



INSPECTIONS, LLC.

918-605-1498

Inspection Report

John Doe

Property Address:

1234 E. Main Street

Any Town OK



OKLAHOME INSPECTIONS , LLC

STEVE ALLISON , OKLAHOMA LICENSE # 783

1113 S. 71st Street

Broken Arrow, Okla. 74014

918-605-1498



Table of Contents

| | |
|--|--------------------|
| Cover Page | 1 |
| Table of Contents | 2 |
| Intro Page..... | 3 |
| 1 Roofing..... | 4 |
| 2 Exterior..... | 5 |
| 3 Garage | 7 |
| 4 Interiors | 8 |
| 5 Structural Components..... | 10 |
| 6 Plumbing System | 11 |
| 7 Electrical System..... | 13 |
| 8 Heating / Central Air Conditioning | 17 |
| 9 Insulation and Ventilation | 19 |
| 10 Built-In Kitchen Appliances..... | 20 |
| 11 Lawn Sprinklers | 21 |
| General Summary | 22 |
| Invoice | 26 |
| Back Page | 27 |

| | | |
|--|------------------------------|----------------------------------|
| Date: 5/4/2010 | Time: 01:00 PM | Report ID: |
| Property: 1234 E. Main Street Any Town OK | Customer: John Doe | Real Estate Professional: |

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 to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase 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 and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer, Both agents

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

79

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain 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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|---|
| 1.0 | ROOF COVERINGS | X | | | | Roof Covering: Wood shakes |
| 1.1 | FLASHINGS | X | | | | Viewed roof covering from: Ground |
| 1.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | X | | | | Binoculars |
| 1.3 | ROOF DRAINAGE SYSTEMS | X | | | | Chimney (exterior): Wood Composition board |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:



1.0 Roof appears to be in acceptable condition, it does have a few shingles with curling tips and loose staples though. I always recommend having your insurance company inspect it also and accept the roof before purchasing the property.

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 2.0 | WALL CLADDING FLASHING AND TRIM | | | | X | Siding Material: Wood Composite board |
| 2.1 | DOORS (Exterior) | X | | | | Driveway: Concrete |
| 2.2 | WINDOWS | | | | X | |
| 2.3 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS | X | | | | |
| 2.4 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | X | | | | |
| 2.5 | EAVES, SOFFITS AND FASCIAS | | | | X | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **2.0** Rear second floor window trim has moisture damage at the base. (Picture 1)


Front dormer lower window trim has moisture damaged.(Picture 2)



2.0 Picture 1




2.0 Picture 2

 **2.2** Second floor center west bedroom window has one damaged and one missing screen.

Second floor southeast bedroom is missing a screen.

Second floor northwest bedroom window has a damaged screen.

 2.5 North side fascia has moisture damage.(Picture 1)



2.5 Picture 1


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. Garage

| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | GARAGE CEILINGS | X | | | |
| 3.1 | GARAGE FLOOR | X | | | |
| 3.2 | GARAGE DOOR (S) | X | | | |
| 3.3 | OCCUPANT DOOR FROM GARAGE TO INSIDE HOME | | | | X |
| 3.4 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | X | | | |
| 3.5 | ATTIC LADDER | | | X | |
| 3.6 | GARAGE WALLS | X | | | |
| 3.7 | GARAGE LIGHT | X | | | |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **3.3** Exterior door leading to the garage is hitting the door jamb and not closing properly. (Picture 1)



3.3 Picture 1

4. 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.

| | | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 4.0 | CEILINGS | X | | | |
| 4.1 | WALLS | X | | | |
| 4.2 | FLOORS | X | | | |
| 4.3 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS | X | | | |
| 4.4 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | X | | | |
| 4.5 | DOORS (REPRESENTATIVE NUMBER) | | | | X |
| 4.6 | WINDOWS (REPRESENTATIVE NUMBER) | | | | X |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **4.5** Northeast second floor bedroom closet door has a crack in the lower part of the mirror. (Picture 1)



4.5 Picture 1

 **4.6** Window guides need lubricated.

Left master bedroom window has a broken latch.(Picture 1)(Picture 2)

Front formal living room left window will not latch.(Picture 3)

Second floor north bathroom window has a loose seal.(Picture 4)



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3



4.6 Picture 4

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.

