

Inspection Report Details

Record 5365 -

1 Lee Circle , Searcy, AR 72143

EXTERIOR

Satisfactory

EXTERIOR - General Comment

Trees had been trimmed.



Satisfactory

Outside Outlets - Tested

The GFCI on the front porch was replaced.

Satisfactory

Type of Home - 2 Story

Service/Repair

Exposed Foundation - Concealed

There were cracks noted on the front left corner of the home.
Recommend they be inspected by a foundation expert if there are concerns about the foundation.
Recommend sealing the cracks after any foundational work is complete.

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EXTERIOR

Soffit\Fascia - Vinyl/Aluminum**Grading - Adequate****Siding - Vinyl****Masonry Walls - Brick**

The crack had been sealed at the threshold of the patio door.

**Trim Work - Aluminum, Vinyl****Entry Doors - Metal/WoodCore/Glass****Patio Doors - Metal/WoodCore****Window Character Material - Aluminum****Window Character Type - Tip Out****Glass - Insulated****Windows Storm\Screen - Screen**

EXTERIOR

Satisfactory

Weather Stripping - Rubber\Vinyl

The weather stripping was to be installed in the future. It was noted stored in the home.



GROUNDS

Satisfactory

GROUNDS - General Comment

The stump was removed and the cracks were sealed.



Satisfactory

Walks - Concrete

Cracks and some settlement noted.

Satisfactory

Steps - Brick

GROUNDS

Patio - Concrete**Porches - Concrete****Decks - None****Driveway - Concrete**

Recommend sealing the cracks in the driveway to help prevent water intrusion.

**Porch Post - Wood****Fence - Chain Link**

GUTTERS

Inspected From - Ladder, Ground**Access Restricted - Roof too Steep to Walk****Gutter Type - Aluminum**

The gutter on the side of the garage had been adjusted to slope to drain.



GUTTERS

Downspout Type - Aluminum

ROOF

How Inspected - From Ground**Roof Access Restricted - Too Steep To Walk On**

Due to the roof having a steep pitch, it is recommended that the roof be inspected by a roofer prior to closing.

Roof Covering - Architectural**Number of Layers - Unknown****Roof Ventilation System - Ridge, Gable Vents****Flashing - Galvanized****Plumbing Vents - PVC****Porch Roof - Same as the Home****Garage Roof - Same as the Home****Valleys - Same as the Home**

COOLING

Cooling System 1 Brand - Payne

COOLING

Satisfactory

Cooling System 1 Tonnage - 3 Ton

Satisfactory

Cooling System 1 Approx. Age - 10

Satisfactory

Cooling System Coils and Fins - Clean

Satisfactory

Cooling System Electrical - Ext. Disconnect

Satisfactory

Cooling Lines - Insulation

Satisfactory

Condensate Drain - PVC

Monitor/Maintain

Differential Temp 1 - Details

Return temp = 67 Supply temp = 50 Differential Temp = 17

The minimum differential temperature recommended for a cooling system is 13 degrees, the unit is working within those standards.

Satisfactory

Cooling System 2 Brand - Trane

Satisfactory

Cooling System 2 Approx. Age - 1

Satisfactory

Cooling System 2 Tonnage - 1.5 Ton

Monitor/Maintain

Differential Temp 2 - Details

Return temp = 66 Supply temp = 49 Differential temp = 17

The minimum differential temperature recommended for a cooling system is 13 degrees, the unit is working within those standards.

Satisfactory

Cooling System Electrical Unit 2 - Ext. Disconnect

GARAGE

Satisfactory

GARAGE - General Comment

No evidence of water intrusion next to the garage entry.



Satisfactory

Garage Type - 2 Car Attached

Satisfactory

Garage Exterior Walls - Vinyl

The holes in the siding had been sealed on the right side of the garage.



Satisfactory

Garage Fascia\Soffit - Aluminum/Vinyl

Satisfactory

Garage Windows - Other

The windows had be covered in the garage.



GARAGE

Satisfactory

Garage Electrical System - GFCI

Repaired receptacles in the garage ceiling.



Safety Concern

Auto Garage Door Lift Controls - Auto Safety Reverse

The chain for the overhead lift was repaired.



