of consideration have been underlined for your convenience, but you are urged to read the whole report closely and ask questions before making decisions based on this report.*

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Because of the prevalence of termites in the State of Arkansas, termite companies are heavily regulated and carry a separate license from pest control and home inspection companies. We will report any suspected termite activity or damage that we detect, but a home inspection does not substitute for a termite inspection and clearance in real estate transactions.

The inspected property consisted of a one story with a partial basement wood-framed structure with brick veneer and wood that was vacant at the time of the inspection. There were no significant deficits on the visible portions of the siding. The age of the home was not reported. If the age was judged by the age of the components it would appear to be thirty years old. The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The Buyer was present during the inspection.



The property was situated on a moderately sloped lot. The general grade around the property appears to be adequate to direct rainwater away from the foundation. The best time to evaluate problems linked to grading is right after a heavy rain.

There was a concrete walkway leading to a concrete stoop in the front of the property. The walkway and the stoop were serviceable.

There was a concrete driveway in the front of the structure, which led to the garage. The driveway was in serviceable condition.

- There was some water damage along the bottom of the wood siding and trim on the back of the home. Wood, metal, and composition surfaces should be kept in good repair, sealed, and painted to extend the life of wood and/or wood products.



## **GARAGE:**

The attached garage was designed for two cars with access provided by one overhead-style door. The garage door was opened by a Lift Master brand electric garage door opener. All garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors was tested. The concrete garage floor was in serviceable condition. There were no significant deficits observed in the garage or the door mechanisms.

- The garage door opener control was hanging from a nail. The opener should be secured properly to the garage wall.

## **ROOF STRUCTURE:**

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from a ladder at the roof edge. The age of the roof covering was not reported. There were two or more layers of shingles on the roof at the time of the inspection.

There was minimal curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof or a judgement about its insurability. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no significant deficits detected on the exterior of the roof.

- There was damage to the shingles on the back edge of the roof over the deck. Repair is recommended to keep moisture away from the structural members and decking.



### **BASEMENT: (LOWER LEVEL)**

The partial basement was finished, and contained the following mechanical systems: furnace and water heater.

The basement consisted of a utility room, a bedroom, and the garage. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no significant visual deficits observed in the basement.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no significant deficits observed in the basement.

### **PLUMBING:**

The visible water supply lines throughout the property were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of cast iron pipe. The property was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the building was average. Water pressure was tested outdoor sillcock and found to be 60 to 70 pounds per square inch.

- The faucet on the back of the home drips continuously.
- There were chips in the fiberglass shower floor in the master bathroom. Chips, cracks, and holes in fiberglass should be repaired to prevent moisture from penetrating the surface.



The water meter was located in the yard. The main water shutoff valve for the home was located adjacent to

the water service entry point at the meter.

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 40-gallon capacity, natural gas water heater located in the utility room. The water heater was manufactured by A. O. Smith, Model Number FSG 40 212 and Serial Number GM90-0650314-212. Information on the water heater indicated that it was manufactured twenty years ago. A temperature and pressure relief valve (T & P) overflow leg was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg (T & P) was present. The T & P valve did terminate safely. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor or to the exterior of the structure. *The water heater was functional.*

- The hot water heater was twenty years old, therefore, past its expected life. The life expectancy of a gas fired hot water heater is eleven to thirteen years.

#### **ELECTRIC SERVICE:**

The underground aluminum electric service wire entered the building on the right side of the structure. The electric meter was located on the exterior wall. The 100 amp main breaker was located on the exterior of the building. The aluminum service wire entered a Bryant circuit breaker service panel was located on the garage wall with a 125 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper and some aluminum in the 240 circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in serviceable condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the property were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were no GFCI protected circuits located in the home.

*At the time this home was constructed, GFCI protected receptacles were not required or commonly installed. The installation of GFCIs in the kitchens, baths, garages, outdoor receptacles, and any other high-risk areas that do not already have GFCIs installed, will increase the overall safety of the electrical system.*

- A light switch in the downstairs hall has to be on for the garage door opener to have

power. This should be rewired, so the opener is energized at all times.

