



January 14, 2011

Mr. Joe Homeowner

**RE: Anywhere Oklahoma
Inspection #: 456-012011-0009**

Dear Mr. Homeowner:

On 1/14/2011 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Attached please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement and the State Standards of Practice that we follow.

We hope the enclosed information is helpful and want you enjoy every aspect of your new home. If we can be of any assistance, please feel free to call us at 413-4062 or you can e-mail us at ht456@hometeaminspection.com. You can also visit our web site at www.hometeaminspection.com/norman If you were pleased with our work, we encourage you to recommend us to anyone you know that could use our services.

Sincerely,

The HomeTeam Inspection Service

Frank Bombardiere State Lic #184

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed looking at the front entry way. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure, safety concerns, and the functionality of systems or components as outlined in the real estate contract property condition addendum, the inspection agreement, and Standards of Practice as defined by the state regulations regarding home inspections.

There are many misconceptions about what a home inspection is. Throughout this report there will be disclaimers. This is only to educate you about the limitations of a home inspection since most people are not truly familiar with the process. We will provide you with an excellent overview of the property, as it existed at the time of inspection. However, this is not an exhaustive technical evaluation of the property and its systems requiring disassembly and specialized equipment such as gauges for checking coolant charging in air conditioning systems. Such an inspection would cost many times what our inspection fee is. Our goal is to find major visually evident defects that would affect most buyers' decision to purchase the property. No home inspector can find every defect in a home in the limited time available during a home inspection, and some defects can't be discovered without living in the home. You may find minor defects that were not listed in the report. This is normal.

Home inspectors are generalists much like your family doctor, we may see something that doesn't appear to be right and recommend further evaluation by a specialist, just like your doctor. This can lead to additional costs but is sometimes necessary due to the need for specialized equipment and expertise for problems that can't be accurately diagnosed without more invasive testing. If we report that something was not accessible for inspection for whatever reason, you should consider having the system or area made accessible and having it checked by an appropriate trade-person or specialist before closing to assure there are no defects.

The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc, is not addressed. All conditions are reported, as they existed at the time of the inspection. Things can change between the time we inspect the home and closing. Windows can be broken, holes in walls, leaks, etc. Therefore we strongly recommend that you make a final walk through before closing escrow on your new home to see that the requested repairs have been made and to look for signs of problems that might have been obscured by the seller's personal belongings or that may have occurred since the home was inspected.

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The inspected property consisted of a two story wood-framed structure with brick and stone veneer and hardboard siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding.

The approximate temperature at the time of the inspection was 50 to 55 degrees Fahrenheit, and it was sunny and clear. The utilities were on at the time of the inspection. The buyers were present during the inspection.

There was a concrete walkway leading to a concrete entry way in the front of the home. There were no major visual defects observed in the walkway or the entry way.

Poor drainage around the home can cause a host of problems such as foundation settlement and wood destroying organism infestation. Always maintain proper drainage around your home to help prevent these issues. We do not inspect the entire property for drainage issues. Only the area 5 to 8 ft out from the structure that could cause damage to the structure.

The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation with no significant pooling. There were French drains to aid in draining the property. French drains are not tested during a normal home inspection and may or may not be functional.

The age of the home, as reported by MLS sheet was said to be 05 years old.

There were concrete driveways in the front and back of the home. There were no major visual defects observed in the driveways.

GARAGE:

The detached garage was designed for one car with access provided by one overhead-style door. The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was functional at the time of inspection. The functionality of the automatic safety reverse feature can and will change with time and conditions such as weather conditions. The auto-reverse feature should be tested periodically to assure safe operation. See the manufacturer's manual or contact a professional to make adjustments. The obstruction detection eyes on the garage door were found to be functional. The concrete garage floor was in serviceable condition. There were no major visual defects observed in the garage or the door mechanisms.

GARAGE:

The attached garage was designed for three cars with access provided by two overhead-style doors. The Lift Master brand electric garage door openers were tested and found to be functional. **Defect: The automatic safety reverse features on the garage doors were not functional at the time of inspection and should be adjusted. See owner manual or contact a professional to make the needed adjustments.** The functionality of the automatic safety reverse feature can and will change with time and conditions such as weather conditions. The auto-reverse feature should be tested periodically to assure safe operation. See the manufacturer's manual or contact a professional to make adjustments. The obstruction detection eyes on the garage doors were found to be functional. The concrete garage floor was in serviceable condition. There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a concrete patio located in the back of the home. Some cracking and settlement is common on exterior slabs. There were no major visual defects observed to the patio.

