



## RESIDENTIAL INSPECTION

2700 W Grand Ave  
Chickasha OK 73018

Leman & Louise Spoon Trust  
MARCH 29, 2021



Inspector  
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# TABLE OF CONTENTS

1: Inspection Details	6
2: Exterior	8
3: Roof	11
4: Electrical	13
5: Kitchen	15
6: Living Room	19
7: Upstairs Bonus Room	22
8: Dining Room	23
9: Master Bedroom	24
10: Bedroom 2	27
11: Bedroom 3	29
12: Bedroom 4	30
13: Bedroom 5	31
14: Master Bathroom	32
15: Study	35
16: Theatre Room	38
17: Bathroom 2	39
18: Bathroom 3	41
19: Partial Bath	43
20: Bathroom 4	44
21: Hallway	46
22: Bathroom 5	48

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23: Misc. Interior	50
24: Laundry Room	51
25: Attic	53
26: Garage	55
27: Utility Room	56
28: Utility Room 2	58
29: Furnace	60
Standard of Practice	61

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Thank you for choosing Platinum Home Inspection, LLC to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of Oklahoma as well as the International Association of Certified Home Inspectors. These Standards of Practice define the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of defect to items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

**1) Upgrades and/or Minor Maintenance Recommendations** - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

**2) Moderate Recommendations** - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

**3) Significant and/or Safety Concerns** - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission of the **client**.

*This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.*

*Please reach out if you have any questions or need further explanation on anything identified in this report.*

# 1: INSPECTION DETAILS

## Information

### In Attendance

Client, Inspector

### Style

Traditional

### Temperature (approximate)

48 Fahrenheit (F)

### Type of Building

Single Family

### Weather Conditions

Clear, High Winds

### House Faces

South

## Overview

### Overview

Thank You for choosing Platinum Home Inspection, LLC to perform your individual component inspection or your complete home/property inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. The report is a general guide and provides you with some objection information to help you make your own evaluation of the individual component or the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Affordable Top To Bottom Home Inspections endeavors to perform all inspections in substantial compliance with InterNACHI s Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Inspection report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Affordable Top To Bottom Home Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Zane Grider Owner/Inspector

## Use of Photos/Videos

### Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

## Occupancy

### Furnished, Vacant

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

## Definitions

### Explained

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector 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**) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear. Not Inspected (**NI**) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting. Not present (**NP**) = The item, component or system is not in this home or building. Observations (**O**) = The item, component or system was inspected and a concern, observation and/or deficiency was found.

## 2: EXTERIOR

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			
2.3	Siding, Flashing & Trim	X			
2.4	Eaves, Soffits & Fascia	X			
2.5	Downspouts	X			
2.6	Exterior Doors	X			
2.7	Windows	X			
2.8	Walkways, Patios & Driveways	X			
2.9	Plumbing	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

**Inspection Method**

Visual

**Foundation: Crawl Space**

No

**Foundation: Material**

Slab on Grade

**Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material**

N/A

**Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Type**

N/A

**Vegetation, Grading, Drainage & Retaining Walls: Fence Material**

Steel, Stone, Wrought Iron

**Siding, Flashing & Trim: Exterior Trim**

Cedar

**Siding, Flashing & Trim: Siding Material**

Masonry, Stone, Brick Veneer

**Eaves, Soffits & Fascia: Facia Material**

Cedar

**Eaves, Soffits & Fascia: Soffit Material**

Cedar

**Downspouts: Drainage Location**

Above Grade, Below Grade

**Exterior Doors: Exterior Entry Doors**

Metal

**Windows: Window Frame Type**

Aluminum, Wood

**Windows: Window Glass Type**

Double Pane

**Windows: Window Type**

Casement

**Windows: Storm Window**

N/A



**Walkways, Patios & Driveways:  
Driveway Material**

Concrete



**Walkways, Patios & Driveways:  
Patio/Walkway Material**

Concrete, Stone

**Plumbing: Water Meter Location**

Unknown

**Plumbing: Clean Out Location**

North

**Plumbing: Fuel Line Material**

Black Iron



**Plumbing: Main Fuel Source**

Gas Meter

**Plumbing: Main Sewer Line  
Material**

Unable to Determine, PVC

**Plumbing: Main Water Valve**

Meter

**Plumbing: Sewer Scope**

N/A

**Observations**

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

**VEGETATION IN CONTACT WITH SIDING**



Can result in damage to siding and/or insect intrusion. Trim all vegetation to maintain 10-12" air space between vegetation and dwelling.