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.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|---|
| 5.0 | FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | X | | | | Foundation: Poured concrete Floor Structure: Slab Wall Structure: 2 X 4 Wood Columns or Piers: Not visible Ceiling Structure: 2X6 2X8 Roof Structure: 2 X 6 Rafters Method used to observe attic: From entry Inaccessible |
| 5.1 | WALLS (Structural) | X | | | | |
| 5.2 | COLUMNS OR PIERS | X | | | | |
| 5.3 | FLOORS (Structural) | X | | | | |
| 5.4 | CEILINGS (structural) | X | | | | |
| 5.5 | ROOF STRUCTURE AND ATTIC | X | | | | |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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. 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: interior fuel storage equipment, 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.

| | | IN | NI | NP | RR | Styles & Materials |
|------|--------------------|----|----|----|----|---|
| 6.0 | FAUCETS | | | | X | Plumbing Water Supply (into home): Not visible |
| 6.1 | DRAINS | X | | | | |
| 6.2 | GAS PIPING | X | | | | Plumbing Water Distribution (inside home): Copper |
| 6.3 | BATH TUB | X | | | | |
| 6.4 | SHOWER | X | | | | Plumbing Waste: PVC |
| 6.5 | WHIRLPOOL | X | | | | |
| 6.6 | COMMODE | | | | X | Water Heater Power Source: Gas (quick recovery) |
| 6.7 | SUMP PUMP | | | X | | |
| 6.8 | WATER HEATER | | | | X | Water Heater Capacity: 50 Gallon (2-3 people) |
| 6.9 | SHUT OFF VALVES | X | | | | Gas piping: Steel black pipe |
| 6.10 | FLUE VENTS | X | | | | |
| 6.11 | UTILITY FAUCET | X | | | | |
| 6.12 | EXTERIOR FAUCETS | X | | | | |
| 6.13 | WATER SERVICE LINE | X | | | | |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **6.0** Master bathroom vanity sink faucet has a seal leak.(Picture 1)




6.0 Picture 1

6.1 Master bath tub drain is slow.(Picture 1)

6.1 Picture 1

 **6.6** First floor 1/2 bath toilet has a leaking flush valve.

 **6.8** Second floor Hot water heater has a leaking TPR valve, which has filled the drain pan with water and now has surface mold which needs removed and cleaned.(Picture 1)



6.8 Picture 1

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.

7. 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 shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. 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.

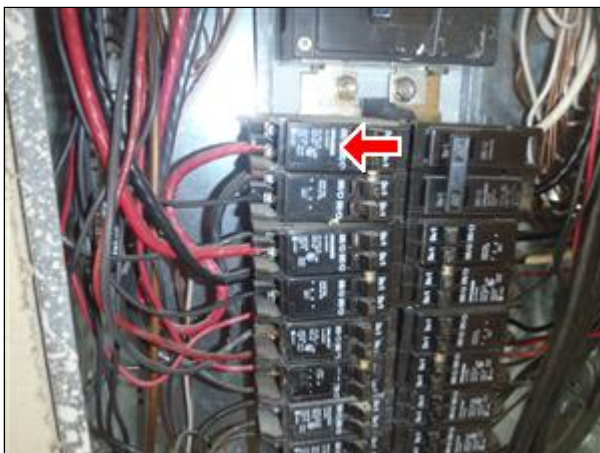
| | | IN | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|---|
| 7.0 | SERVICE ENTRANCE CONDUCTORS | X | | | | Electrical Service Conductors: Below ground |
| 7.1 | BREAKER / FUSE BOX | | | | X | Panel capacity: 200 AMP |
| 7.2 | CEILING FANS | | | | X | Panel Type: Circuit breakers |
| 7.3 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | X | | | | Branch wire 15 and 20 AMP: Copper |
| 7.4 | LOCATION OF MAIN AND DISTRIBUTION PANELS | X | | | | Wiring Methods: Romex |
| 7.5 | SMOKE DETECTORS | X | | | | |
| 7.6 | CARBON MONOXIDE DETECTORS | | | X | | |
| 7.7 | INTERIOR LIGHTS | | | | X | |
| 7.8 | SWITCHES | X | | | | |
| 7.9 | INTERIOR ELECTRIC OUTLETS | | | | X | |
| 7.10 | EXTERIOR ELECTRIC OUTLETS | | | | X | |
| 7.11 | EXTERIOR LIGHTS | X | | | | |
| 7.12 | SUB PANEL | X | | | | |
| 7.13 | DOOR BELL | X | | | | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.1 Top left hand breaker panel breaker is undersized, I recommend having a licensed electrician evaluate this.(Picture 1)



