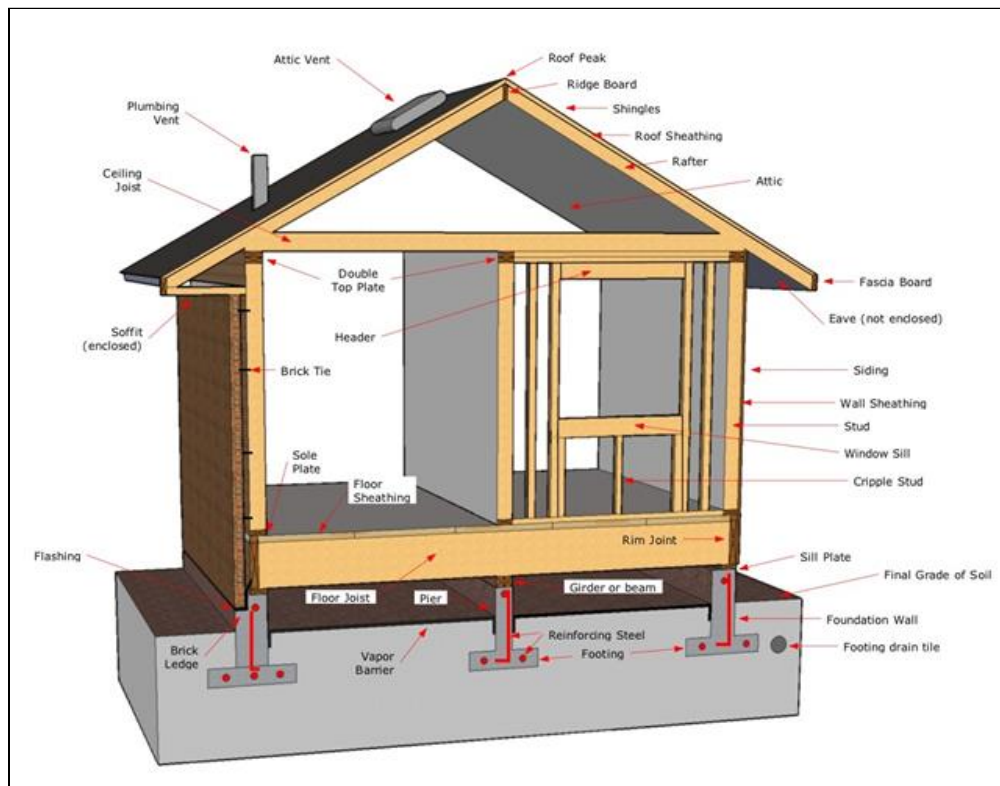


# Inspection Report

**Elvis Presley**

**Property Address:**  
1234 Graceland Dr  
Graceland AR 123456



1234 Graceland Dr

**A Superior Inspection LLC**

**Andrew Kuszak HI1829  
#3 Kent Ln  
Bella Vista AR 72714  
479-310-8320**

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<b>Date:</b> 4/29/2019	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 7777
<b>Property:</b> 1234 Graceland Dr Graceland AR 123456	<b>Customer:</b> Elvis Presley	<b>Real Estate Professional:</b>

Items under the heading: Potential Safety Hazard, Monitor and Repair/Replace at the end of the report are considered to be NOT functioning as intended, installed per industry standard, installed per manufactures instructions OR items to monitor for further evaluation. Items not included in these areas may be considered items common for the age of the home. As a matter of home maintenance, all items should eventually be addressed to maintain or extend the life expectancy of the components.

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector suggests a second opinion OR further inspection by a qualified contractor. All costs associated with further inspection fees, repair or replacement of the component should be considered before purchasing the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit. No representations were made for whether or not it was functioning as intended. Reasoning, will be stated as to why the unit was not inspected.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair/Replace, Potential Safety Hazard, Monitor (SUM)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items that can be repaired to satisfactory condition may not need replacement.

It is common that a newer home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended and It does not grade any repairs. Also, the home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**In Attendance:**

Customer, Sellers Agent, , Buyers Agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Under 5 Years

**Home Faces:**

North

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Precipitation in last 3 days:**

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. **The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.**

Styles & Materials

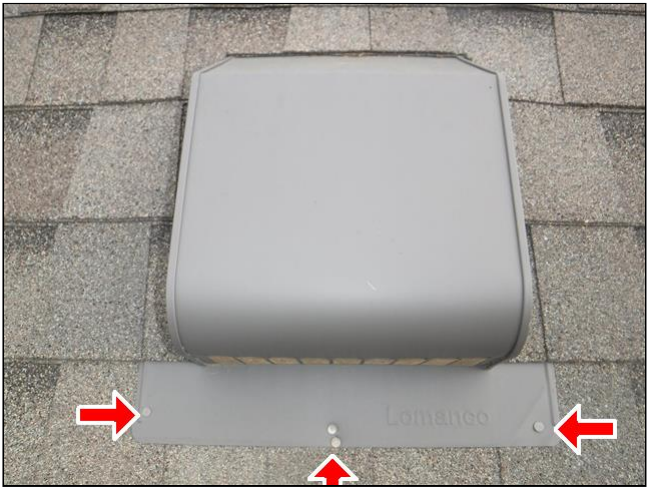
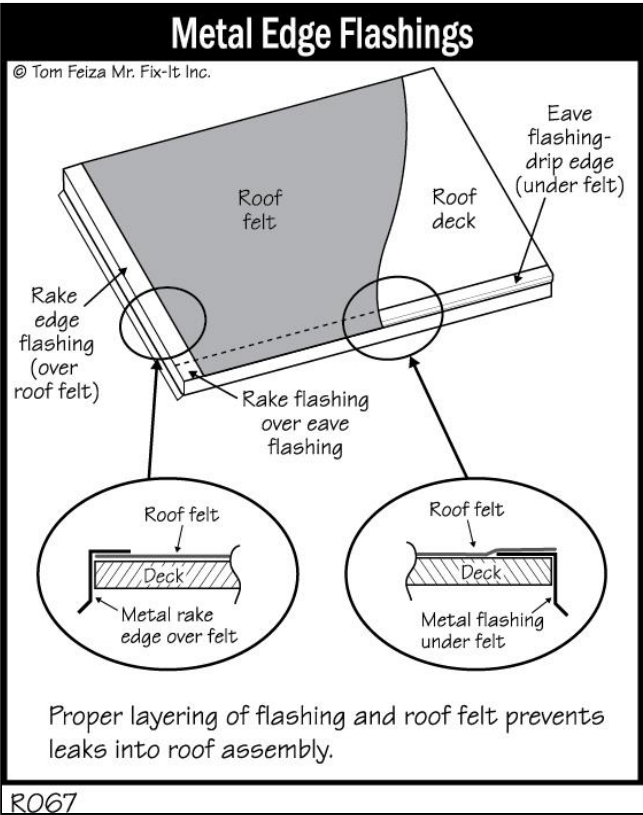
Roof Covering:  
Asphalt/Fiberglass

Viewed roof covering from:  
Walked roof

Items

1.0 Roof Coverings

- Inspected
- Unsealed nail heads visible at multiple locations on the roof and corresponding premature deterioration was not visible. Recommend sealing the nail-heads to prevent possible water intrusion into the roof decking through the nails.
  - Roofing felt/underlayment does not extend over the drip edge flashing. Premature moisture deterioration of the wood roof decking, soffit and fascia is possible BUT was not observed. Recommend a licensed roofer to evaluate and repair as needed to deter premature deterioration of the roof structure.