Recommendation

Contact a handyman or DIY project



Ivy

### 2.5.1 Downspouts

#### **BOTTOM ELBOW-MISSING**

This directs water right against foundation. Over time this may contribute to settling and a host of other structural issues. Have elbow re-installed to divert water away from structure.

Recommendation

Contact a qualified gutter contractor

 Recommendation



East

# 3: ROOF

		IN	NI	NP	D
3.1	Roof Drainage Systems	X			
3.2	Coverings	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			
3.5	Plumbing/HVAC Vents	X			
3.6	Roof Structure	X			

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## Information

**Inspection Method**

Ladder, Roof

**Approximate Age of Roof**

**Covering**  
Unknown

**Roof Type/Style**

Gable

**Roof Drainage Systems: Gutter Material**

Seamless Aluminum

**Coverings: Number Of Layers**

1

**Flashings: Material**

Copper, Rubber

**Skylights, Chimneys & Other Roof Penetrations: Skylight Type**

None

**Skylights, Chimneys & Other Roof Penetrations: Chimney Chase Material**

Stone

**Skylights, Chimneys & Other Roof Penetrations: Flue Material**

Unknown



**Coverings: Material**  
Rubberized Shingle



**Observations**

3.1.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

 Recommendation



# 4: ELECTRICAL

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Doorbell	X			
4.5	GFCI	X			
4.6	Lights-Fans	X			

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## Information

### Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP



### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Siemens

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

### Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

### Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

## Limitations

General

**GENERATORS/SECONDARY POWER SOURCES ARE OUTSIDE THE SCOPE OF THIS INSPECTION**

# 5: KITCHEN

		IN	NI	NP	D
5.1	Waste and water pipes	X			
5.2	Sink	X			
5.3	Dishwasher	X			
5.4	Range/Oven/Cooktop	X			
5.5	Garbage Disposal	X			
5.6	Built-in Microwave	X			
5.7	Lighting Fixtures, Switches, Receptacles, & GFCI	X			
5.8	Walls	X			
5.9	Ceiling	X			
5.10	Floors	X			
5.11	Windows	X			

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## Information

### Photo



**Waste and water pipes: Waste Pipe Material**  
PVC

**Waste and water pipes: Water Pipe Material**  
Pex

**Range/Oven/Cooktop: Range/Oven Brand**  
Viking

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

**Walls: Material**  
Drywall

**Floors: Floor Coverings**  
Tile

**Floors: Subfloor**  
Concrete

**Windows: Window Type**  
Casement

**Sink: Photo**



**Dishwasher: Brand**

Kitchenaid



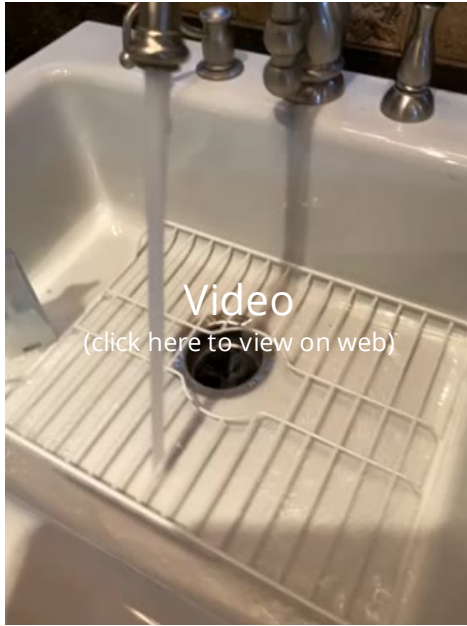


**Range/Oven/Cooktop: Range/Oven Energy Source**

Gas



### Garbage Disposal: Photo



### Built-in Microwave: Photo



# 6: LIVING ROOM

		IN	NI	NP	D
6.1	Doors	X			
6.2	Windows	X			
6.3	Floors	X			
6.4	Walls	X			
6.5	Ceilings	X			
6.6	Thermostat Controls	X			
6.7	Lighting Fixtures, Switches & Receptacles	X			
6.8	Fireplace	X			
6.9	Sink	X			