7.1 Picture 1

7.2

Second floor southwest bedroom ceiling fan has no speed control.(Picture 2)

Rear patio ceiling fans are not functioning.(Picture 3)



7.2 Picture 1



7.2 Picture 2

7.7 Hall can light near the master bedroom is not functioning. (Picture 1)

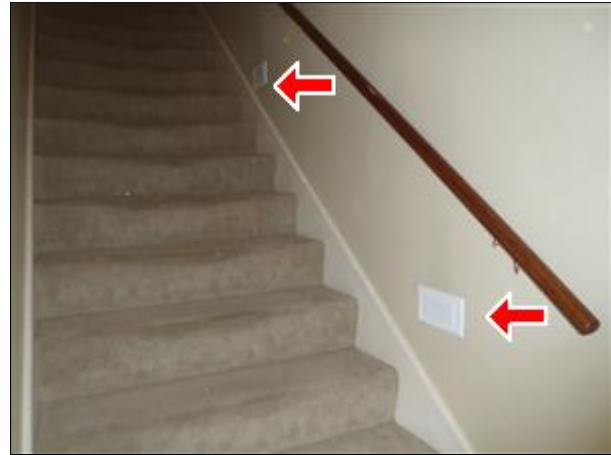
Second floor southeast bedroom closet light is not functioning.

Stairway lights are not functioning.(Picture 2)

Master bedroom ceiling fan and lights are not functioning properly.



7.7 Picture 1




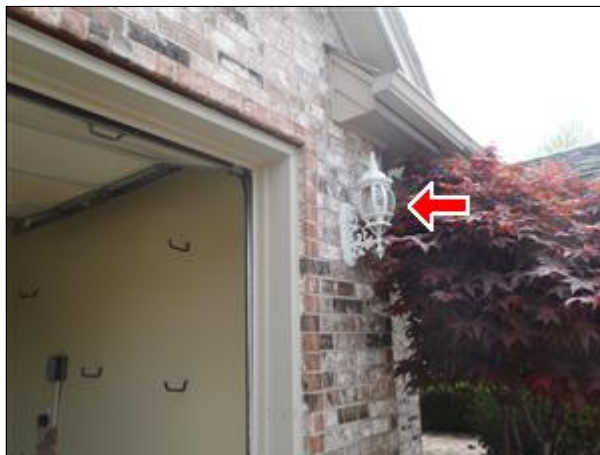
7.7 Picture 2

 **7.9** Northeast second floor bedroom electrical outlet has a plate cover missing.(Picture 1)



7.9 Picture 1

 **7.10** South garage carriage light is not functioning.(Picture 1)



7.10 Picture 1

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.

8. 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.