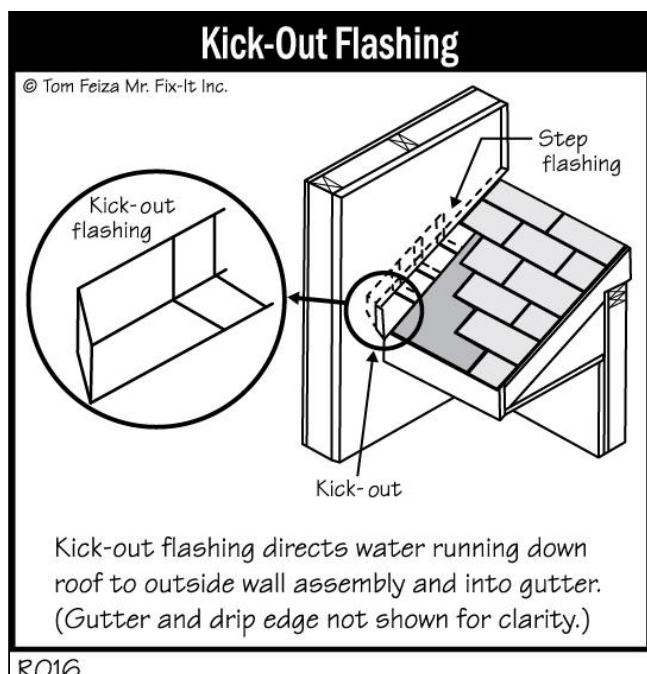
1.0 Item 2(Picture) Unsealed nail heads on the roof penetration flashings.

1.0 Item 1(Picture) Flashings Diagram

1.1 Flashings (roof)

Inspected

The roof-to-wall intersection kick-out flashing is missing at the rear of the home at 2 locations. This may allow rain water to run down on the wall causing staining and possible premature deterioration of the wall. Recommend the flashing method be upgraded by a licensed contractor.



1.1 Item 1(Picture) Kick-out Diagram



1.1 Item 2(Picture) Kick-out flashing recommended installation location. #1

## 1.2 Roof Penetrations

Inspected

## 1.3 Roof Drainage Systems

Not Present

- There are no gutters on this home. Without gutters, premature deterioration to the property is possible. Issues like: staining to the exterior wall, deteriorated fascia/soffits/wood framing, structural settlement and soil erosion. Recommend upgrading the home with a gutter and downspout system.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. **The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.**

Styles & Materials		
<b>Siding Material:</b> Brick Veneer Vinyl	<b>Exterior Entry Doors:</b> Metal	<b>Appurtenance:</b> Covered Deck
<b>Driveway:</b> Concrete		

Items

- 2.0 Driveway  
Inspected
- 2.1 Landscaping (in relation to the home)  
Inspected
- 2.2 Wall Cladding, Flashing & Trim  
Inspected  
Caulking recommended around the exterior of the home. Locations include but are not limited to: windows, the garage door, utility penetrations and most material intersections. To maintain a weather barrier and for energy efficiency, recommend reapplication/installation of caulking.
- 2.3 Eaves, Soffits & Fascias  
Inspected
- 2.4 Entry Doors  
Inspected
  - Missing mounting hardware on garage occupant door hinge. Door hinges are designed to be installed with all mounting hardware to provide its intended support and to prevent the weight of the door from cracking the door jamb. Recommend installing all door hinge mounting hardware to deter premature deterioration.





2.4 Item 1(Picture) Garage door hinges are missing mounting hardware.

## 2.5 Windows

Inspected

## 2.6 Decks/Fences

Inspected

(1)

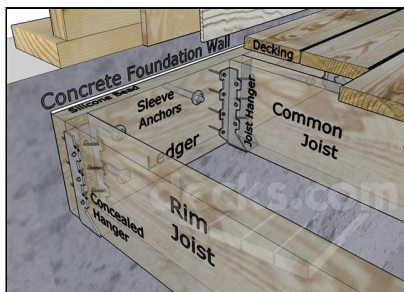
- Because of the nature of wood, exterior wood components are recommended to be cleaned and sealed/stained/painted from time to time. Standard maintenance will help maintain aesthetics and protect the wood from cracking, warping, or cupping caused by the sun's UV rays and the weather.

(2)

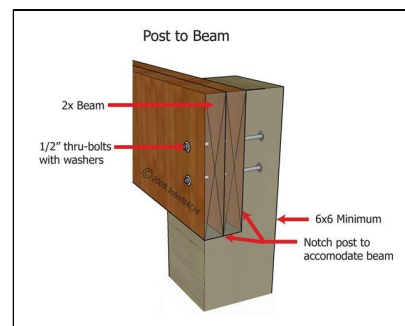
- The steps at the base of the deck at the rear of the home are loosely mounted. Premature deterioration can occur if not addressed. Recommend repair/upgrade as needed.
- The deck footings/support posts are non-standard. Recommend a licensed contractor to upgrade as needed.
- Ledger board is lacking mounted hardware OR is non-standard. Standard construction practices recommend the ledger to be greater than or equal of the deck joist and have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred), approximately every 36 inches. Additionally, the deck joists are to be mounted to the ledger/band joist with joist hangers or wood blocking. Recommend a licensed deck contractor to upgrade as needed.
- The deck post to beam connection is recommended to be upgraded with additional mounting hardware. Standard deck construction practices call for through bolts, notch supports and/or mounting blocks to ensure adequate support. Recommend a licensed deck contractor to evaluate and upgrade as needed.



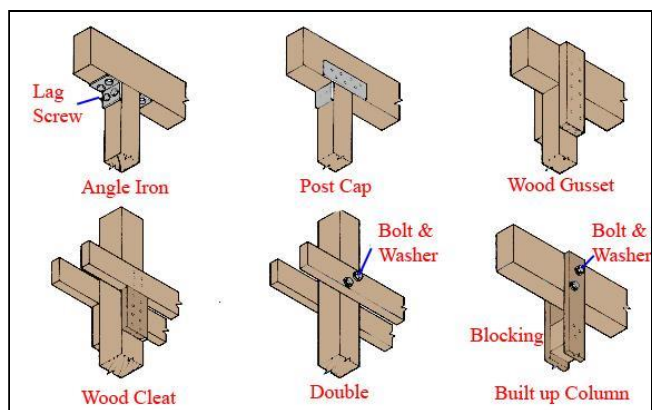
2.6 Item 1(Picture) Deck footings non-standard



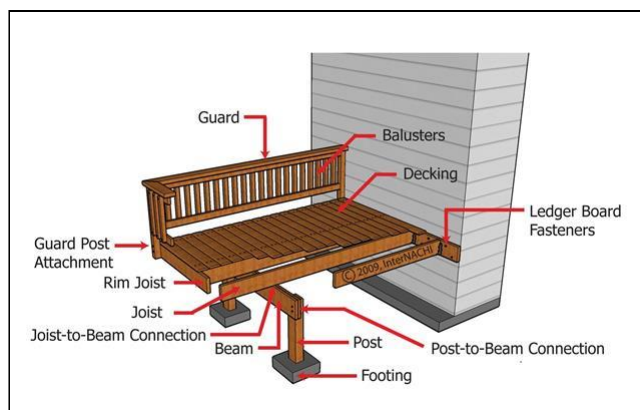
2.6 Item 2(Picture) Ledger Hardware Diagram



2.6 Item 3(Picture)



2.6 Item 4(Picture)



2.6 Item 5(Picture) Deck Diagram

## 2.7 Exterior Walkways & applicable Railings

Inspected

## 2.8 Patio/Porch Cover & Pergolas

Inspected

## 2.9 Grading, Drainage

Inspected

It is recommended to maintain a positive grade from the siding to the yard to promote water drainage away from the home. If rain water is allowed to drain near the foundation, over time, the earth around the foundation may compress and/or move possibly causing settlement.



