



SUMMARY

1234 Main St. Mountain Home AR 72653

Buyer Name
01/14/2018 9:00AM

Chris Cochran
Arkansas License HI-1886
Cochran Home Inspections, LLC
(870) 656-8735
chris@cochranhomeinspections.com



The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed, but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

2.5.1 Chimney (above roof)

CHIMNEY CROWN CRACKING - MINOR

Prioritized Observation

Minor cracking noted in the chimney crown which could allow water/moisture intrusion down chimney. Recommend reseal cracks and monitor.

Recommendation
Contact a qualified professional.



2.7.1 Low-Sloped / Flat Roof

PONDING

Prioritized Observation

Observed indications of ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation
Contact a qualified roofing professional.



North



North

8.2.1 Drain, Waste, & Vent Systems
**IMPROPER CONNECTION -
CONDITIONER DISCHARGE**

An improper connection from a whole house conditioner line was observed at a drain pipe. Indications of overflow were noted which will cause moisture problems in crawspace. Recommend further evaluation and repair by installing a proper discharge connection fitting.

Recommendation

Contact a qualified plumbing contractor.



Prioritized Observation



East Crawspace

8.4.1 Hot Water Systems, Controls, Flues &
Vents

**TPR DISCHARGE PIPE
IMPROPERLY INSTALLED**

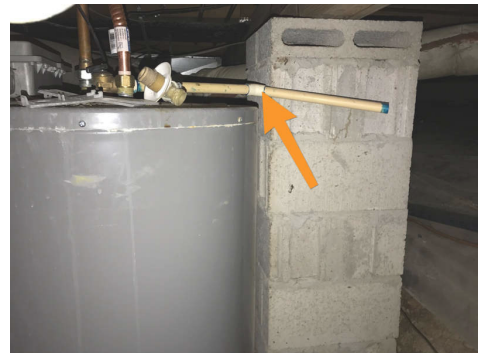
The temperature/pressure relief (TPR) valve had a discharge pipe that was not properly installed in a crawspace area. Discharge pipe should be facing down towards the ground preferably over a drip pan and approx. 6 inches off of the ground. Recommend TPR discharge pipe is installed correctly.

Recommendation

Contact a qualified professional.



Prioritized Observation



East Crawspace

8.5.1 Washer Connections / Drain Pipe
LEAKING NOZZLE

One or more of the washer nozzles were leaking at the time of the inspection. Recommend further evaluation and repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



Immediate/Safety Item



Laundry Room

8.5.2 Washer Connections / Drain Pipe

RUSTY/DEGRADED BOX

Laundry box was noted as degraded with visible rust which could lead to leaking into wall. Recommend laundry box is replaced.

Recommendation

Contact a handyman or DIY project

 Prioritized Observation



Laundry Room

9.2.1 Main Service Panel, Service & Grounding, Main Overcurrent Device

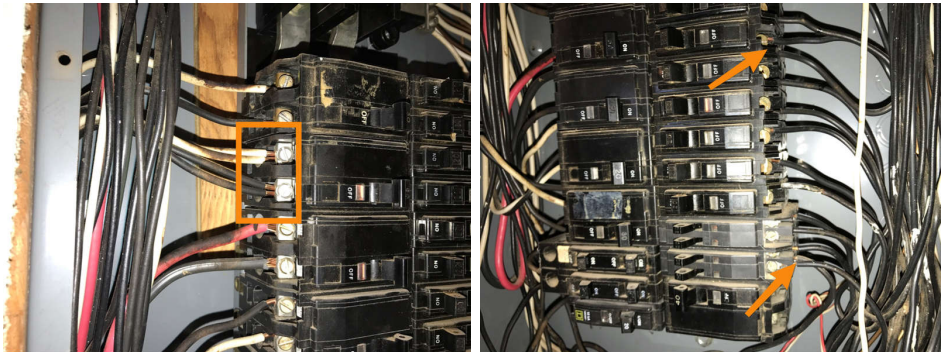
BREAKER DOUBLE TAPPED

Breaker was double tapped which means two different circuits are connected to one breaker. Recommend electrician further inspect and repair.

Recommendation

Contact a qualified electrical contractor.

 Prioritized Observation



9.2.2 Main Service Panel, Service & Grounding, Main Overcurrent Device

BURNT WIRES

Burnt wires were noted inside and connected to the main service panel. A dead rodent was noted at bottom of panel and may have been the cause of the damage. Recommend further evaluation and repair if needed.

Recommendation

Contact a qualified electrical contractor.