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## Information

### Photo



**Windows: Window Type**  
Casement, Stationary

**Floors: Floor Coverings**  
Hardwood

**Floors: Sub Floor**  
Concrete

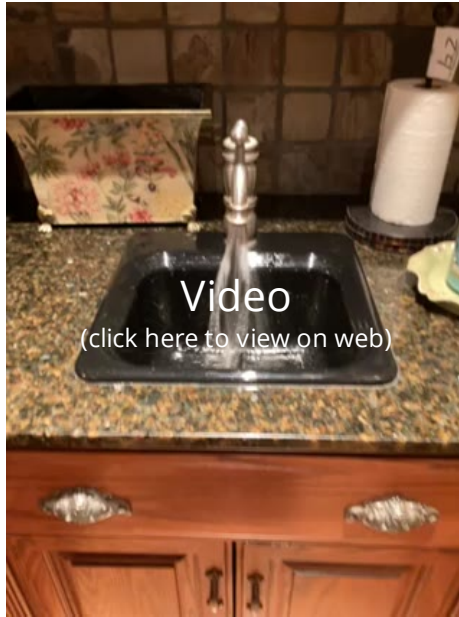
**Walls: Wall Material**  
Drywall

**Ceilings: Ceiling Material**  
Wood

**Thermostat Controls: Photo**



**Sink: Photo**



**Fireplace : Fuel Source**

Wood, Gas Ignitor



**Observations**

6.2.1 Windows

**FAILED SEAL**

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.





### 6.8.1 Fireplace

#### **CHIMNEY-IN NEED OF CLEANING**

Build up in chimney can hinder smoke evacuation and may also cause a fire danger. Have cleaned prior to use.

Recommendation

Contact a qualified chimney contractor.

 Safety Hazard



# 7: UPSTAIRS BONUS ROOM

		IN	NI	NP	D
7.1	Doors	X			
7.2	Windows	X			
7.3	Floors	X			
7.4	Walls	X			
7.5	Ceilings	X			
7.6	Thermostat Controls	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			

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## Information

### Photo



**Windows: Window Type**  
Casement

**Floors: Floor Coverings**  
Carpet

**Floors: Sub Floor**  
Wood

**Walls: Wall Material**  
Drywall

**Ceilings: Ceiling Material**  
Drywall

# 8: DINING ROOM

		IN	NI	NP	D
8.1	Doors			X	
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			
8.6	Ceiling	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### Photo



### Windows: Window Type

Stationary

### Floors: Floor Coverings

Hardwood

### Floors: Sub Floor- Material

Concrete

### Walls: Materials

Drywall

### Ceiling: Material

Drywall

# 9: MASTER BEDROOM

		IN	NI	NP	D
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			
9.8	GFCI & AFCI			X	
9.9	Smoke Detectors	X			
9.10	Carbon Monoxide Detectors	X			
9.11	Gas/LP Firelogs & Fireplaces	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Carpet

### Floors: Sub Floor

Concrete

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall



## Gas/LP Firelogs & Fireplaces: Fuel Source

Gas



## Carbon Monoxide Detectors: Carbon Monoxide Detectors

Explained

CO detectors should be placed outside of sleeping areas in homes with gas fired appliances and/or attached garages.

## Observations

### 9.2.1 Doors

#### **LOCK-DOES NOT OPERATE/IS DIFFICULT TO OPERATE**

Recommend adjustment/repair.

Recommendation

Contact a qualified handyman.



Recommendation



### 9.3.1 Windows

#### **DAMAGED**

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



Recommendation

Recommendation

Contact a qualified window repair/installation contractor.



9.3.2 Windows

**DOES NOT OPEN**

May impede egress in an emergency situation. Have repaired/replaced.

Recommendation

Contact a qualified window repair/installation contractor.