2.9 Item 1(Picture) Drainage Diagram

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

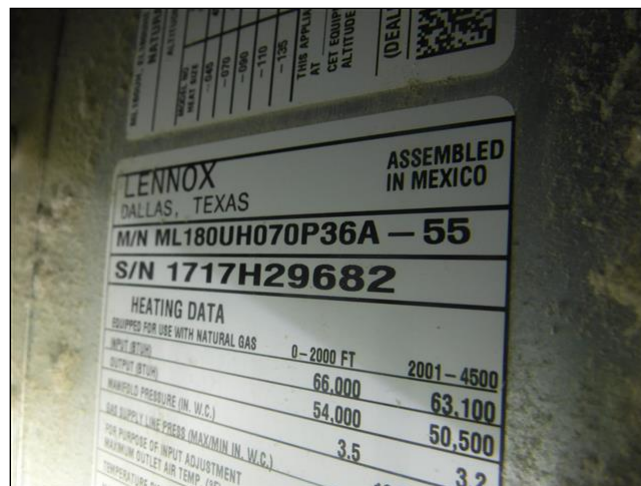


### 3. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.**



~2yr old Exterior A/C Unit



~2yr old Interior HVAC Unit

### Styles & Materials

#### Heat Type:

Furnace

#### Heat Energy Source:

Gas

#### Number of Heat Systems (excluding wood):

One

#### Heat System Brand:

Lennox

#### Ductwork:

Insulated metal

#### Types of Fireplaces:

Ventless gas logs

#### Number of Fireplace(s):

One

#### Cooling Equipment Type:

Air Conditioner Unit

#### Number of Exterior HVAC Units:

One

#### Central Air Brand:

Trane

#### Cooling Equipment Energy Source:

Electricity

#### Filter Type:

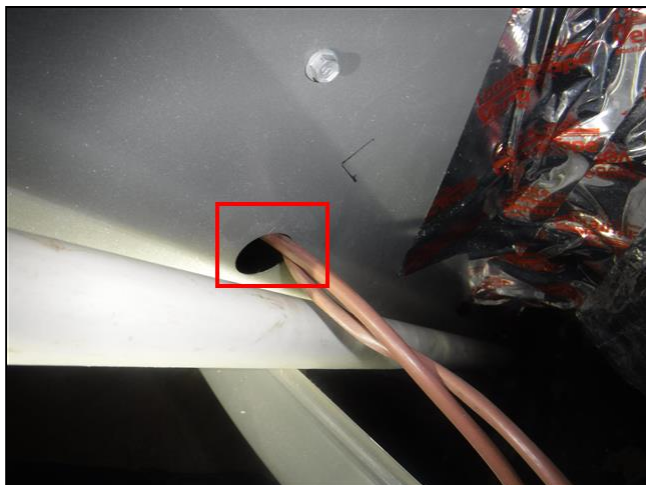
Disposable

### Items

#### 3.0 Heating/Air Handler Equipment

##### Inspected

- Electrical wires are entering the HVAC housing are without a protective grommet. Grommets are recommended to ensure the vibrations of the housing from the fan internal fan operation do not cut into the wiring. Securing the holes will also deter animal intrusion. Recommend installing standard materials to deter premature deterioration of the unit.



3.0 Item 1(Picture) Recommend a protective grommet on the low voltage attic HVAC lines.

### 3.1 Exterior A/C Unit

Inspected

### 3.2 Heat & Cooling Source in Each Room

Inspected

### 3.3 Normal Operating Controls

Inspected

### 3.4 Distribution Systems (fans, pumps, ducts, supports, insulation, air filters, registers...)

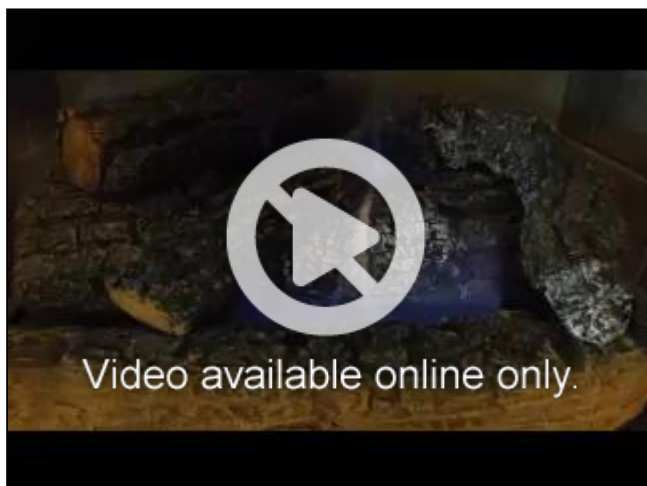
Inspected

- HVAC air filter(s) dirty. Replacement and/or cleaning frequency depends on various factors like; number of house hold occupants, pets, etc. Recommend replacing/cleaning air filter(s) and establishing a replacement/cleaning schedule conducive to your home lifestyle, thereby allowing the air handler to operate efficiently.

### 3.5 Gas/LP/Electric Firelogs, Fireplaces & Space Heaters

Inspected

FYI...Gas fireplace operated as intended.



3.5 Item 1(Video) The gas fireplace operated as intended.

### 3.6 Chimneys, Flues & Vents (for fireplaces & heat systems)

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage/Carport

Styles & Materials

Garage Door Type:

One automatic

Items

- 4.0 Overhead Door(s) (Flashing, Jambs, Panels)  
Inspected
- 4.1 Overhead Door Operators (Including Safety Functions)  
Inspected
  - Garage door pressure safety reverse would not operate at a pressure that would prevent possible damage or injury. Recommend evaluation and adjustment by a qualified contractor.
- 4.2 Ceiling & Firewall (if applicable)  
Inspected
- 4.3 Walls & Firewall (if applicable)  
Inspected
- 4.4 Floor/Steps  
Inspected

The concrete floor of garage is cracked in areas. These cracks may not be considered significant and are common in floating slabs such as this one. Recommend patching and monitoring. Consult a qualified concrete contractor if movement continues.
- 4.5 Occupant Door (garage to inside of home)  
Inspected

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.**

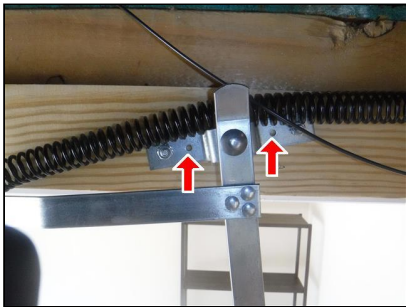
Styles & Materials		
<b>Foundation:</b> Concrete Slab Not Visible	<b>Floor Structure:</b> Concrete Slab Not visible	<b>Wall Structure:</b> Not Visible Wood
<b>Roof Structure:</b> Sheathing Rafters	<b>Ceiling Structure:</b> 6" or better (Rafter)	<b>Roof-Type:</b> Hip Gable
<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Pull Down stairs	

Items

5.0 Roof Structure, Attic & Attic Access

Inspected

- Attic pull down stairs are missing mounting hardware. Unit operated as intended and there was no evidence of premature deterioration. Recommend installing the correct mounting hardware for added safety and ease of operation.