ROOF COVERING:

This visual roof inspection is not intended as a guaranty, warranty, or an estimate on the remaining life of the roof as many conditions can adversely affect a roof and cause damage or premature wear and tear. The average lifespan of an asphalt/fiberglass shingle or wood shake roof here in Oklahoma is 15 to 18 years. We recommend having your roof inspected periodically to catch minor problems and have them repaired before they become major problems.

The roof was a hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars and/or by walking the accessible portions of the roof covering if the conditions allow. Steeply pitched roofs, wood shake roofs, slate roofs, and wet or snow covered roofs are not mounted for safety reasons. Asphalt shingles should not have foot traffic during extreme temperatures that could cause the shingles to break from being too cold or to leave impressions due to being too hot. The roof was mounted. The age of the roof covering, as reported by the seller's disclosure, was approximately 1 month old. There was one layer of shingles on the roof at the time of the inspection. There was no curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life. **Defect: There were missing ridge Capps on the upper SE hip of the roof that need to be replaced. Note: There were ceiling stains in a couple of areas of the home. They are likely from the previous roof, as we could not see anything wrong in these areas with the new roof.**

The roof drainage system consisted of aluminum gutters and downspouts, which appeared to be in need of repair at the time of the inspection. **Defect: The downspouts were disconnected from the gutters in a couple of places around the rear side of the home.**

ATTIC STRUCTURE:

The attic was accessed through a scuttle and door in the upper level. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by 1 power ventilator and soffit vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and OSB (waferboard) sheathing. There were no major visual defects observed in the attic or roof structure.

Because of the configuration of the framing, ductwork, personal belongings, and lack of catwalks, which limit access in most attics, it is usually not possible to inspect all areas of the attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks as many leaks only appear under certain weather conditions. During dry periods, it is very difficult to determine if visible stains are active leaks or old damage from a problem that has been repaired unless there are obvious problems indicating a leak would be likely. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

There were two chimneys. Observation of the chimney/chase(s) exterior was made from the roof. There were no major visual defects observed on the exterior of the chimney or chase.

FOUNDATION:

The foundation was constructed of poured concrete. Some cracking and minor settlement is considered normal depending on the age and type of construction. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. Extreme weather can damage a foundation suddenly. If we have a very hot and dry period, the soil shrinks significantly and can cause the foundation to shift. We recommend trying to keep the soil around your foundation at a fairly constant moisture level. There were no major visual defects observed on the visible portions of the foundation.

SLAB ON GRADE:

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no major visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork that is not visually accessible, is not within the scope of the inspection.

PLUMBING:

The visible water supply lines throughout the home were plastic pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All accessible plumbing fixtures were operated and inspected for visible leaks. The laundry room plumbing is not tested if there are appliances attached to the system. This policy is to prevent possible damage to the owners clothing.

Water flow throughout the home was above average. The master water shut off valve was located in the garage water heater closet. We recommend using the meter main valve to shut off the water due to the fact that the interior valves are very prone to leaking if used. There was a sewer cleanout located at the left exterior of the home.

Defect: The toilet seal is leaking around the base of the toilet in the NE lower level bathroom. The drain stopper was not functional in the upper level SW bathroom. The drain for the jetted bathtub leaks under the tub in the master bath. The NE hose faucet sprays out of the anti siphon valve with a hose connected.

The gas meter was located on the rear exterior wall. Although pressure testing is not in the scope of a home inspection and no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. If you would like to have the system pressure tested, you can contact the service provider and they can check it for you. Note: The main gas shut off valve was located at the meter.

There were two water heaters for the home. One was a 50 -gallon capacity, natural gas water heater located in the garage utility closet. The water heater was manufactured by Bradford White. Information on the water heater indicated that it was manufactured 06 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate safely. Your safety depends on the presence of a T & P valve and an overflow leg terminating in a safe location. The water heater was functional.