Satisfactory

Garage Interior Walls - Drywall, Wood

Satisfactory

Garage Interior Ceiling - Aluminum

Satisfactory

Garage Floor - Concrete

Satisfactory

Garage Doors - Overhead, Metal\Aluminum

Satisfactory

Garage/Carport Entrance Door - Metal/Wood Core

ELECTRIC

Satisfactory

Main Electrical Service - Underground Lateral Cable

Satisfactory

Main Electrical Service Wire - Copper

ELECTRIC

Satisfactory

Main Electrical Distribution Panel Accessibility - Typical

Monitor/Maintain

Main Electrical Distribution Panel Location - Exterior

The main electrical panel was located on the right exterior of the home.



Satisfactory

Main Electrical Disconnect - Breaker

Satisfactory

Main Panel - 200

ELECTRIC

Safety Concern**Sub Panel - Laundry**

Care should be taken not to stack items in front of the sub panel in the closet.



Satisfactory

Interior Wiring - Copper

Satisfactory

Type of Wire - Romex

Satisfactory

Grounding - Not Visible

ELECTRIC

Service/Repair**Electrical Defaults - Sub Panel 2**

The damaged hinge was replaced.
The casing had been removed to help
prevent overheating the wiring.

**Satisfactory****Door Bell - Tested**

PLUMBING

Satisfactory**Water Source - Municipal****Satisfactory****Municipal Main Supply Type - Not Visible**

PLUMBING

Monitor/Maintain**Main Water Shut Off - Meter Pit**

The meter was located in the front center of the yard.

**Satisfactory****Interior Visible Water Pipes - Copper****Satisfactory****Waste System - Municipal****Satisfactory****Interior Waste/Vent Pipes - PVC**

Most piping concealed supply and drain.

Monitor/Maintain**Type of Outside Spigots - Antisiphon**

Recommend hoses be removed and covers installed during the winter to help prevent freezing.

W. HEATER

Satisfactory**Water Heater 1 Mfg. - Whirlpool****Monitor/Maintain****Water Heater 1 Approx. Age - 12**

The average life span of an electric water heater is 12 to 15 years. This unit is approximately 12 years old.

Satisfactory**Water Heater 1 Size - 50**

W. HEATER

Satisfactory

Water Heater Fuel - Electric

Romex connector was noted installed.



Satisfactory

Water Heater Cold Water Valve - Present

Safety Concern

Temp. Pressure Relief Valve and Pipe - Present, Improper

Recommend the TPRV not run uphill, it can cause back pressure on the tank and cause it to rupture should the valve need to open. A 90 was noted installed.



W. HEATER

Service/Repair**Emergency Drain Pan - Not Present**

Recommend installing an emergency pan under the water heater with a proper drain that terminates outside the home. Due to being on a slab foundation, recommend asking a plumber about alternative auto shut off systems should the water heater leak.



LAUNDRY

Service/Repair**LAUNDRY - General Comment**

The beauty ring was noted missing.



Satisfactory

Washer Drains - Interior Wall

Satisfactory

Dryer Vented - Wall

Satisfactory

Laundry Energy Source - Three Prong

FURNACE

Satisfactory

Forced Air System 1 Mfg. - Payne

Satisfactory

Forced Air System 1 Approx. Age - 10

Safety Concern

Heat Pump - Electric

Recommend installing a disconnect or a breaker lock out for the furnace.
This is for the protection of anyone working on the unit.



Satisfactory

Distribution System Type - Up Flow

Satisfactory

Distribution System Material - Metal Duct

Satisfactory

Thermostat - Single

FURNACE

Satisfactory

Forced Air System 2 Mfg. - Trane

The pan under the furnace was removed.



Satisfactory

Forced Air System 2 Approx. Age - 1

Satisfactory

Filter System - Disposable

Proper size filters were noted.
Size is 20 X 20 (upstairs)
Filters should be replaced as needed by the
manufactures recommendations.



CRAWL SPACE/SLAB

Satisfactory

CRAWL SPACE - Slab

KITCHEN

Satisfactory

Kitchen Walls - Drywall, Tile

Satisfactory

Kitchen Ceiling - Drywall

Satisfactory

Kitchen Floors - Inlay

Satisfactory

Kitchen Heating Source - Central

KITCHEN

Satisfactory

Kitchen Cooling Source - Central

Satisfactory

Kitchen Doors Windows - Case Opening

Satisfactory

Kitchen Cabinets - Wood

Satisfactory

Kitchen Sink - Stainless

Satisfactory

Kitchen Sink Faucet - Single Lever

Satisfactory

Kitchen Sink 3rd Faucet - Sprayer

Service/Repair

Kitchen Drain and Trap - PVC, Flex Drain

Recommend replacing the flex drain under the kitchen sink with a hard pipe drain. The flex drains are prone to clog and cause odors.