5.0 Item 1(Picture) Attic pull down stairs missing mounting hardware

5.1 Roof Decking

Inspected

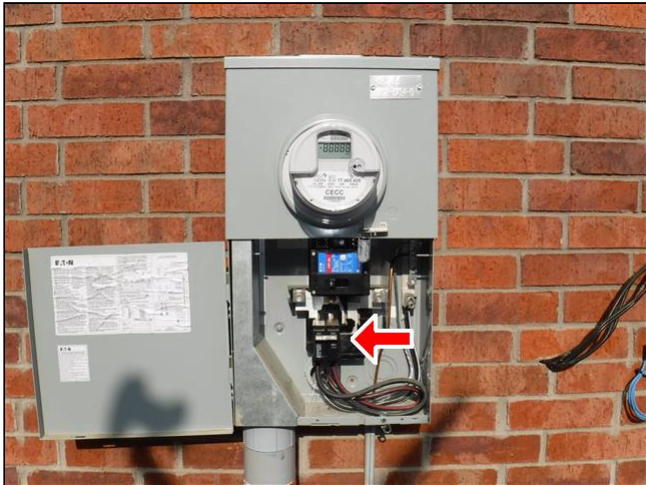
5.2 Foundations (Concrete Slab)

Inspected

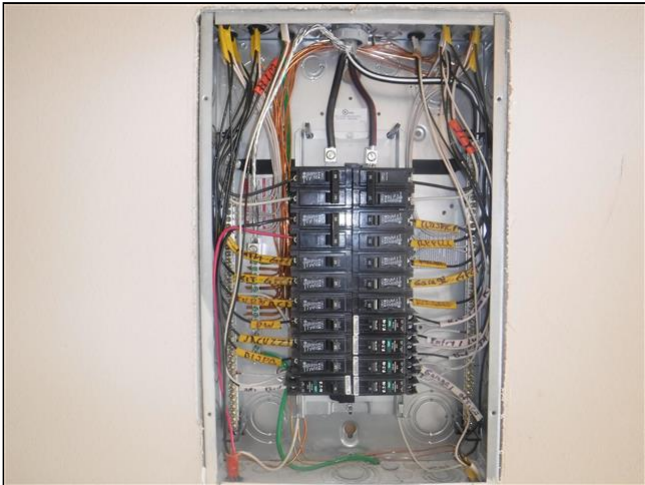
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. **The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.**



Main Exterior Electrical Panel



Interior Electrical Sub-Panel

Styles & Materials

**Electrical Service Conductors:**  
Below ground  
Aluminum

**Branch wire 15 and 20 AMP:**  
Copper

**Panel Capacity:**  
100 AMP

**Wiring Methods:**  
Romex

**Panel Type:**  
Circuit breakers  
AFCI Breakers

Items

**6.0 Service Entrance Conductors**  
Inspected

**6.1 Location of Electrical Panels**  
Inspected

- Main electrical panel and shut-off is on the East exterior of the house next to the electrical meter.
- Main electrical panel and shut-off is located in the garage.

**6.2 Electrical Main & Sub-Panels**  
Inspected

**6.3 Electrical Receptacles & Switches**  
Inspected



**6.4 Electrical Wires & Breakers (Amperage<=Wire Gauge)**

Inspected

**6.5 Interior/Exterior Electrical Fixtures**

Inspected

- FYI...The second wall switches in the guest bedrooms did not operate because the ceiling fans have not been installed, light fixture only.
- Some electrical light fixtures did not operate as intended. Recommend replacing the light bulbs and retesting corresponding switches for proper operation after bulb replacement. If lights remain inactive, consult a qualified electrician for repair.

**6.6 Operation of GFCI (Ground Fault Circuit Interrupters)**

Inspected

**6.7 Operation of AFCI (ARC Fault Circuit Interrupters)**

Inspected

**6.8 Smoke Alarm**

Inspected

- All smoke alarms should be tested upon moving into the home and at regular monthly intervals. Smoke alarms are now recommended to be installed inside every sleeping area and outside each separate sleeping area (in the immediate vicinity of the bedrooms). The NFPA (National Fire Protection Association) recommends batteries be replaced every 6 months, replace smoke alarms every 10 years and carbon monoxide detectors every 5-7 years. It is also recommended all batteries to these devices be replaced upon moving into the home to properly establish a battery replacement cycle.

**6.9 Carbon Monoxide Alarms**

Inspected

- Carbon monoxide detectors are present in standard locations. Recommend regular monthly testing and changing the batteries every 6months.

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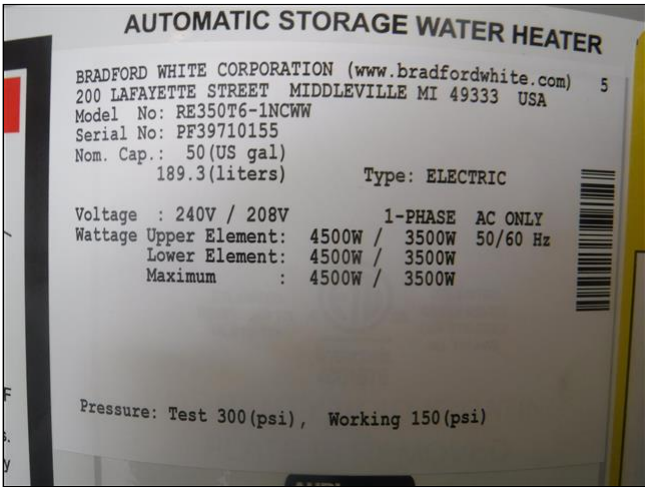
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. **The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.**



~42psi Water Pressure (60-80psi recommended)



~2yr old Water Heater

Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Pex	<b>Plumbing Water Distribution (inside home):</b> PEX
<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)
<b>Water Heater Location:</b> Closet Garage	<b>WH Manufacturer:</b> Bradford White	

Items

7.0 Water Shut-Off & Clean-Out Locations

Inspected

- Exterior water shut-off is located in the ground at the meter on the NW corner of the property.
- Interior water shut-off and pressure manifold is beside the water heater.
- Main waste clean-out is on the east side of the home.



7.0 Item 1(Picture) NW corner of the property water meter location



7.0 Item 2(Picture) Interior water shutoff and pressure manifold



7.0 Item 3(Picture) Main waste clean-out location.

## 7.1 Plumbing Drain & Vent Systems

### Repair/Replace/Monitor

- Master bath whirlpool tub drain leaked water into the cabinets after filling the tub and draining. Recommend a licensed plumber to evaluate and repair to deter moisture damage to the surrounding components.