The second was a 50 -gallon capacity, natural gas water heater located in the garage utility closet. The water heater was manufactured by Bradford White. Information on the water heater indicated that it was manufactured 06 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate safely. Your safety depends on the presence of a T & P valve and an overflow leg terminating in a safe location. The water heater was functional.

Note: The water heaters have a recirculating system to keep warm water throughout the system so that you do not have to wait for hot water in fixtures far away from the tanks. There is a switch on the rear garage wall that will turn the system off if you are

going to be away on vacation and do not want to pay to heat and circulate water when it is not needed.

ELECTRIC SERVICE:

The underground electric service entrance cables entered the home on the rear. The electric meter was located on the rear exterior wall. The service wires entered a Cutler Hammer service panel, located on the garage wall with a 150 amps and 120/240 volt rated capacity. There was another panel. It was a Cutler Hammer service panel, located on the garage wall with a 200 amps and 120/240 volt rated capacity. The 120-volt branch circuits within the panels were copper. The branch circuits and the circuit breaker to which they were attached did appear to be appropriately matched. The visible house wiring consisted primarily of the metal conduit and Romex type and appeared to be in servable condition. To kill the power to the home, the main breaker in each panel must be turned off. **Defect: There were wires in the 200-amp service panel that were missing the wire bushings. The GFCI outlet that is on the lighting circuit in the upper NW bathroom was not functional. The outlets on the bar counter in the game room should be GFCI protected and were not. There was a missing outlet cover in the study. The panel covers had pointed screws for fasteners.**

All accessible lighting fixtures, switches, and receptacles located throughout the home were inspected.

The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, in the bathrooms, kitchen, and garage. A non-functional GFCI should be replaced with functional GFCI's. You should familiarize yourself with the various locations of all your GFCI outlets and Breakers. This is important in case you lose power to an outlet or items such as a jetted bathtub that is controlled by a remote GFCI outlet or breaker. There were two that are difficult to figure out. One was on the rear wall of the NE lower level bedroom. The other is the fact that the lower level 1/2 bathroom outlet trips the GFCI outlet in the bathroom on the second floor directly above.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, cables for TV, and all electric company equipment were beyond the scope of this inspection.

SMOKE ALARMS:

Modern standards require that there be smoke detectors in each bedroom, the hallways adjacent to bedrooms, basements, and each living level. It is because of the high priority we place on a home's occupants and their safety that a professional home inspector will report on the presence or absence of smoke detectors in a home. However, a home inspector's report is a generalist's overview of the properties systems

and components at the time of the inspection. Since it is not unusual for a period of time (and sometimes an extensive period of time) to pass between when the inspection occurred and when a buyer (or subsequent resident) takes possession of the property, it is unwise and unsafe for a home inspector to report on the working status of smoke detectors present. Such a report could create a dangerous sense of "false security" about the condition of the detector. We recommend that you test the detectors upon occupying the home and follow a monthly testing regimen thereafter. There were smoke detectors present at the time of inspection.

APPLIANCES, AUXILLARY HEATING, WINDOWS, DOORS, WALLS AND CEILINGS:

All accessible windows were inspected. Personal belongings such as furniture are not moved to access the windows and therefore some windows might have been inaccessible at the time of inspection. The primary windows were constructed of wood, casement style, with insulated glass. Windows are considered functional if they can be opened, locked, have no cracks or missing glazing, and are not significantly visually impaired. There were no major defects observed in the windows.

All accessible doors were inspected. Doors are considered to be functional if they open, close, and lock without undue difficulty. Weather stripping issues are considered normal maintenance and may be noted but are not written up as a repair item unless they are significantly defective. The exterior door locks should be changed or rekeyed upon occupancy. **Defect: The front entry door lever does not work from the exterior. The door to the upper level 1/2 bath does not catch. The patio door in the rear family room does not catch. There was a gap that you can see through in the master bedroom door when it is closed.**

The interior wall and ceiling surfaces were finished with drywall. The detection of defective drywall related to what is commonly known as Chinese Drywall is not in the scope of inspection. There were some cracks in the ceiling of the rear family room. The cracks appeared to be typical cracks that happen with ceilings and walls with several angles such as this room has. The foundation appeared to be OK.