Satisfactory

Garbage Disposal - Continuous Feed

Romex connector was noted installed.



Satisfactory

Dishwasher Mfg. - Whirlpool

KITCHEN

Satisfactory

Dishwasher Drain Line - High Loop

A high loop was noted for the dishwasher.



Satisfactory

Exhaust Fan Hood - Hood Ductless, Microwave

Monitor/Maintain

Range Oven - Free Standing

Self cleaning if on stove not part of inspection and will not be tested.

Satisfactory

Surface Cooktop - Electrical

Satisfactory

Kitchen Wall Receptacles - Grounded

A cover was installed under the kitchen sink.

GFCI protection was noted.



Satisfactory

Kitchen Switches Fixtures - Hanging

Satisfactory

Built In Microwave - Tested

HALF BATH

Half Bath Doors and Windows - Door Lock

Recommend the half bathroom door stayed open on its own.



Half Bath Electric Switches and Fixtures - Ceiling, Wall

Half Bath Receptacles - GFCI

Half Bath Walls and Ceilings - Drywall

Half Bath Exhaust System - Electric Fan

Half Bath Heating and Cooling - Central

Half Bath Sink Faucets - Single Lever

Half Bath Sink Stopper - Push Pull

Half Bath Sink Basin - Porcelain

Half Bath Sink Drain and Trap - PVC

Toilet Bowl and Tank - 2 Piece

Toilet Operation - Flushes, Drains, Refills

Half Bath Floor - Inlay

Number of Half Baths - 1

BATHROOM

Satisfactory

BATHROOM - General Comment

The GFCI protection for the hydro tub was noted under the hydro tub.
No water was noted leaking at the pump motor button when tested.
The jets/motor were tested.



Satisfactory

Bathroom Doors, Windows - Pocket Door

The pocket door was noted on track.



Satisfactory

Bathroom Electric Switches and Fixtures - Ceiling, Wall

BATHROOM

Satisfactory

Bathroom Receptacles - Grounded, GFCI

GFCI protection was noted installed.



Satisfactory

Bathroom Walls and Ceilings - Drywall

Satisfactory

Bathroom Exhaust System - Electric Fan

Satisfactory

Bathroom Heating Cooling - Central Sys, Aux. Elec.

Satisfactory

Bathroom Sink Faucets - Single Lever

Satisfactory

Bathroom Sink Stopper - Push Pull

Satisfactory

Bathroom Sink Basin - One Piece

Satisfactory

Bathroom Sink Drain and Trap - PVC

Satisfactory

Toilet Bowl and Tank - 2 Piece

BATHROOM

Toilet Operation - Flushes, Drains, Refills

Bathtub Faucets - Individual

Hot was noted on the left while in the tub.



Bathtub Stopper - Screw In

Bath Showerhead - Hand Wand

Seal Around Tub - Caulk

Bathroom Floor - Vinyl

Shower Drain - Tub

Shower Faucets - Single Lever

Number of Full Baths - 2

UPSTAIRS BATHROOM

Bathroom Doors, Windows - Door Lock**Bathroom Electric Switches and Fixtures - Ceiling, Wall****Bathroom Receptacles - GFCI****Bathroom Walls and Ceilings - Drywall****Bathroom Exhaust System - Electric Fan****Bathroom Heating Cooling - Central Sys, Aux. Elec.****Bathroom Sink Faucets - Individual****Bathroom Sink Stopper - Push Pull**

The stopper was noted to be functioning in the upstairs bathroom.

**Bathroom Sink Basin - One Piece****Bathroom Sink Drain and Trap - PVC****Toilet Bowl and Tank - 2 Piece****Toilet Operation - Flushes, Drains, Refills****Bathtub Faucets - Single Lever****Bathtub Stopper - Screw In**

UPSTAIRS BATHROOM

Bath Showerhead - Hand Wand**Seal Around Tub - Caulk****Bathroom Floor - Vinyl****Shower Stall Walls - Tile****Shower Drain - Tub****Shower Faucets - Tub****Number of Full Baths - 2**

ATTIC

Service/Repair**ATTIC - General Comment**

There was tunneling and droppings noted in the attic.
Recommend the home be treated for rodents.



