

Dream Structures Residential, LLC

Approved Home Inspectors*

A+ Home Inspections, LLC	Kyle Rodgers	(479) 599-9314
Amerispec	Roy "JR" Goodwin	(479) 582-0630
Arkansas Home Tech Inspections, Inc.	Mike Swaim	(479) 927-3392
Coventant Property Inspections of Ark.	David Linn	(479) 957-3056
Eagle Eye Home Inspections	Eric Kvello	(479) 409-1803
Home and Property Inspections	Mark Linker	(479) 287-5602
JPM Inspection Services, Inc.	Mitchell Erwin	(479) 444-0708
Premium Inspection Services, LLC	Joshua Perry	(479) 800-4585

*Here are the approved home inspectors for Dream Structures Residential, LLC. They will not accept inspections from any other inspectors. This list is subject to change.

Inspector notes that are not standard and included:

The builder follows Bentonville City Code. Items that have passed code inspection may or may not be addressed depending on the item.

Gutter extensions or splash guards are not included. Buyer can purchase from Lowes or Home Depot if they're concerned about these items.

Concrete cracks are normal and cannot be filled unless they are big enough to do so.

Brick lintels are standardly primed. To be painted it is a \$25/window upgrade.

Wet area baseboard is not standardly caulked or trimmed out. Caulking is a \$150/room upgrade.

Attic access door is not standardly keyed. Buyer can purchase at Hearth and Home and install.

Garage and door weather stripping are installed to reduce air flow. It is impossible to get everything perfectly sealed and there may be a small hole, but minimal airflow will occur.

Hot water closet will not be finished out like the remainder of the house. There may be some unfinished areas inside the closet.

Regarding the garage 2x6 frame around the garage door, nail holes will not be filled.

Regarding the rough cut cedar mantel, posts, and around the garage door, etc: the nail holes will not be filled. The cedar will be stained. It is rough cut and that is the look the builder is going for, so the cedar will not be sanded smooth.

Galvanized flashing is installed to prevent water intrusion and nothing can be done to safely hide it. You will see galvanized flashing in locations such as where roof shingles and hardy-board siding meet. It is not a paintable product due to lack of adhesion and cannot have trim nailed over it to cover it up; otherwise, it risks leaking.

Bermuda sod will be installed in the front, back, and side yard. Occasionally there are gaps between the Bermuda and other pieces of grass or the patio/sidewalk/driveway. Bermuda is an aggressive grass that will fill in this area during the growing season. There also may be pieces of sod that are taller than others or the yard may appear bumpy. Don't worry, the yard has been rolled and will level out in the wet months and the yard should come in nicely. It is dormant during the winter months. Bermuda likes warm weather and will require regular mowing (4-7 days during peak season), edging, trimming, and weed/feed, and regular watering to get it looking good. It normally takes about 1-2 years for a yard to look great if the owner will follow all the recommended actions to maintain it.

Regarding blue tape—buyer can blue tape and the painter will address items if he can make it better.

There will be a final professional cleaning on the property. Buyers, agents, builders etc. may be going through after it is cleaned. If you are concerned about the house being 100% clean, we recommend you hire a cleaner to go through after closing.

The sidewalk, patio, driveway, and garage floor will be pressure washed. Occasionally there are minor stains/or imperfections in these areas. The stains will fade over time. If you're concerned about any stains on the garage floor you can hire a painter to epoxy it after closing.

The City of Bentonville requires the back flow to be tested annually. The builder does not test the back flow prior to closing. The buyer will receive a letter in the mail from the city once the irrigation system is active with a list of inspectors. The buyer is responsible for paying and ordering this inspection.

Note the flow of rainwater/groundwater has been directed around the house and flows from the back of the house to the side/front of the house and into the street. Water may be on the property during and after a rain event. The property has been graded to drain water away from the house. After a rain event, water may remain on the property until sufficiently drained from the property.

Homeowner acknowledgement _____ Date _____

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