

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 E. 1st. St.
City Shawnee State Okla. Zip 74804
Contact Name Jane Doe

Client Information

Client Name Bob White



Client Address 5678 W. 2nd St.
City Shawnee State Okla. Zip 74801
Phone 405-555-5555 Fax -----
E-Mail -----

Inspection Company

Inspector Name Deveral Bridges
Company Name Advanced Home Inspections
Company Address 200 Wright Lane
City Chandler State OK Zip 74834
Phone 405-240-0216 Fax 405-258-2062
E-Mail deveral@sbcglobal.net
File Number 594-0502
Amount Received \$245.00 Check #1234

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied

Advanced Home Inspections

12:13 January 30, 2014

Page 2 of 15
White B.

General Information (Continued)

Estimated Age 17 years Entrance Faces East
 Inspection Date 2/27/13
 Start Time 4:00 End Time 6:00
 Electric On Yes No Not Applicable
 Gas/Oil On Yes No Not Applicable
 Water On Yes No Not Applicable
 Temperature 40 degrees
 Weather Sunny Soil Conditions Wet
 Space Below Grade None
 Building Type Single family Garage Attached
 Sewage Disposal City How Verified Visual Inspection
 Water Source City How Verified Visual Inspection
 Additions/Modifications Room addition

Grounds

- | | A | NP | NI | M | D | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps: Concrete |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stoops: |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Deck: |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Balcony: |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Railings: |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Trees and shrubs |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls: |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairwell: |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Wells: |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Minor slope |
| 15. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Swale: Pooling due to improper drainage Swale does not have adequate depth or slope for proper drainage |



16. Fences: Wood

Exterior Surface and Components

A NP NI M D

Whole house Exterior Surface

1. Type: Brick veneer **Stress cracks.**



2. Trim: Wood **Wood rot**



3. Fascia: Wood **Wood rot**



4. Soffits: Composite material

5. Flashing:

6. Entry Doors: Metal

7. Patio Door: French door **Needs repair**

Exterior Surface and Components (Continued)

8. Windows: Aluminum single hung **Lost seal.**
Fogged window.



9. Storm Windows:
10. Window Screens: Vinyl mesh **Missing**
11. Basement Windows:

Roof

A NP NI M D

Main Roof Surface _____

1. Method of Inspection: On roof
2. Unable to Inspect: 0%
3. Material: Fiberglass shingle
4. Type: Gable and hip
5. Approximate Age: 1 year
6. Flashing: Aluminum
7. Valleys: Asphalt shingle
8. Skylights:
9. Plumbing Vents: PVC

Roof Water Control

10. Gutters: Aluminum
11. Downspouts: Aluminum
12. Leader/Extension: Aluminum

Garage

A NP NI M D

1. Type of Structure: Attached Car Spaces: 2
2. Ceiling: Drywall **Cracks present**
3. Walls: Drywall
4. Floor/Foundation: Poured concrete
5. Garage Doors: Metal
6. Door Operation: Mechanized
7. Service Doors: Fire rated
8. Exterior Entry Door: Metal

Interior

A NP NI M D

General Interior

- 1. Closets: Small & Walk-in
- 2. Ceilings: Drywall Cracks present



- 3. Walls: Drywall
- 4. Floors: Ceramic tile and laminate Loose flooring
- 5. Doors: Masonite
- 6. HVAC Source: Heating system register

Kitchen

- 7. Kitchen Cabinets: Wood
- 8. Kitchen Counter Tops: Laminate

Bathroom

- 9. Bathroom Cabinets: Wood
- 10. Bathroom Counter Tops: Poured tops
- 11. Ventilation: Heat-Vent-Lights

Appliances

A NP NI M D

Kitchen

- 1. Cooking Appliances: General Electric
- 2. Ventilator: General Electric
- 3. Disposal: In-Sinkerator
- 4. Dishwasher: General Electric
- 5. Air Gap Present? Yes No
- 6. Trash Compactor:
- 7. Refrigerator: Not noted
- 8. Microwave: General Electric

Other Appliances

- 9. Washer: Not noted Not part of sale.