 Immediate/Safety Item



MSP

9.4.2 Lighting Fixtures, Switches & Receptacles (All Accessible)

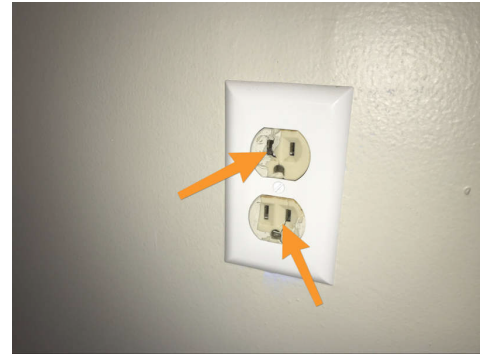
RECEPTACLE DAMAGED

 Prioritized Observation

One or more of the receptacles was damaged at the time of inspection. Recommend further evaluation and replace.

Recommendation

Contact a qualified electrical contractor.



Master Bedroom

9.4.3 Lighting Fixtures, Switches & Receptacles (All Accessible)

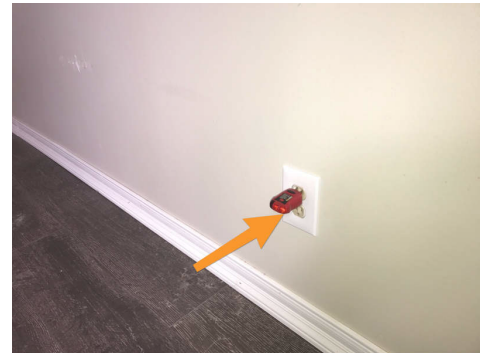
 Prioritized Observation

RECEPTACLE LOOSE

One or more receptacle was loose which could become a shock hazard. Recommend properly securing receptacle.

Recommendation

Contact a qualified electrical contractor.



Master Bedroom

9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED - INTERIOR

 Immediate/Safety Item

One or more area inside home did not have ground fault circuit interrupter (GFCI) for electrical receptacles located within 6 feet of a plumbing fixture; potential shock or electrocution hazard. Recommend installation by qualified professional.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Central Bathroom



9.6.1 Smoke Detectors

NOT ENOUGH SMOKE DETECTORS

 Prioritized Observation

Inspector recommends installing additional smoke detectors to provide improved fire protection for home. Generally-accepted current safety standards recommend smoke detectors be installed at the following locations:

- In the immediate vicinity of the bedrooms

- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

Recommendation
Recommended DIY Project

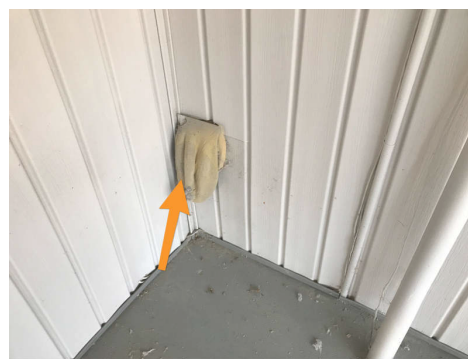
10.1.2 Exhaust Systems

DRYER EXHAUST CLOGGED

 Prioritized Observation

Dryer exhaust had a generic catcher installed which will not allow the vent to discharge properly. Recommend further evaluation and change in discharge location if possible. Recommend removal of catcher, cleaning of the entire exhaust line and monitor for proper function.

Recommendation
Recommended DIY Project



North

11.1.1 Walls

MICROBIAL GROWTH - ISOLATED

 Prioritized Observation

One or more areas of the home had visual microbial growth noted; isolated. Recommend cleaning using a microbial killing/inhibiting product and monitoring.


Recommendation
Contact a qualified mold inspection professional.



Kitchen

12.2.1 Sink & Sink Base

SINK BASE MOISTURE DAMAGE

 Prioritized Observation

Moisture damage to sink base cabinet noted; active leak at countertop is causing left side damage; cause of right side damage unknown. Recommend surface is kept dry from further deterioration.

Recommendation
Contact a qualified professional.



Kitchen



Kitchen

12.2.2 Sink & Sink Base

SINK LEAKING

 Immediate/Safety Item

Sink at countertop was noted leaking into the sink base. Recommend sealing sink at countertop to stop leaking into base.

Recommendation
Contact a handyman or DIY project




Kitchen



Kitchen

14.1.1 Dishwasher

NOT SECURED

 Prioritized Observation

Dishwasher was not properly secured to countertops/cabinets. Recommend properly fastening unit.

Recommendation
Contact a qualified handyman.



Kitchen

15.9.1 Garage Door Opener

PHOTO SENSOR NOT INSTALLED

 Immediate/Safety Item

The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

Recommendation
Contact a qualified professional.



Garage