



March 3, 2010

Mr. & Mrs. Home Buyer

**RE: 111 Any St
Blanchard, OK 73010
Inspection #: 456-032010-0071**

Dear Mr. & Mrs. Southard:

On 3/3/2010 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/frankandjohn.asp 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.

©This report is work product and is copyrighted by Integrispec dba (The HomeTeam Inspection Service) as of the date of this report. Duplication by any means whatsoever, including sharing access to a protected copy, is prohibited without prior written permission and authorization from above named company. Duplication of, use of, or reliance on this report in any way for any purpose whatsoever has the effect of agreeing

to the terms and conditions as set forth in the Inspection Agreement, included herewith the original report, which is included for the users review. Unauthorized duplication of, use of, or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, this inspector, the Company, their successors and assigns. It is also a violation of federal copyright laws.

The inspected property consisted of a one story wood-framed structure with brick veneer 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 55 to 60 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 porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

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 lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation with no significant pooling.

The age of the home, as reported by MLS sheet was said to be 08 years old.

There was a concrete driveway on the left side of the home. There were no major visual defects observed in the driveway.

GARAGE:

The garage had been converted into living space.

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. If the roof is close to this age or older, you can expect to have to make repairs sooner rather than later. Most roofers will want to replace it rather than make repairs and many insurers will pro-rate the roofs coverage depending on the age of the shingles. We recommend having your roof inspected periodically to catch minor problems and have them repaired before they become major problems.

The roof was a gable 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 08 years. There appeared to be one layer of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were near the middle of their useful life. **Defect: The two plumbing vents on the west side of the roof need new collars.**



Water seeping under the foundation is a common cause of foundation settlement causing cracks in the foundation and other moisture related issues such as water in the below grade ductwork. Poor drainage can also invite wood destroying organism infestation. We recommend installing guttering around the entire home with properly terminated down spouts to direct water away from the foundation.

ATTIC STRUCTURE:

The attic was accessed through a scuttle in the garage. The attic above the living space was insulated with loose-fill insulation, approximately 6-8-inches in depth. Ventilation throughout the attic was provided by gable, soffit, and power vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and wood planks sheathing. **Defect: The Purlin support was failing on the SE side of the**

attic. It should be replaced with a properly installed stud. The attics scuttle ladder needs the lower end repaired. There was little to no insulation over the converted garage. The dryer was venting into the attic and should be extended through the roof.



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.

FOUNDATION:

The foundation was constructed of a slab on grade. 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 well and pump. The visible waste lines consisted of PVC pipe. The home was connected to a septic tank 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 average. The master water shut off valve was located in the garage near the well pressure tank. 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 right exterior of the home. There were no major visual defects observed in the visible portions of the plumbing system. **Defect: The rear exterior hose bib drips.**

There 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 08 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: Water heaters usually last 10 to 15 years under proper conditions. If the water heater is in that range or older, expect to have to replace it at any time.

SEPTIC SYSTEM:

Septic systems require different treatment than public sewer systems. There are some things you can do to prevent problems with the septic system. Go to this web site <http://www.deq.state.ok.us/factsheets/> for some great information on how to maintain your septic system.

ELECTRIC SERVICE:

The underground electric service entrance cables entered the home on the left side. The electric meter was located on the left exterior wall. The service wires entered 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 panel 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 Romex type. To kill the power to the home, 200-amp main breaker in the service panel must be turned off. **Defect: There were open splices in the attic that should be enclosed in junction boxes. There were one or more breakers that were double tapped. This can cause nuisance tripping of the double tapped breakers and loose connection can also be a problem if the wires are not securely fastened or the breaker is not**

designed for double tapping. The 240-volt outlet on the exterior needs to be a weatherproof outlet and the wiring should be in conduit. This appeared to be the wiring that was double tapped into the 40 amp breaker which is oversized for these wires.



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, kitchen, bathroom 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.

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 aluminum, single hung 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 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 side garage door has a large gap at the bottom. The master bathroom door had a hole in it.**



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 no major visual defects observed in the interior walls or ceilings.

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 Whirlpool electric free standing range was 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 Whirlpool range hood and microwave combination 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 Whirlpool dishwasher was 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 In-Sink-Ertor disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

There was a vent free gas log fireplace in the home. It did appear to be functional. We recommend that you get the manual from the seller and familiarize yourself with the operation of the fireplace. If there is not a manual available, you can usually look it up on the manufacturer's web site. Use the information on the nameplate for reference when looking up the manual.

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.

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 a Ruud LP gas forced air furnace, which is

approximately 08 years old. The unit was located in the attic of the home. It has an approximate net heating capacity of 100,000 BTUH. The heating system was 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.

There was a ductless HVAC system for the converted garage. It did appear to be functional. **Defect: The pressure lines for the ductless HVAC system were not fully insulated in the attic and could sweat into the ceiling.**



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 filter(s) is not within the scope of this inspection. The disposable filter(s) for the HVAC system were located in the ceiling return grills.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit was a Ruud brand, which is approximately 08 years old. The unit is located on the left side of the home. This unit is approximately a 4-Ton unit. The air conditioning system appeared to be operational at the time of inspection.

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.

The low-pressure line (larger line) on the air conditioner condensing unit was missing some or all of the insulation. The insulation can be purchased at your local home improvement store. It is very cheap and easily installed by the average homeowner.

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 to 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. Usually most of the overhead ductwork can 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 were no major defects observed in the visible portions of the ductwork.

WDI (Wood Destroying Insect) INSPECTION:

The WDI inspection was performed by All-N-One Pest Management. The report was given to the buyer's agent at the inspection. 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.