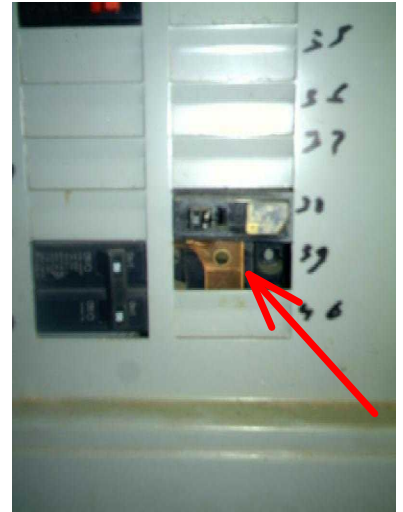
Appliances (Continued)

- 10. Dryer: 220-240 VAC Not part of sale.
- 11. Dryer Vent: Rigid metal
- 12. Garage Door Opener: Chamberlain

Electrical

A NP NI M D

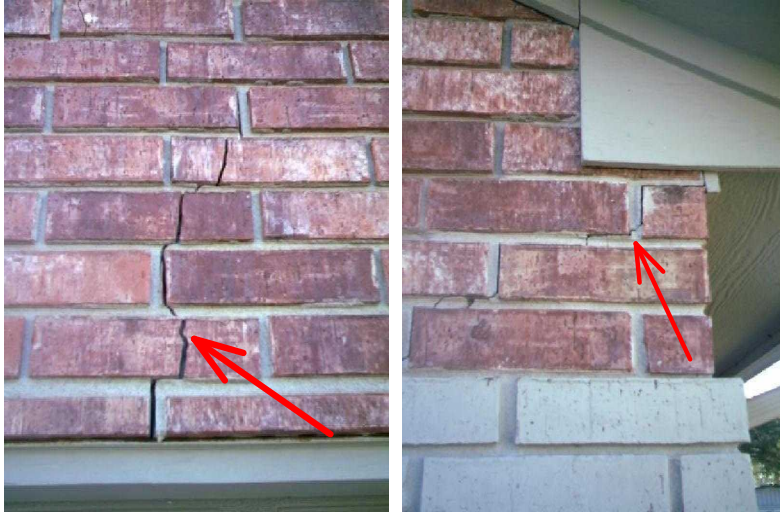
- 1. Service Entrance: Under ground utilities
 - 2. Service Size Amps: 200 Volts: 220-240 VAC
 - 3. Service: Copper
 - 4. Ground: Rod in ground only
 - 5. 120 VAC Branch Circuits: Copper
 - 6. 240 VAC Branch Circuits: Copper
 - 7. Aluminum Wiring:
 - 8. Conductor Type: Romex
 - 9. Interior Lighting: 110 VAC
 - 10. 120 VAC Outlets: Grounded
 - 11. 240 VAC Outlets: 3-pole 3-wire grounded
- Garage Electric Panel
- 12. Manufacturer: General Switch Open "knock-out" hole- insert "blank-out" cap to close off opening



- 13. Maximum Capacity: 200 Amps
- 14. Main Breaker Size: 200 Amps
- 15. Breakers: Copper and Aluminum
- 16. Fuses:
- 17. AFCI:
- 18. GFCI: At GFCI receptacles only GFCI does not trip when tested
- 19. Is the panel bonded? Yes No
- 20. Door Bell: Hard wired
- 21. Smoke Detectors: Hard wired with battery back up
- 22. Exterior Lighting: Surface mount
- 23. Exterior Electric Outlets: 110 VAC GFCI Inoperative at time of inspection

Structure

- | | A | NP | NI | M | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Differential Movement: Crack with displacement Vertical crack in brick above the garage door. |



- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------|
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs (Interior): |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Railings: |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: |