The cosmetic condition of the floor is not in the scope of inspection. There were no major defects visible on the flooring at the time of inspection.

The visible portions of the cabinets and counter tops were in serviceable condition.

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The Dacor electric built-in electric ovens and natural gas cook top were inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The kitchen refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection. The refrigerator for the game room was off at the time of inspection. It did come on, but we did not have time to see if it cools properly or not. **Defect: The icemaker at the lower level wet bar did not appear to be functional.**

The dishwashers were observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle. The ability of the dishwasher to adequately clean dishes is not in the scope of the inspection.

The Kitchen Aid disposals were inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

The microwave ovens were inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

There were two gas-log fireplaces located in the living rooms. The dampers did appear to be functional. There was no major creosote buildup in the visible portions of the firebox and/or chimney. Proper drafting of the fireplace is not in the scope of the inspection. **Defect: It appeared that the fireplace vent was not properly connected in the rear family room fireplace. I recommend it is checked and repaired as needed by a qualified fireplace contractor.**

There was a vent free gas log fireplace in the home. It was not operated due to the pilot light being off. We do not light the pilots on appliances as we do not know why they are off and sometimes the lines require bleeding which can take a long time. If this is a major concern to you, we suggest having the seller operate it for you or operating it yourself after confirming that the pilot is not off for safety reasons.

Appliances and other components or systems commonly found in residential construction sometimes have recalls due to safety issues. Although we look out for these recalls, we cannot look up every system or appliance we inspect. We recommend that you visit the CPSC web site at www.cpsc.gov to see if any of your systems are on the recall list and follow their recommendations if you do have recalled equipment.

Defect: The clothes dryer vent was missing the damper cap on the exterior wall.

HVAC (HEATING, VENTILATION, AIR CONDITIONING) INSPECTION REPORT: HEATING SYSTEM:

A home inspection entails a visual examination of accessible components of the

HVAC system and normal operation of the system. No disassembly of the system other than removal of the panels that are there for normal maintenance was performed. Some rust on the heat exchanger is normal for a furnace that has been in service for several years and does not necessarily indicate a bad heat exchanger. The only way to thoroughly evaluate the condition of a heat exchanger is by removing the burners to gain complete access. With the limited viewing area of the heat exchanger during a home inspection, a thorough inspection is not possible. We recommend that in addition to having the system professionally maintained, you use properly installed carbon monoxide detection equipment in the home to alert you in the event of problems.

The home was heated by three Carrier natural gas forced air furnaces, which are approximately 07 years old. The units were located in the various utility closets of the home. Each has an approximate net heating capacity of 88,000 BTUH. The heating systems were found to be operational.

CO (Carbon Monoxide) is an odorless gas that is created from the incomplete burning of fossil fuels such as natural gas, LP gas, or wood. Anytime that fossil fuels are used in a residence, CO monitors should be installed in the home for safety reasons. They can save your life if a problem occurs resulting in CO entering the home.

FILTER TYPE:

Filters should be replaced/cleaned on a regular basis to maintain the efficiency of the system. A dirty air filter can reduce your systems efficiency by as much as 50% or more. The cheap disposable filters should be changed monthly during peak usage. Higher-grade filters need less frequent replacement while providing better filtering capabilities. However, some systems can be taxed due to the higher-grade filters allowing less airflow. If you notice that the system does not seem to work as well after installing higher-grade filters, this might be the reason. Never double filter by having filters in the return grills and inside the furnace as this will reduce the airflow and efficiency of the system in many cases. Note: The efficiency rating of the filters is not within the scope of this inspection. The disposable filters for the HVAC systems were located in the ceiling return grills.

AIR CONDITIONER:

The electric outdoor air conditioner condensing units were made by Carrier, and were approximately 06 years old. The units are located at the right rear side of the home. Each unit is approximately a 4-Ton unit. **Defect: The air conditioner for the lower right side of the home did not appear to be working as well as the other units. We recommend it is serviced by a qualified HVAC contractor.**

The HomeTeam inspects the HVAC systems for proper operation using normal controls that a homeowner would use. We do check the temperatures, installation, and visual condition of the system. This is not however an exhaustive evaluation using invasive disassembly requiring tools or gauges and not a guaranty or warranty that the

unit will continue to operate for any specified time period after the inspection. The average life expectancy of a typical HVAC system is 15 to 20 years. Some last much longer when well maintained and sometimes they need replacement sooner. Proper maintenance will certainly improve your odds regarding longevity. Most HVAC companies have maintenance programs that will prolong the life and efficiency of the systems. If you are not familiar with such maintenance, we recommend talking to your HVAC person about setting up a program.