ATTIC

Satisfactory

Attic Entry Access - Hatch, Access Door

Satisfactory

Attic Access Location - Upstairs Bedroom Closet

Satisfactory

Attic Structural Framing Type - Conventional

Satisfactory

Attic Structural Framing Spacing - 24 inches on Center

Satisfactory

Attic Sheathing - OSB

Satisfactory

Attic Floor Insulation - Fiberglass

Satisfactory

Attic Insulation Thickness - 6 inches

The fallen insulation was reinstalled.



Satisfactory

Attic Ventilation - Gable End, Ridge, Soffit

Safety Concern

Attic Wiring - Covered with Insulation

Recommend junction boxes have covers installed.



☆ Seller unable to reach junction boxes ☆

ATTIC

Monitor/Maintain**Attic Vent Pipes - Vented Outside**

There was staining noted on the vent from the lower access.
Recommend this be monitored for leaks.



★ Believed to be from previous roof damage. New roof installed in ~~2020~~ ★
2021

INTERIOR

Monitor/Maintain**INTERIOR ROOMS - General Comment**

There was some damage noted in the corners of the windows.
The areas were hard to the touch.
Recommend they be repaired as needed.



★ Repairs have been made ★



Satisfactory

Interior Rooms - Living Room, Dining Area

Satisfactory

Number of Bedrooms - 4

INTERIOR

Satisfactory

Interior Walls - Drywall

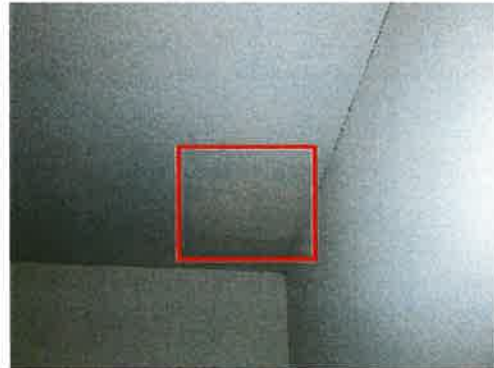
The drywall patches were noted to be completed.



Service/Repair

Interior Ceilings - Drywall

Drywall patches were completed.



Satisfactory

Interior Floors - Inlay, Carpet

Satisfactory

Interior Switches - Tested

Safety Concern

Interior Outlets - Three Prong Ungrounded, Three Prong Grounded

The upstairs right bedroom receptacles showed open ground when tested. Recommend they be repaired by an electrician.



INTERIOR

Interior Heat Source - Tested**Interior Cooling Source - Tested****Interior Cabinets and Shelving - Accessible****Closets - Doors in Place****Smoke Detectors - Too Few, Present**

The smoke alarms were not tested on the day of inspection. Recommend they be tested the day of occupancy. Recommend smoke alarms and carbon monoxide alarms be replaced every 10 years.



INTERIOR

Satisfactory

Stairways - With Hand Railings

Handrails installed.



Monitor/Maintain

Ceiling Fan - Tested

Ceiling fans should rotate clockwise in the winter time and counterclockwise in the summer.

INTERIOR

Satisfactory

Windows - Operated

Broken locks were replaced and the window stayed open when released.



Satisfactory

Interior Doors - Doors

Recommend the master bedroom door was adjusted.



INSPECTION DEFINITIONS/LIMITATION

Inspection Definition/Limitation

Inspection Discription/limitation - Information

DEFINITION/LIMITATION

INSPECTION DEFINITION/LIMITATION

Report Definitions/Limitations - Definitions of inspection opinions or areas that the inspection is limited.

Satisfactory - An item in normal operation, or serviceable condition, but may show normal wear.

Monitor/Maintain - An item that will require immediate maintenance and should be carefully monitored to avoid larger problems.

Service/Repair - An item in need of repair or maintenance, the expected cost of which should be at a level less than that of a major defect, at the time of inspection. Also noted, may be some inaccessible items or items not working.

Safety Concern - An item that affects the safety of the occupants of the home, and is in need of immediate repair.

Major Defect - An item that is currently broken and will have a substantial monetary value to repair, or needs evaluation to determine the cost of a likely expensive repair.

Home inspectors are generalist and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas sighted in the home inspection. Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible. When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or its maintenance for the time that you own the property. The "Whole House Inspection" is conducted according to the standards set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might effect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully. Home buyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advise, and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.

Pinnacle Home Inspections, Inc.
Serving Central Arkansas
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Inspected By:
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Phillpot

Client Information: Record Number 5365

1 Lee Circle
Searcy, AR 72143

Inspected 5/8/24 9:00 AM

★ Re-inspected 6-3-2024 ★

FRONT VIEW

PHOTO

