



HomeTeam
INSPECTION SERVICE

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Serving All the OKC Metro Area

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Inspection Summary for: Anywhere Oklahoma

The following is an overall summary of the defects found at the time of inspection. This summary includes the most notable defects as defined in the inspection agreement, Oklahoma Home Inspectors Standards of Practice and your property condition addendum of your real estate contract. You should be familiar with these documents and if you are not, you should read them to become familiar with them. For example, some of the findings that we write up in this summary may not be a seller-required repair as written in your Real Estate contract. You should be familiar with your contract and discuss these findings with your agent, if you have one, to determine which items are contractually required to be repaired or funded by the seller. Some noteworthy items may be listed in the main report, that are not on this summary. You should read the main report thoroughly and not rely solely on this summary as the overall condition of the property. We recommend that you go to this website to learn more about our state rules and regulations regarding home inspections. <http://www.ok.gov/cib/documents/2009%20UNOFFICIAL%20RULES%20CHAPTER%2070%20ONLY.pdf>

The estimates provided here are as a courtesy to the client. Repair costs can vary greatly depending upon who does the repair, market conditions, and what types of materials are used. Many times a handyman service can perform several of the repairs at the same trip and save money. We strongly recommend getting three estimates from qualified professionals that specialize in the appropriate trade for any repairs needed. We also recommend that you get receipts for any repairs made so that you know whom to contact if there are problems. Home inspections do not involve invasive testing (dismantling) or technically exhaustive trouble shooting techniques and some repairs cannot be accurately estimated during a standard home inspection due to the limited nature of a visual inspection. Due to the limited nature of a visual inspection, other defects may be uncovered when repairs are made.

1. GARAGE: \$100

- a. 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.

2. ROOF: Should be under warranty

- a. 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.



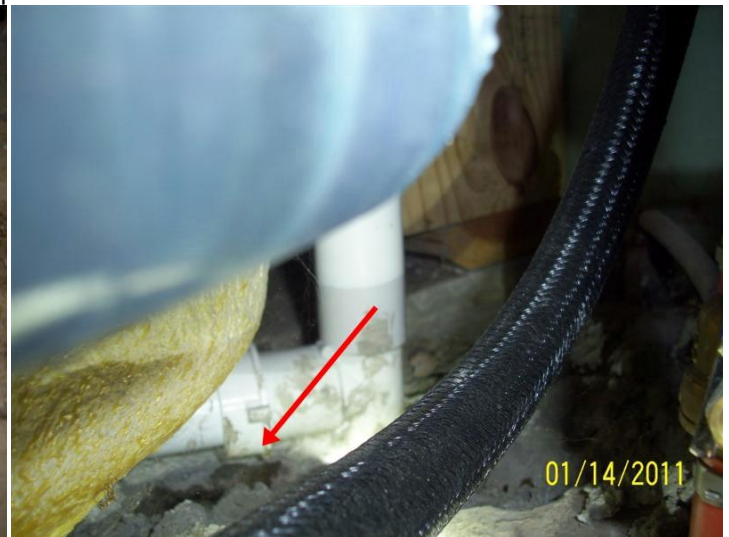
3. GUTTERING: \$125

- a. The downspouts were disconnected from the gutters in a couple of places around the rear side of the home. The dryer vent damper cap was missing on the exterior wall.



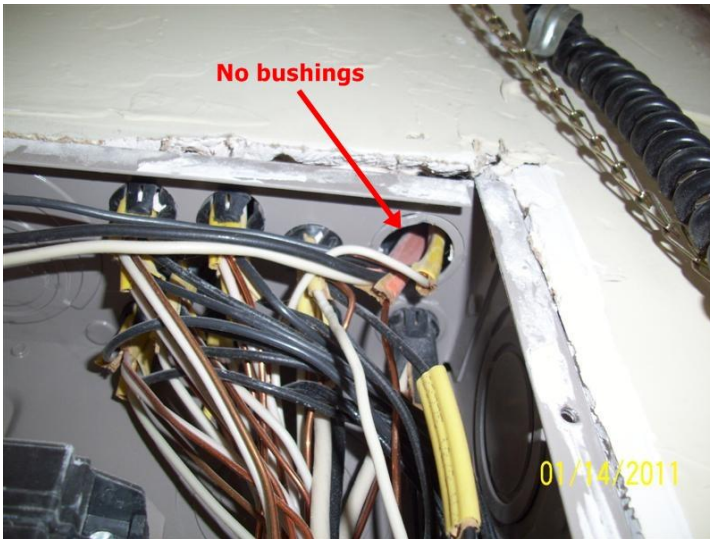
4. PLUMBING: \$500

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



5. ELECTRICAL: \$175

- a. There were wires in the 200-amp service panel that were missing the wire bushings.
- b. The GFCI outlet that is on the lighting circuit in the upper NW bathroom was not functional.
- c. The outlets on the bar counter in the game room should be GFCI protected and were not.
- d. There was a missing outlet cover in the study. \
- e. The service panel covers had pointed screws for fasteners.
See next page

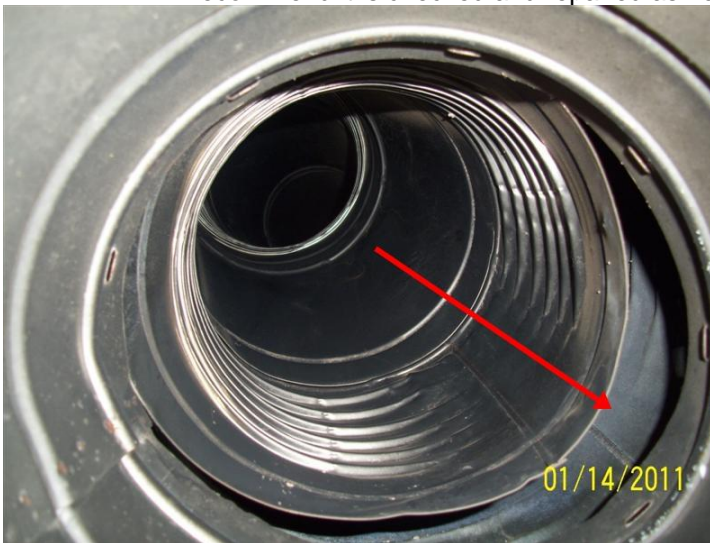


6. DOORS: \$250

- a. The front entry door lever does not work from the exterior.
- b. The door to the upper level 1/2 bath does not catch.
- c. The patio door in the rear family room does not catch.
- d. There was a gap that you can see through in the master bedroom door when it is closed.

7. FIREPLACE: Cost will depend on if it can be fixed without de-construction.

- a. 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.



8. APPLIANCES: \$400

- a. The icemaker at the lower level wet bar did not appear to be functional.
- b. The dryer vent damper cap was missing on the exterior wall.

9. HVAC: \$150

- a. 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.

10. SPRINKLER SYSTEM: Cannot estimate due to the number of heads leaking and more investigation needed. The entire system needs to be checked and repaired as needed by a qualified sprinkler system contractor.

- a. Most of the sprinkler heads appeared to be leaking around the base of the heads.
- b. There were several heads that had little to no water flow and others that were broken.



11. POOL:

- a. 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. \$600
- b. The vac motor was missing a water plug. \$10
- c. There was a wireless controller for the pool equipment. It did not appear to be functional. ??
- d. The blower for the spa did not appear to be functional. \$400
- e. The skimmer basket cover was cracked \$30
- f. 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. \$400