| | | IN | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|--|
| 8.0 | FURNACE | X | | | | Heat Type: Forced Air |
| 8.1 | NORMAL OPERATING CONTROLS | | | | X | Energy Source: Gas |
| 8.2 | AUTOMATIC SAFETY CONTROLS | X | | | | Number of Heat Systems (excluding wood): Two |
| 8.3 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | X | | | | Ductwork: Insulated Non-insulated |
| 8.4 | FIREPLACE | X | | | | Types of Fireplaces: Vented gas logs |
| 8.5 | LOG LIGHTER | X | | | | Operable Fireplaces: One |
| 8.6 | AIR CONDITIONER | | | | X | Cooling Equipment Type: Air conditioner unit |
| 8.7 | NORMAL OPERATING CONTROLS | X | | | | Number of AC Only Units: Two |
| 8.8 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | X | | | | |
| 8.9 | CEILING DUCTS | X | | | | |
| 8.10 | FLOOR DUCTS | X | | | | |
| 8.11 | RETURN AIR | | | | X | |
| 8.12 | COMBUSTION AIR | X | | | | |
| 8.13 | ATTIC FAN | | | X | | |
| 8.14 | DRYER DUCT | X | | | | |
| 8.15 | BATH HEATER | | | X | | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

8.0 Furnace was inspected and was functioning properly, The heat exchanger was not inspected, to inspect the heat exchanger requires dismantling the furnace. If you want the heat exchanger inspected I recommend having a licensed HVAC company evaluate it.

 **8.1** First floor thermostat display appears to be set on metric.

8.6 (1) Both air conditioner differentials are low, I recommend having A/C units serviced by a licensed HVAC Company.

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.(Picture 1)



8.6 Picture 1

8.11 Both return air filters are dirty and need replaced.(Picture 1)



8.11 Picture 1

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.


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 shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 9.0 | INSULATION IN ATTIC | X | | | | Attic Insulation: Blown |
| 9.1 | VENTILATION OF ATTIC AND FOUNDATION AREAS | X | | | | Ventilation: Passive |
| 9.2 | VENTING SYSTEMS (Kitchens, baths and laundry) | | | | X | Dryer Vent: Metal |
| 9.3 | VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) | | | X | | Floor System Insulation: NONE |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **9.2** Master bath vent fan whines when its shutting down. (Picture 1)

Second floor west bathroom vent fan is not functioning.(Picture 2)



9.2 Picture 1



9.2 Picture 2

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 inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; 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.

| | | IN | NI | NP | RR |
|------|-----------------|----|----|----|----|
| 10.0 | DISHWASHER | X | | | |
| 10.1 | COOKTOP | X | | | |
| 10.2 | VENT HOOD | X | | | |
| 10.3 | TRASH COMPACTOR | | | X | |
| 10.4 | DISPOSAL | X | | | |
| 10.5 | MICROWAVE | X | | | |
| 10.6 | FAUCETS | X | | | |
| 10.7 | OVEN | | | | X |
| 10.8 | DRAINS | X | | | |
| 10.9 | SHUT OFF VALVES | X | | | |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **10.7** Both ovens Broil setting is only heating up to 220 max.

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.

11. Lawn Sprinklers

| | | IN | NI | NP | RR |
|------|-------------------------------|----|----|----|----|
| 11.0 | SPRINKLER OPERATION | X | | | |
| 11.1 | CONTROLLERS | X | | | |
| 11.2 | ROTARY HEADS | | | | X |
| 11.3 | VISIBLE CONNECTIONS OR CLAMPS | X | | | |
| 11.4 | DRAINS | | X | | |
| 11.5 | SENSORS | | X | | |
| 11.6 | Main valve. | X | | | |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

 **11.2** Zone 3 northwest sprinkler head is broken.(Picture 1)

Zone 6 north east sprinkler head is plugged up.(Picture 2)



11.2 Picture 1



11.2 Picture 2

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To OKLAHOME INSPECTIONS , LLC

General Summary



1113 S. 71st Street
Broken Arrow, Okla. 74014

918-605-1498

Customer
John Doe


Address
1234 E. Main Street
Any Town OK

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.

1. Roofing

1.0 ROOF COVERINGS


Inspected

-  Roof appears to be in acceptable condition, it does have a few shingles with curling tips and loose staples though. I always recommend having your insurance company inspect it also and accept the roof before purchasing the property.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  Rear second floor window trim has moisture damage at the base. (Picture 1)
- Front dormer lower window trim has moisture damaged.(Picture 2)

2.2 WINDOWS

Repair or Replace

-  Second floor center west bedroom window has one damaged and one missing screen.

2. Exterior

Second floor southeast bedroom is missing a screen.