# 10: BEDROOM 2

		IN	NI	NP	D
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			
10.5	Walls	X			
10.6	Ceilings	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	GFCI & AFCI			X	
10.9	Smoke Detectors	X			
10.10	Carbon Monoxide Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type Stationary

### Floors: Floor Coverings Carpet

### Floors: Sub Floor Concrete

### Walls: Wall Material Drywall

### Ceilings: Ceiling Material Drywall

## Observations

### 10.2.1 Doors

#### DOOR STICKS

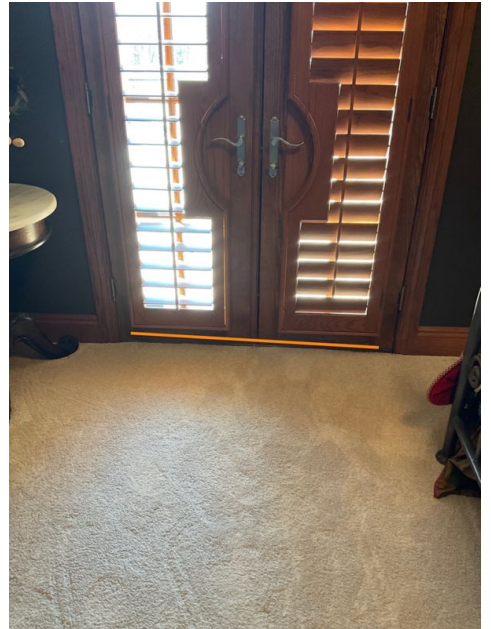


Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



# 11: BEDROOM 3

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			
11.4	Floors	X			
11.5	Walls	X			
11.6	Ceilings	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	Smoke Detectors	X			
11.9	Carbon Monoxide Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Carpet

### Floors: Sub Floor

Wood

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

# 12: BEDROOM 4

		IN	NI	NP	D
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	Smoke Detectors	X			
12.9	Carbon Monoxide Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Carpet

### Floors: Subfloor

Wood

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

# 13: BEDROOM 5

		IN	NI	NP	D
13.1	General	X			
13.2	Doors	X			
13.3	Windows	X			
13.4	Floors	X			
13.5	Walls	X			
13.6	Ceilings	X			
13.7	Lighting Fixtures, Switches & Receptacles	X			
13.8	Smoke Detectors	X			
13.9	Carbon Monoxide Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Carpet

### Floors: Sub Floor

Wood

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

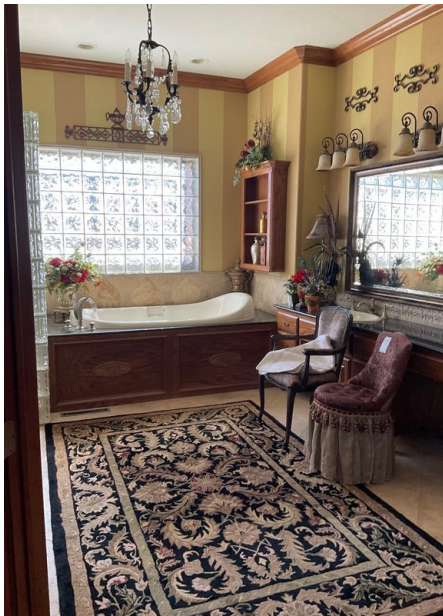
# 14: MASTER BATHROOM

		IN	NI	NP	D
14.1	Sink	X			
14.2	Toilet	X			
14.3	Spa Tub	X			
14.4	Water Supply, Distribution Systems & Fixtures	X			
14.5	GFCI & AFCI	X			
14.6	Lighting Fixtures, Switches & Receptacles	X			
14.7	Stand-Alone Shower	X			
14.8	Floor Covering	X			
14.9	Walls	X			
14.10	Ceiling	X			
14.11	Doors	X			

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## Information

### Photo



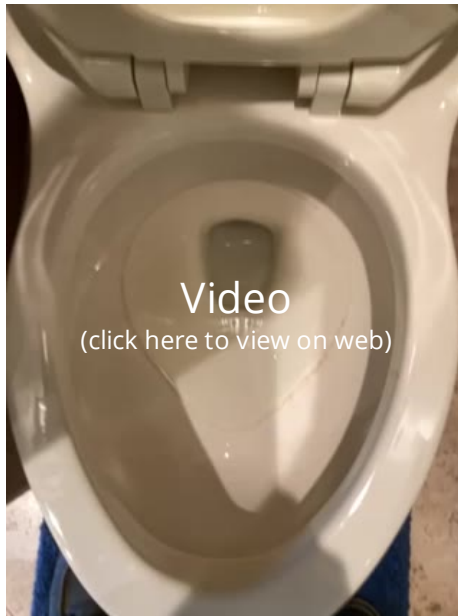
**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Pex