Air Conditioning

- | | A | NP | NI | M | D | |
|-----------------------|---|--------------------------|--------------------------|--------------------------|--------------------------|---|
| Main AC System | | | | | | |
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A/C System Operation: Functional |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Condensate Removal: PVC |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Unit: Pad mounted |
| 4. | Manufacturer: American Standard | | | | | |
| 5. | Area Served: Whole building Approximate Age: 10 years | | | | | |
| 6. | Fuel Type: 220-240 VAC Temperature Differential: 10 degrees | | | | | |
| 7. | Type: Central A/C Capacity: 3 Ton | | | | | |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Visible Coil: Copper core with aluminum fins |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerant Lines: Serviceable condition |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical Disconnect: Breaker disconnect |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exposed Ductwork: Ductwork in floor |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Blower Fan/Filters: Direct drive with disposable filter |

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

- 1. Freestanding Stove:
- 2. Fireplace Construction: Brick
- 3. Type: Gas log
- 4. Fireplace Insert:
- 5. Smoke Chamber: Brick
- 6. Flue: Tile
- 7. Damper:
- 8. Hearth: Raised

West Chimney

- 9. Chimney: Brick
- 10. Flue/Flue Cap: Clay tile with a metal cap.
- 11. Chimney Flashing: Galvanized

Heating System

A NP NI M D

Garage Heating System

- 1. Heating System Operation: Adequate
- 2. Manufacturer: Carrier
- 3. Type: Forced air Capacity: 100,000 BTUHR
- 4. Area Served: Whole building Approximate Age: 18 years
- 5. Fuel Type: Natural gas
- 6. Heat Exchanger: 4 Burner
- 7. Unable to Inspect: 25%
- 8. Blower Fan/Filter: Direct drive with disposable filter
- 9. Distribution: Ductwork in floor
- 10. Circulator:
- 11. Draft Control: Automatic
- 12. Flue Pipe: Double wall
- 13. Controls: Limit switch
- 14. Devices:
- 15. Humidifier:
- 16. Thermostats: Individual
- 17.
- 18. Tank Location: Not present
- 19. Suspected Asbestos: No

Plumbing

A NP NI M D

Interior

- 1. Service Line: Not noted
- 2. Main Water Shutoff: At meter
- 3. Water Lines: Copper
- 4. Vent Pipes: PVC
- 5. Basement Floor Drain:

Plumbing (Continued)

- 6. Drain Pipes: PVC
- 7. Service Caps:
- 8. Kitchen Sink: Stainless Steel
- 9. Bathroom Sink/Basin: Poured tops
- 10. Faucets/Traps: Not noted
- 11. Plumbing/Fixtures: Satin Nickel
- 12. Sump Pump:
- 13. Tub/Surround: Fiberglass .
- 14. Toilets: 1 1/2 Gallon Tank
- 15. Spa Tub/Surround: Fiberglass tub and ceramic tile surround

Garage Water Heater

- 16. Water Heater Operation: Functional at time of inspection
- 17. Manufacturer: Craftmaster
- 18. Type: Natural gas Capacity: 50 Gal.
- 19. Approximate Age: 5-8 years Area Served: Whole building
- 20. Flue Pipe: Double wall
- 21. TPRV and Drain Tube: PVC

Exterior

- 22. Hose Bibs: Gate
- 23. Exterior Surface Drain:
- 24. Basement Stairwell Drain:
- 25. Lawn Sprinklers:

Gas Service

- 26. Gas Meter: Not noted.
- 27. Main Gas Valve: Located at main line
- 28. Gas Service Line: Not noted
- 29. Dryer Gas Line:

Laundry Area

- 30. Laundry Tub:
- 31. Laundry Tub Drain:
- 32. Washer Hose Bib: Gate valves
- 33. Washer Drain: Wall mounted drain
- 34. Floor Drain:

Attic

A NP NI M D

Main Attic

- 1. Method of Inspection: In the attic
- 2. Unable to Inspect: 25%
- 3. Roof Framing: 2x6 Rafter
- 4. Sheathing: Strand board
- 5. Ventilation: Gable and soffit vents
- 6. Insulation: Blown in
- 7. Insulation Depth: 6-8 inches
- 8. Vapor Barrier:
- 9. Attic Fan:

Attic (Continued)

- 10. House Fan:
- 11. Wiring/Lighting: 110 VAC
- 12. Moisture Penetration:
- 13. Bathroom Fan Venting: Plastic flex piping.