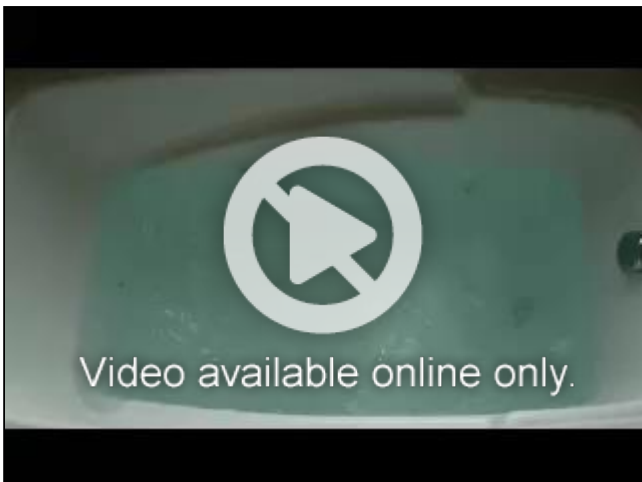


7.1 Item 1(Video) Water leaking out of the drain gasket for the master bath whirlpool tub.

## 7.2 Plumbing Water Supply Piping & Fixtures

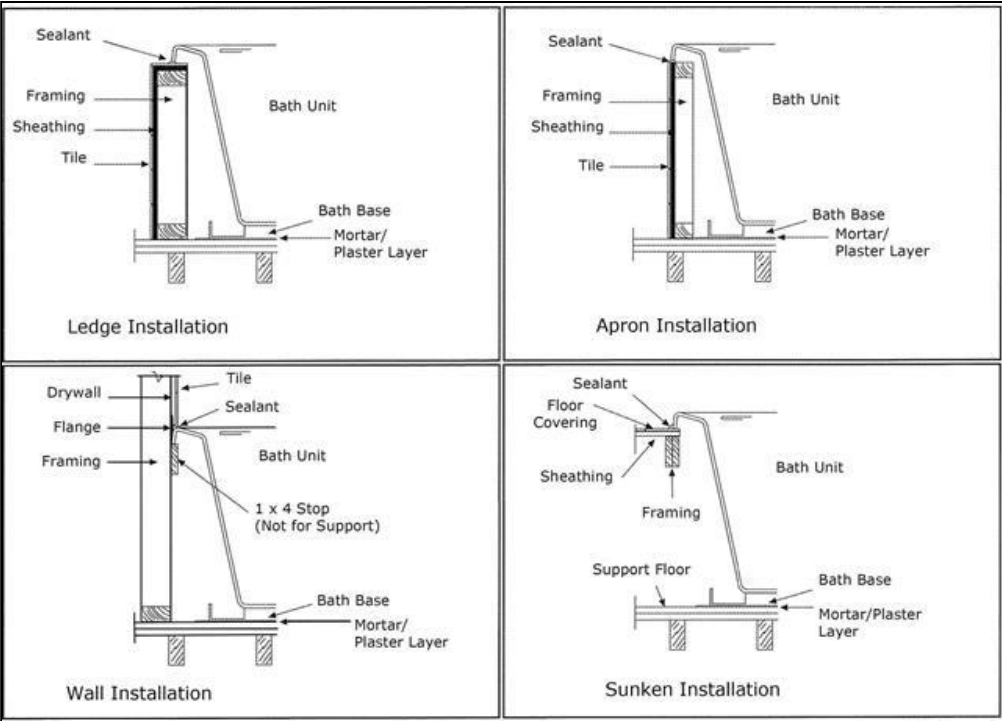
### Inspected

(1) FYI....The master bathroom whirlpool tub operated as intended.

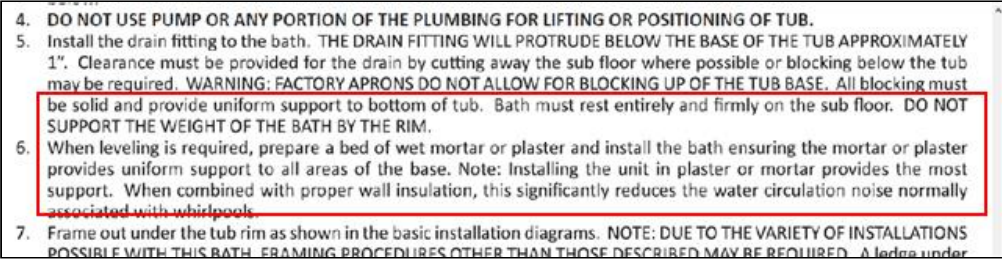


7.2 Item 1(Video) The whirlpool operated as intended.

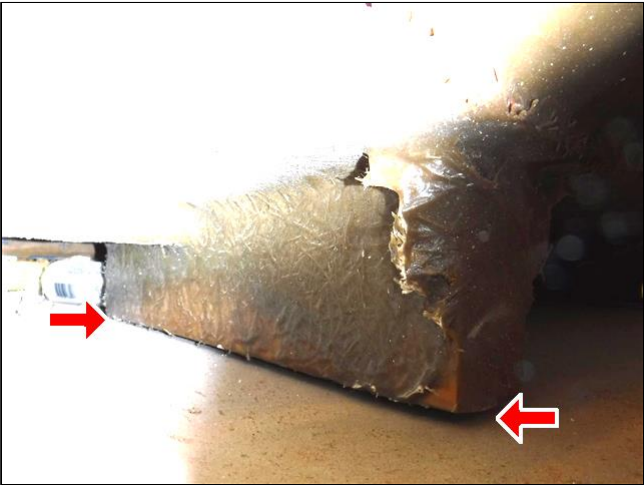
- (2)
- Whirlpool tub is missing supports under the tub basin which can lead to premature deterioration of the unit. Recommend a licensed contractor to upgrade with industry standard installation practices.



7.2 Item 2(Picture) Whirlpool Tub Supports/Mortar Base



7.2 Item 3(Picture) Whirlpool leveling instructions.



7.2 Item 4(Picture) Tub does not sit evenly on the concrete.

7.3 Water Heater Systems (if applicable-flues/vents)

Inspected



**7.4 Gas/Propane Shut-Off Location**

Inspected

- The main fuel shut-off is at the gas meter on the east side of the home.



7.4 Item 1(Picture) Exterior gas meter and shutoff location.

**7.5 Gas/Propane Storage & Piping**

Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.**

### Styles & Materials

#### Window Types:

Single-hung  
Double Pane  
Tilt feature

### Items

#### 8.0 Ceilings

Inspected

#### 8.1 Walls

Inspected

#### 8.2 Floors

Inspected

#### 8.3 Doors (representative number)

Inspected

Water heater closet door in garage would not latch shut. Recommend adjustment of the striker plate to maintain its intended function and for ease of use.

#### 8.4 Windows (representative number)

Repair/Replace/Monitor

- The right window in the NE guest bedroom is difficult to operate due to a spring that has come off its mount. Recommend repair by a licensed window professional.



8.4 Item 1(Picture) NE bedroom window spring is disconnected

#### 8.5 Cabinets (representative number)

Inspected



## 8.6 Countertops

### Inspected

(1)

- FYI...Due to the different expansion/contraction rates of materials it is recommended to install caulking at most material intersections in proximity to sources of water. (bathtubs/floors, countertops/walls...) Water can penetrate through cracking/separation at material intersections resulting in possible water contact to wall/floor structure. Recommend installing caulking as needed to deter possible premature deterioration.

(2) Countertop over hangs' more than a couple of inches and greater than 3ft wide are recommended to have additional supports, which is based on material/thickness. Typically - 3/4in rock countertops are recommend to have additional supports for over 6in overhangs. 1 1/4in are recommended to have additional supports for over 10in overhangs. Recommend adding additional supports per industry standards.