**Floor Covering : Subfloor**

Concrete

### Toilet: Photos



**Water Supply, Distribution Systems & Fixtures: Drain Pipe Material**

PVC

**Walls: Materials**

Drywall

**Water Supply, Distribution Systems & Fixtures: Distribution Material**

Pex

**Floor Covering : Floor Covering**

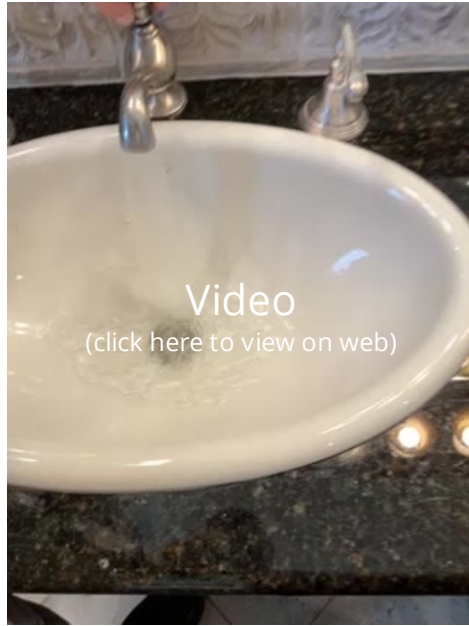
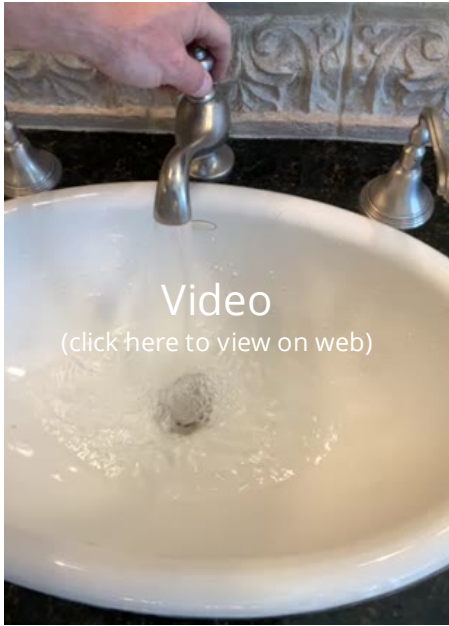
Tile