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Adjusting the dampers or registers can help balance the comfort levels. Avoid shutting off too many dampers or registers as it can reduce the efficiency of the system.

DUCTWORK:

Only the visible portions of the ductwork are in the scope of the inspection. Most of the overhead ductwork can usually be inspected for leaking air and deterioration of the outer wrapping, however, under slab ductwork cannot be adequately inspected without the use of special equipment and is not within the scope of a home inspection. There are many companies available that will inspect the ductwork with a special scope/camera for a fee. We do look for signs of past and present water penetration and signs of breaches in the system and will recommend further evaluation by a specialist if conditions suggest there is a problem. However, the only way to know the condition of below slab duct systems is to have them checked with video equipment by a qualified technician. There were no major defects observed in the visible portions of the ductwork. Note: They had most of the upper level vents closed off. This can make the system have to work harder to condition the space. We recommend opening them up.

WDI (Wood Destroying Insect) INSPECTION:

The WDI inspection was performed by All-N-One Pest Management. The report will be taken to the closing company later. Note: Although structural damage will be reported in the WDI report if it is visible, the WDI inspection is not a structural damage report. If termite infestation or signs of previous infestation are found, it should be understood that some degree of damage, including hidden damage, might be present. Further evaluation and more invasive testing would be needed to accurately determine if any major damage is present. No termite activity was found during the inspection.

SPRINKLER SYSTEM:

There was a Rainbird brand sprinkler system installed with 14 zones. We did a cursory inspection of the sprinkler system to determine if it appeared to be functional. A visual inspection of the sprinkler system can only determine if there are obvious problems. It is not possible to thoroughly inspect such a system without diagrams of the layout and locations of all heads as many times they are hidden from view. We will also not be able to find underground leaks unless visible signs are present and found.

Defect: Most of the sprinkler heads appeared to be leaking around the base of the heads. There were several heads that had little to no water flow and others that were broken. The entire system needs to be serviced by a qualified sprinkler system contractor.

POOL INSPECTION REPORT:

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design.

The condition of the pool system is listed below.

The in-ground pool was a free form style and was constructed of gunite. The deck surrounding the pool was constructed of concrete. There were some normal hairline cracks in the pool decking. There were no major visible defects observed in the decking.

The circulating pump was a Pentair, 2HP Whisperflo model. **Defect: The circulating pump was sounded as if the bearings are about to go bad. The plumbing to the pump was also leaking at the pump.**

There was a Pentair brand, 600lb sand filter for filtration. It was not tested due to the water level being too low.

The pool vacuum motor was a Polaris brand, model PB4, 3/4HP. It was not tested due to the water level being too low. **Defect: The vac motor was missing a water plug.**

The pool was not VGB compliant. Which means it does not have a special drain cover to prevent entrapment. Although residential pools are not required to be VGB compliant, we are required to state in our reports if they are or not. You can learn more about VGB pool drains here http://www.worldwaterparkmagazine.net/news_detail.asp?itemId=281

The Rheem brand, model P.M406A-EN-L, 400,000 BTUH gas heater appeared to be operational at the time of the inspection, however, we could not thoroughly test it due to not being able to circulate water through it at the time of inspection. .

The pool light did appear to be functional.

This inspection does not include testing the pool's chemical balance. This testing is considered routine pool maintenance.

The fencing was in good condition. **Defect: The gates to the back yard pool area were not self closing. Self closing gates that latch on their own are recommended for safety reasons.**

Defect: There was a wireless controller for the pool equipment. It did not appear

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to be functional.

Defect: The blower for the spa did not appear to be functional.

Defect: The skimmer basket cover was cracked.

The swimming pool was inspected by a qualified pool tech from Country Leisure 799-7745. The inspectors name was Jeremy. If you need assistance with your pool or have questions about the inspection, please contact Jeremy or Rusty.