8.6 Item 1(Picture) Missing counter top supports.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. **The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.**

Styles & Materials		
<b>Attic Insulation:</b> Blown Cellulose	<b>Ventilation:</b> Box Vents Gable vents Soffit Vents	<b>Bathroom Exhaust Fans:</b> Fan
<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> PVC Rigid	

Items

9.0 Insulation in Attic

Inspected

9.1 Venting Systems (Bath/Laundry)

Inspected

Recommend establishing a cleaning frequency of the dryer vent. Dryer lint buildup may increase drying times/utility bills, decrease dryer life span and even result in fire. Cleaning frequency depends on number of house hold occupants and dryer usage, but industry standard is once a year.



9.1 Item 1(Picture) No lint visible in the dryer vent.

9.2 Ventilation of Attic

Inspected

9.3 Whole-House & Thermostatic Attic Fans

Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The Home Inspection Standard does not require the appliances inspection, but in order to deliver a good service the inspector may observe and operate the basic functions such as turn on or mayor visible defects. The home inspector may observe the following kitchen appliances: Permanently installed dishwasher; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. **The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.**

### Items

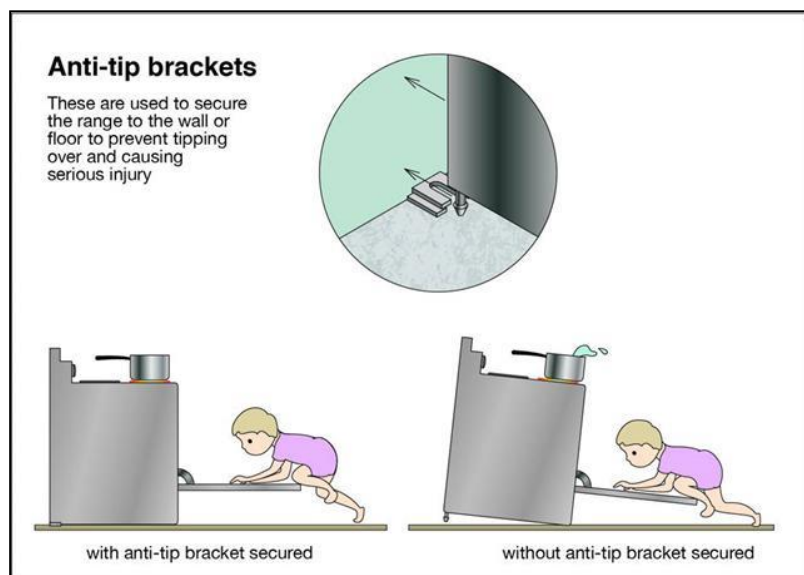
#### 10.0 Dishwasher

Inspected

#### 10.1 Ranges/Ovens/Cooktops

Inspected

- Anti-tip bracket on range is missing or not properly installed. Recommend installing anti-tip bracket for added safety.



10.1 Item 1(Picture) Anti-Tip Diagram

#### 10.2 Range Hood(s)

Inspected

#### 10.3 Food Waste Disposer

Inspected

#### 10.4 Microwave Cooking Equipment (Built-In)

Inspected

#### 10.5 Refrigerator/Washer/Dryer

Not Inspected

- Clothes washing machine drain line is not inspected due to the lack of effective/efficient means of testing the drain line. Recommend monitoring the drain line when using the washing machine for the first month or so. Consult a licensed plumber if issues arise.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Potential Safety Hazard

### A Superior Inspection LLC

**#3 Kent Ln  
Bella Vista AR 72714  
479-310-8320**

**Customer**  
Elvis Presley

**Address**  
1234 Graceland Dr  
Graceland AR 123456

The following items or discoveries indicate that these systems or components do not function and may adversely affects the occupants of the home or habitability of the dwelling. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 4. Garage/Carport

### 4.1 Overhead Door Operators (Including Safety Functions)

#### Inspected

- Garage door pressure safety reverse would not operate at a pressure that would prevent possible damage or injury. Recommend evaluation and adjustment by a qualified contractor.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# Items to Monitor

## A Superior Inspection LLC

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Graceland AR 123456

The following items or discoveries indicate that these systems/components require further monitoring and warrants further investigation by a specialist. This summary may also include items that are near/past their life expectancy and should be budgeted for replacement. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

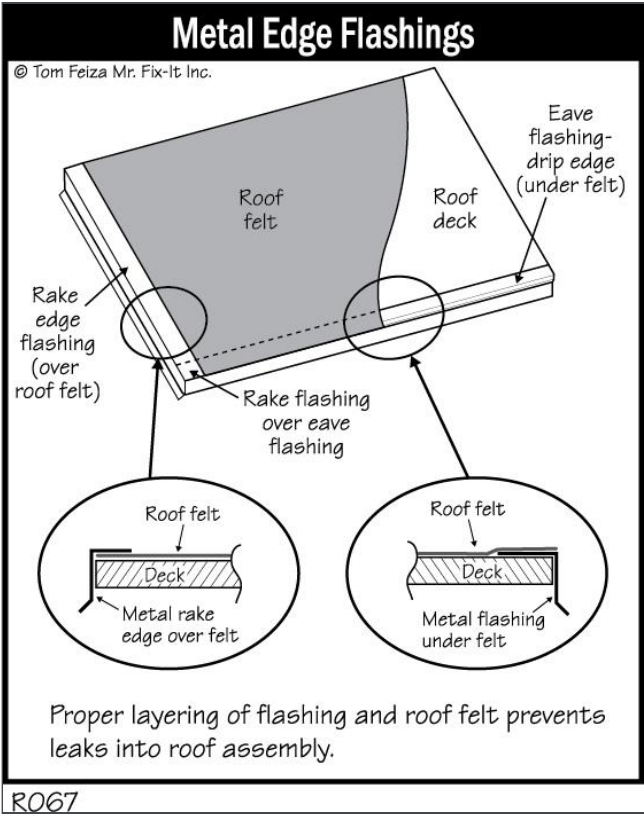
## 1. Roofing

### 1.0 Roof Coverings

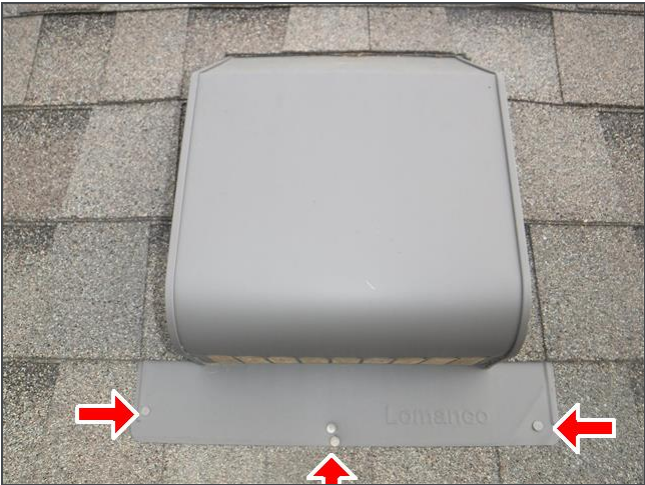
#### Inspected

- Unsealed nail heads visible at multiple locations on the roof and corresponding premature deterioration was not visible. Recommend sealing the nail-heads to prevent possible water intrusion into the roof decking through the nails.
- Roofing felt/underlayment does not extend over the drip edge flashing. Premature moisture deterioration of the wood roof decking, soffitt and fascia is possible BUT was not observed. Recommend a licensed roofer to evaluate and repair as needed to deter premature deterioration of the roof structure.