The electrical service appeared to be serviceable. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no significant deficits observed in the electrical system.

### **WINDOWS, DOORS, WALLS AND CEILINGS:**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum, single hung style, with double glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no significant deficits observed in the windows or doors.

- There was water damage on the bottom inside corners of the back exterior door and the back door frame. This is commonly seen on unprotected exterior doors. Adding protection, such as a storm door or awning, will prevent water from settling in tight corners and causing damage to door frames and doors.



- The cover for the scuttle hole to the attic was broken into two pieces.
- The top catch for one of the folding closet doors in the back bedroom was missing.
- The back door knob and latch do not work properly. Replacement is recommended.
- The door knob on the utility room is loose and should be tightened.



- There were two missing window screens on the back of the home and the one on the front basement window was off.



The walls were constructed of 2x4s on a 16-inch center and the ceiling is constructed of 2x4s on 24-inch centers. The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

### **SMOKE ALARMS:**

There were smoke alarms in the home at the time of the inspection. They were tested and operable. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

### **FIRST LEVEL:**

The first level consisted of a living room, kitchen, dining room, three bedrooms, and two bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no significant deficits observed on the interior.

The visible portions of the cabinets and counter tops were in serviceable condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Whirlpool electric range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Kenmore unvented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Kenmore refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

- The Kenmore dishwasher was observed through a complete cycle. There was a significant amount of water standing in the bottom of the dishwasher after a complete cycle. The dishwasher should be repaired or replaced.

The In-Sink-Erator disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

### **ATTIC STRUCTURE:**

The attic was accessed through a scuttle in the bedroom closet. The attic above the living space was insulated with loose-fill insulation, approximately 4-inches in depth. Ventilation throughout the attic was provided by soffit and turbine vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and plywood sheathing.

Because of the configuration of the trusses, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space at the time of the inspection. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no significant deficits observed in the attic or roof structure.

- The amount of insulation present in the attic is insufficient for our climate and will be lacking in energy efficiency. It is recommended that more insulation be added.



### **HVAC INSPECTION REPORT:**

The heating, ventilating and air conditioning systems were inspected by an HVAC technician and his report is separate from this report. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. There was one heating and air conditioning system located in the home.

The home was heated by a General Electric natural gas forced air furnace, which was manufactured thirty years ago was located in the utility room of the building. It has an approximate net heating capacity of 80,000 BTUH.

The home was cooled by an electric outdoor air conditioning condensing unit located in the back of the building. The International Comfort compressor was manufactured approximately eight years ago.

The heating system was found to be functional, past its life expectancy. Periodic preventive maintenance is recommended to keep these units in good working condition.

- The furnace is well beyond normal life expectancy, however, the component is functional. Older mechanical systems are lacking in efficiency and prone to failure



without warning.

- The temperature differential for the air conditioning was insufficient. The AC temperature differential is the difference between the air going in the return vent and the air coming out of the nearest supply vent. A normal reading should be fourteen to nineteen degrees. There can be several causes or contributing factors, such as, low or high refrigerant and dirty coils. When poor temperature differentials are found, it is recommended that the system be evaluated and problems addressed by an HVAC technician.

#### **DUCTWORK:**

Airflow throughout the house is delivered by rigid ducts located between the floors. Airflow may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

#### **FILTER TYPE:**

Disposable filters should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

#### **CONTROLS:**

The home's control for the heating and air conditioning system was a 24-volt thermostat located on the hallway wall of the home. The thermostat was manufactured by White Rodgers and was found to be in working order.

#### **ENVIRONMENTAL NOTE:**

This visual inspection cannot determine the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illnesses or disease, or other similar substances. Dangers from the above listed hazards, which include mold, are often not visible. The HomeTeam urges the Client to contact a reputable specialist if the Client desires identification of or testing for any of these conditions. When visible mold or the conditions that indicate possible mold growth are present, testing is strongly recommended.