Second floor northwest bedroom window has a damaged screen.

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace



North side fascia has moisture damage.(Picture 1)

3. Garage

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace



Exterior door leading to the garage is hitting the door jamb and not closing properly. (Picture 1)

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace



Northeast second floor bedroom closet door has a crack in the lower part of the mirror. (Picture 1)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



Window guides need lubricated.

Left master bedroom window has a broken latch.(Picture 1)(Picture 2)

Front formal living room left window will not latch.(Picture 3)

Second floor north bathroom window has a loose seal.(Picture 4)

6. Plumbing System

6.0 FAUCETS

Repair or Replace



Master bathroom vanity sink faucet has a seal leak.(Picture 1)

6.6 COMMODE

Repair or Replace



First floor 1/2 bath toilet has a leaking flush valve.

6.8 WATER HEATER

Repair or Replace




Second floor Hot water heater has a leaking TPR valve, which has filled the drain pan with water and now has surface mold which needs removed and cleaned.(Picture 1)

7. Electrical System

7.1 BREAKER / FUSE BOX

Repair or Replace

7. Electrical System

-  Top left hand breaker panel breaker is undersized, I recommend having a licensed electrician evaluate this.(Picture 1)

7.2 CEILING FANS

Repair or Replace



Second floor southwest bedroom ceiling fan has no speed control.(Picture 2)

Rear patio ceiling fans are not functioning.(Picture 3)

7.7 INTERIOR LIGHTS

Repair or Replace



Hall can light near the master bedroom is not functioning. (Picture 1)

Second floor southeast bedroom closet light is not functioning.

Stairway lights are not functioning.(Picture 2)

Master bedroom ceiling fan and lights are not functioning properly.

7.9 INTERIOR ELECTRIC OUTLETS

Repair or Replace



Northeast second floor bedroom electrical outlet has a plate cover missing.(Picture 1)

7.10 EXTERIOR ELECTRIC OUTLETS

Repair or Replace



South garage carriage light is not functioning.(Picture 1)

8. Heating / Central Air Conditioning

8.1 NORMAL OPERATING CONTROLS

Repair or Replace



First floor thermostat display appears to be set on metric.

8.6 AIR CONDITIONER

Repair or Replace



(1) Both air conditioner differentials are low, I recommend having A/C units serviced by a licensed HVAC Company.

8.11 RETURN AIR

Repair or Replace



Both return air filters are dirty and need replaced.(Picture 1)

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace



Master bath vent fan whines when its shutting down. (Picture 1)

Second floor west bathroom vent fan is not functioning.(Picture 2)

10. Built-In Kitchen Appliances**10.7 OVEN****Repair or Replace**

Both ovens Broil setting is only heating up to 220 max.

11. Lawn Sprinklers**11.2 ROTARY HEADS****Repair or Replace**

Zone 3 northwest sprinkler head is broken.(Picture 1)

Zone 6 north east sprinkler head is plugged up.(Picture 2)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To OKLAHOMA INSPECTIONS , LLC



INVOICE

OKLAHOME INSPECTIONS , LLC
1113 S. 71st Street
Broken Arrow, Okla. 74014

Inspection Date: 5/4/2010
Report ID:

918-605-1498
Inspected By: STEVE ALLISON , OKLAHOMA
LICENSE # 783

| | |
|---|------------------------------------|
| Customer Info: | Inspection Property: |
| John Doe | 1234 E. Main Street Any Town OK |
| Customer's Real Estate Professional: | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|----------------------------|--------|--------|-----------------------------|
| Heated Sq Ft 3,501 - 4,500 | 400.00 | 1 | 400.00 |
| Payment at Closing fee. | 40.00 | 1 | 40.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$440.00 |

Payment Method: At Closing
Payment Status: Awaiting Closing
Note:



INSPECTIONS, LLC.

918-605-1498

OKLAHOME INSPECTIONS , LLC

STEVE ALLISON , OKLAHOMA LICENSE # 783

1113 S. 71st Street

Broken Arrow, Okla. 74014



918-605-1498