Cost Estimate Summary

Client Name: Bob White
 Property Address: 1234 E. 1st. St.
 Shawnee, Okla. 74804

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Grounds</u>		
Swale: The negative grading in the back yard is channeling the water towards the back of the house. Because of the lack of swale to channel the water around the house, the water is pooling in the yard just west of the patio concrete slab.	\$ 250	\$ 300
<u>Exterior Surface and Components</u>		
Type: Stress cracks present above the garage door and at the northeast corner of the garage. The broken bricks could be replaced and the mortar patched.	\$ 200	\$ 250
Trim: Wood rot is present in the garage door jamb on the south side of the door.	\$ 50	\$ 75
Fascia: Wood rot is present in the fascia at the lower end of the front gable.	\$ 50	\$ 75
Patio Door: The deadbolt of the patio door needs to be oiled to operate properly.		
<u>Garage</u>		
Ceiling: A crack is present in the center of the garage ceiling. It is not representing any structural problems and I would simply recommend that it be patched and painted.	\$ 40	\$ 50
<u>Interior</u>		
Ceilings: Crack present in the ceiling of the master bathroom. Recommend patching and painting.	\$ 40	\$ 50
Floors: Loose flooring between the dining room and the kitchen. The transition strip needs to be installed to prevent the trip hazard.	\$ 20	\$ 30
<u>Electrical</u>		
Manufacturer: Open space in box needs to be covered.	\$ 10	\$ 15
GFCI: The breaker does not trip when tested with an external tester. It also shows that the Hot and Neutral wires are switched.	\$ 20	\$ 30
Exterior Electric Outlets: The outlet on the back patio was not operating.	\$ 25	\$ 30
<u>Structure</u>		
Differential Movement: There is a crack in the brickwork in the center of the garage door. The crack appears to have been caused by settlement in the angle iron which was installed above the opening to support the brick in the gable. It doesn't appear that the crack was caused by any type of footing failure. If you are concerned about the crack and what caused it, you may want to get the opinion of a Structural Engineer.		
Repair Total	\$ 705	\$ 905

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Windows: The arched window in the dining room has lost its seal and fogged.	\$ 400	\$ 500
Window Screens: Missing screen at the south end of the house.	\$ 20	\$ 30
Replacement Total	\$ 420	\$ 530
Cost Estimate Total	\$ 1125	\$ 1435

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. **Swale:** Pooling due to improper drainage Swale does not have adequate depth or slope for proper drainage



Exterior Surface and Components

2. Whole house Exterior Surface Type: Brick veneer Stress cracks.



Defective Summary (Continued)

3. Trim: Wood Wood rot



4. Fascia: Wood Wood rot



5. Patio Door: French door Needs repair

6. Windows: Aluminum single hung Lost seal. Fogged window.



7. Window Screens: Vinyl mesh Missing

Garage

8. Ceiling: Drywall Cracks present

Defective Summary (Continued)

Interior

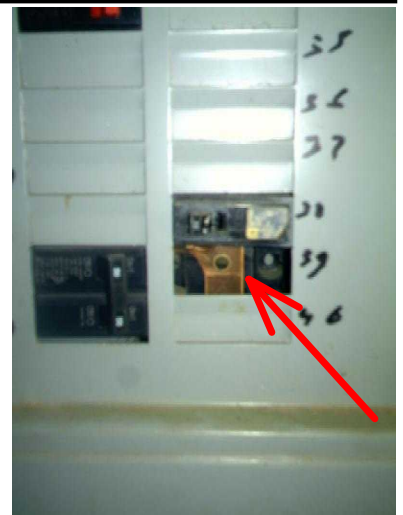
9. Ceilings: Drywall Cracks present



10. Floors: Ceramic tile and laminate Loose flooring

Electrical

11. Garage Electric Panel Manufacturer: General Switch Open "knock-out" hole- insert "blank-out" cap to close off opening



12. Garage Electric Panel GFCI: At GFCI receptacles only GFCI does not trip when tested

13. Exterior Electric Outlets: 110 VAC GFCI Inoperative at time of inspection

Defective Summary (Continued)

Structure

14. Differential Movement: Crack with displacement Vertical crack in brick above the garage door.