1.0 Item 1(Picture) Flashings Diagram

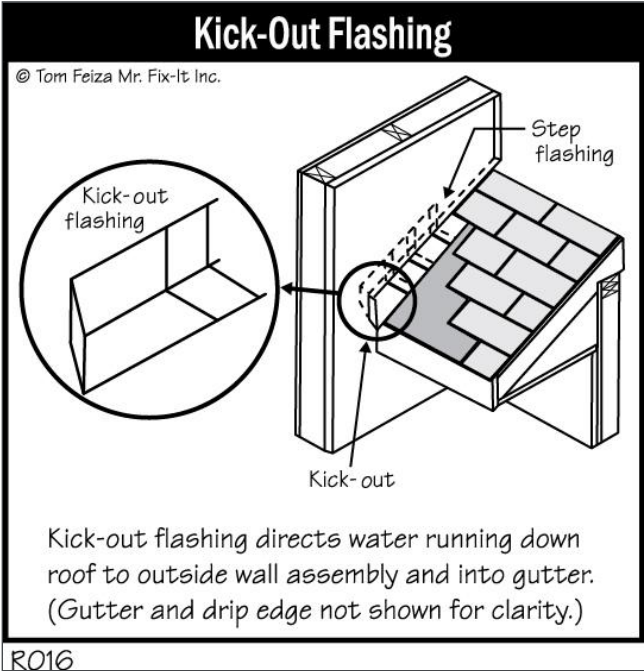


1.0 Item 2(Picture) Unsealed nail heads on the roof penetration flashings.

1.1 Flashings (roof)

Inspected

The roof-to-wall intersection kick-out flashing is missing at the rear of the home at 2 locations. This may allow rain water to run down on the wall causing staining and possible premature deterioration of the wall. Recommend the flashing method be upgraded by a licensed contractor.



1.1 Item 1(Picture) Kick-out Diagram



1.1 Item 2(Picture) Kick-out flashing recommended installation location. #1

## 2. Exterior

### 2.6 Decks/Fences

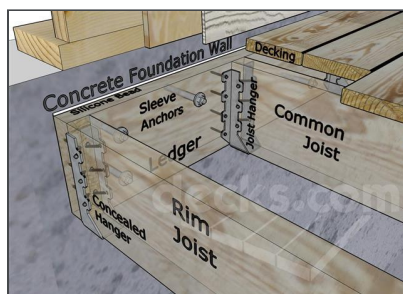
#### Inspected

(2)

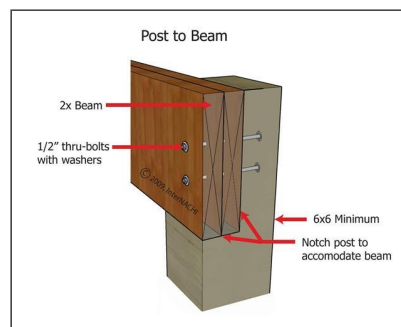
- The steps at the base of the deck at the rear of the home are loosely mounted. Premature deterioration can occur if not addressed. Recommend repair/upgrade as needed.
- The deck footings/support posts are non-standard. Recommend a licensed contractor to upgrade as needed.
- Ledger board is lacking mounted hardware OR is non-standard. Standard construction practices recommend the ledger to be greater than or equal of the deck joist and have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred), approximately every 36 inches. Additionally, the deck joists are to be mounted to the ledger/band joist with joist hangers or wood blocking. Recommend a licensed deck contractor to upgrade as needed.
- The deck post to beam connection is recommended to be upgraded with additional mounting hardware. Standard deck construction practices call for through bolts, notch supports and/or mounting blocks to ensure adequate support. Recommend a licensed deck contractor to evaluate and upgrade as needed.



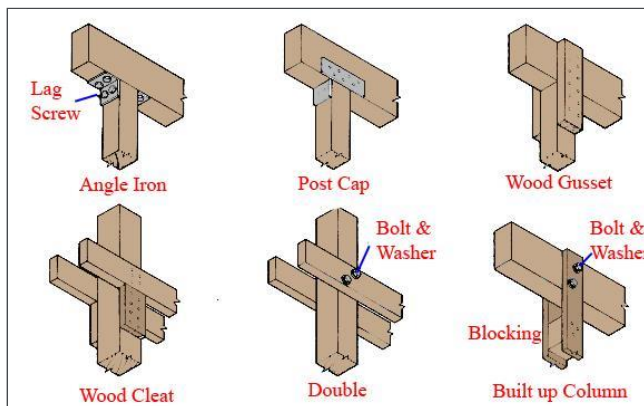
2.6 Item 1(Picture) Deck footings non-standard



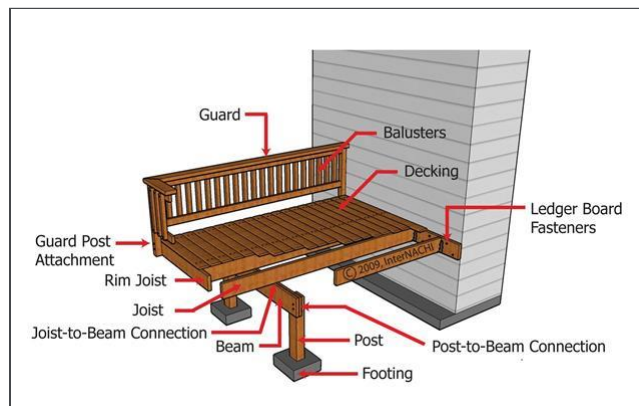
2.6 Item 2(Picture) Ledger Hardware Diagram



2.6 Item 3(Picture)



2.6 Item 4(Picture)



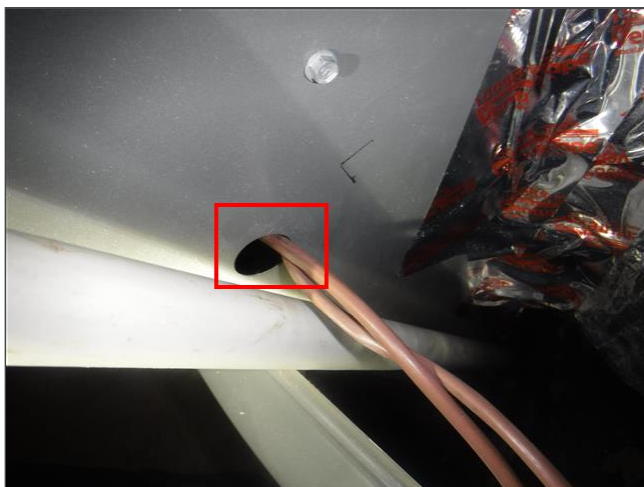
2.6 Item 5(Picture) Deck Diagram

## 3. Heating / Central Air Conditioning

### 3.0 Heating/Air Handler Equipment

#### Inspected

- Electrical wires are entering the HVAC housing without a protective grommet. Grommets are recommended to ensure the vibrations of the housing from the fan internal fan operation do not cut into the wiring. Securing the holes will also deter animal intrusion. Recommend installing standard materials to deter premature deterioration of the unit.



3.0 Item 1(Picture) Recommend a protective grommet on the low voltage attic HVAC lines.

### 3.4 Distribution Systems (fans, pumps, ducts, supports, insulation, air filters, registers...)

#### Inspected

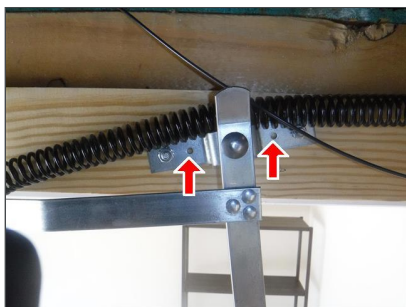
- HVAC air filter(s) dirty. Replacement and/or cleaning frequency depends on various factors like; number of house hold occupants, pets, etc. Recommend replacing/cleaning air filter(s) and establishing a replacement/cleaning schedule conducive to your home lifestyle, thereby allowing the air handler to operate efficiently.

