



# Property Pre-Inspection Summary

10836 Bray Rd, Elkins, AR 72727

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## Overview

Pre-listing inspections were performed on the plumbing, HVAC, and electrical systems of the home. These evaluations were conducted with transparency and care, ensuring that buyers have a detailed understanding of the property's condition.



## Plumbing Inspection

**Provider:** Integrity Plumbing NWA

**Technician:** Scott Pitts

### Findings:

- One toilet has a cracked lid that needs replacing.
- Several faucets are aged and may benefit from replacement.
- Shower valves and trim should be updated.
- **Notable Finding:** In the lower-level safe room, there was water damage to the kitchen cabinet and flooring in the hallway/storage room. This damage was caused by a long-term leak under the kitchen faucet.
  - The leak **has been professionally repaired**.
  - The affected area is **completely dry** at the time of inspection.
  - **No active plumbing issues** or ongoing water intrusion were found.



## HVAC Inspection

**Provider:** Anderson Air

**Technician:** Timothy L.

**Scope:** Inspected all 3 geothermal systems (North, Center, South zones)

**North System (2019 WaterFurnace Series 5)**

- In good working order

- Proper temperature splits and compressor function
- **Concern:** High static pressure due to a very dirty air filter. Replacing the filter is advised to prevent future blower failure.

### Center System (Older HydroHeat)

- Rusted coil and dirty blower wheel
- Electronic air cleaner needs cleaning or replacement
- Some wear in contactors and compressor windings
- No power available during inspection to fully test compressors

### South System (Older HydroHeat)

- Non-operational due to faulty electrical controls and contactors
- Electric heat not activating unless manually triggered
- Deeper diagnostics recommended for full repair options

### Electrical Overview

- The **electrician conducted a walkthrough** of the property.
- Due to liability, they were unable to open or test the non-working hydro unit.
- No obvious electrical issues were observed outside of the HVAC system's non-response, which was noted above.

### Windows & Skylights

- Window-specific inspection is **pending**. Multiple window companies suggested a **handyman review** for operational integrity.
- **No visible leaks** from windows or skylights have been reported during or after rain.
- A **single skylight blind** above the fireplace landing may require attention; some skylight blinds function while others do not.