## 5. Structural Components

### 5.0 Roof Structure, Attic & Attic Access

#### Inspected

- Attic pull down stairs are missing mounting hardware. Unit operated as intended and there was no evidence of premature deterioration. Recommend installing the correct mounting hardware for added safety and ease of operation.



5.0 Item 1(Picture) Attic pull down stairs missing mounting hardware

## 7. Plumbing System

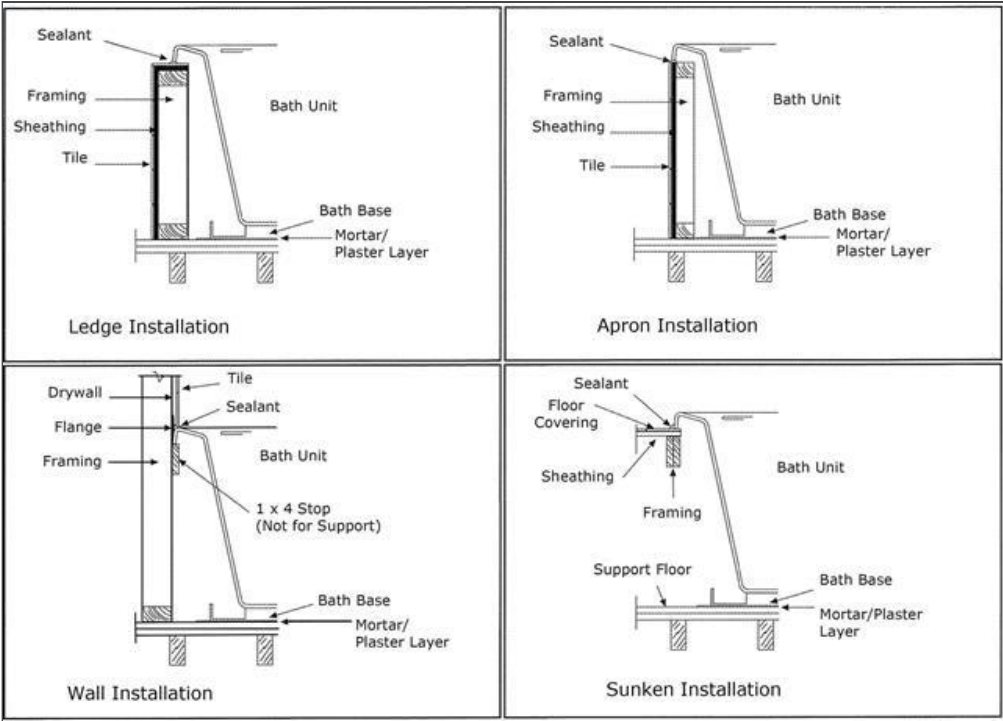
### 7.2 Plumbing Water Supply Piping & Fixtures

#### Inspected

(2)



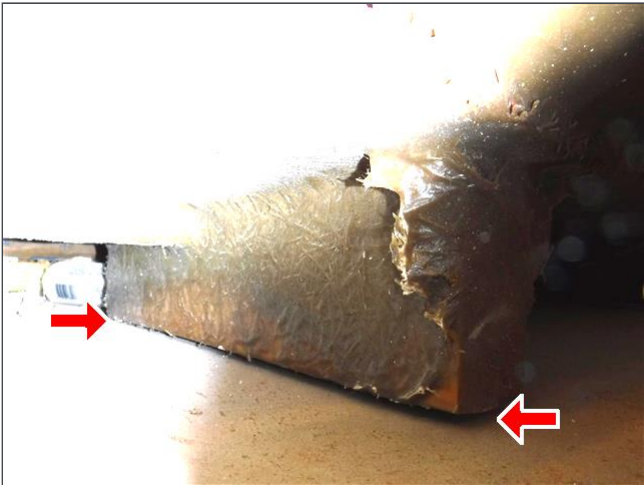
- Whirlpool tub is missing supports under the tub basin which can lead to premature deterioration of the unit. Recommend a licensed contractor to upgrade with industry standard installation practices.



7.2 Item 2(Picture) Whirlpool Tub Supports/Mortar Base

4. DO NOT USE PUMP OR ANY PORTION OF THE PLUMBING FOR LIFTING OR POSITIONING OF TUB.
5. Install the drain fitting to the bath. THE DRAIN FITTING WILL PROTRUDE BELOW THE BASE OF THE TUB APPROXIMATELY 1". Clearance must be provided for the drain by cutting away the sub floor where possible or blocking below the tub may be required. **WARNING: FACTORY APRONS DO NOT ALLOW FOR BLOCKING UP OF THE TUB BASE. All blocking must be solid and provide uniform support to bottom of tub. Bath must rest entirely and firmly on the sub floor. DO NOT SUPPORT THE WEIGHT OF THE BATH BY THE RIM.**
6. When leveling is required, prepare a bed of wet mortar or plaster and install the bath ensuring the mortar or plaster provides uniform support to all areas of the base. Note: Installing the unit in plaster or mortar provides the most support. When combined with proper wall insulation, this significantly reduces the water circulation noise normally associated with whirlpools.
7. Frame out under the tub rim as shown in the basic installation diagrams. NOTE: DUE TO THE VARIETY OF INSTALLATIONS POSSIBLE WITH THIS BATH, FRAMING PROCEDURES OTHER THAN THOSE DESCRIBED MAY BE REQUIRED. A ledge under

7.2 Item 3(Picture) Whirlpool leveling instructions.



7.2 Item 4(Picture) Tub does not sit evenly on the concrete.

## 8. Interiors

### 8.6 Countertops

#### Inspected

(2) Countertop over hangs' more than a couple of inches and greater than 3ft wide are recommended to have additional supports, which is based on material/thickness. Typically - 3/4in rock countertops are recommend to have additional supports for over 6in overhangs. 1 1/4in are recommended to have additional supports for over 10in overhangs. Recommend adding additional supports per industry standards.



8.6 Item 1(Picture) Missing counter top supports.

## 10. Built-In Kitchen Appliances

### 10.5 Refrigerator/Washer/Dryer

#### Not Inspected

- Clothes washing machine drain line is not inspected due to the lack of effective/efficient means of testing the drain line. Recommend monitoring the drain line when using the washing machine for the first month or so. Consult a licensed plumber if issues arise.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Repair/Replace

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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 7. Plumbing System

### 7.1 Plumbing Drain & Vent Systems

#### Repair/Replace/Monitor

- Master bath whirlpool tub drain leaked water into the cabinets after filling the tub and draining. Recommend a licensed plumber to evaluate and repair to deter moisture damage to the surrounding components.



7.1 Item 1(Video) Water leaking out of the drain gasket for the master bath whirlpool tub.



## 8. Interiors

### 8.4 Windows (representative number)

#### Repair/Replace/Monitor

- The right window in the NE guest bedroom is difficult to operate due to a spring that has come off its mount. Recommend repair by a licensed window professional.



8.4 Item 1(Picture) NE bedroom window spring is disconnected

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## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Smoke Alarms](#)

[Clothes Dryer](#)

[Carbon Monoxide](#)