**Ceiling: Material**

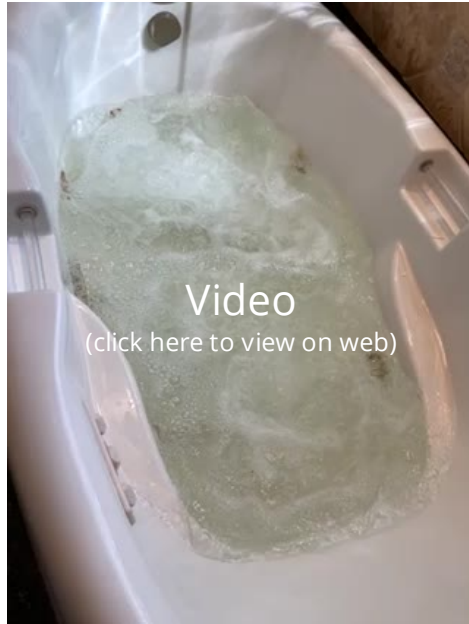
Drywall



**Sink: Photo**

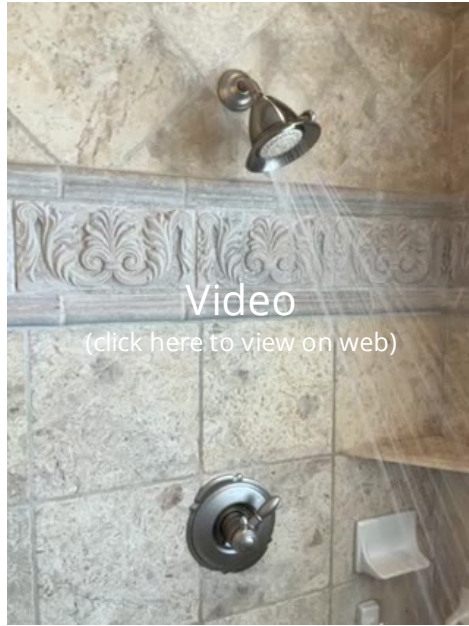


**Spa Tub: Photo**



### Stand-Alone Shower: Materials

Tile, Glass Block



### Observations

#### 14.6.1 Lighting Fixtures, Switches & Receptacles

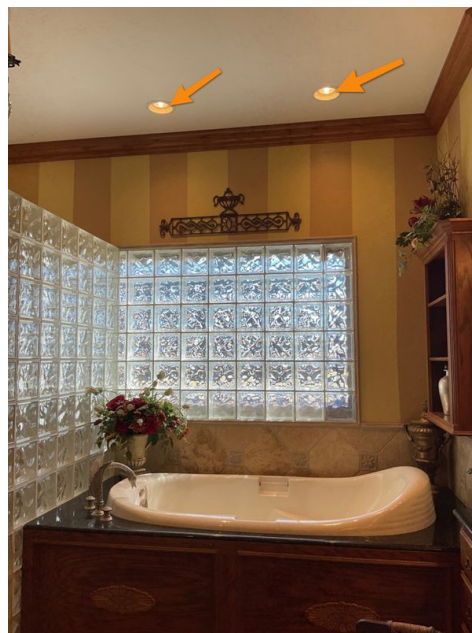
 Recommendation

#### **MAY NOT BE RATED FOR WET/DAMP LOCATION**

According to the National Electrical Code (NEC), in bathtub and shower areas, no parts of cord-connected luminaires (fixtures), chain-, cable-, or cord-suspended-luminaires (fixtures), lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the zone directly over the tub or shower stall. Luminaires (lighting fixtures) located in this zone shall be listed for damp locations, or listed for wet locations where subject to shower spray or tub splash.

Recommendation

Contact a qualified electrical contractor.



# 15: STUDY

		IN	NI	NP	D
15.1	General	X			
15.2	Doors	X			
15.3	Windows	X			
15.4	Floors	X			
15.5	Walls	X			
15.6	Ceilings	X			
15.7	Lighting Fixtures, Switches & Receptacles	X			
15.8	Fireplace	X			

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## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Hardwood

### Floors: Sub Floor

Concrete

### Walls: Wall Material

Wood

### Ceilings: Ceiling Material

Wood

### Fireplace: Fuel Source

Gas

## Fireplace: Photo



## Observations

### 15.2.1 Doors

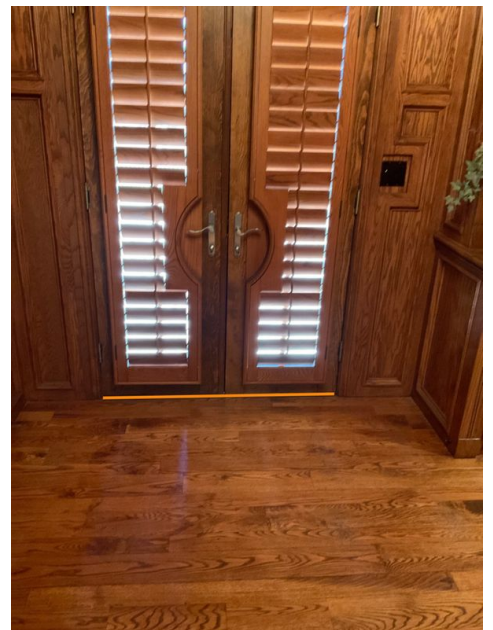
#### **DOOR STICKS**

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



### 15.8.1 Fireplace

#### **BURNER WILL NOT LIGHT**

Pilot light is operable. Burner will not light.

Recommendation

Contact a qualified fireplace contractor.





# 16: THEATRE ROOM

		IN	NI	NP	D
16.1	General	X			
16.2	Doors	X			
16.3	Windows	X			
16.4	Floors	X			
16.5	Walls	X			
16.6	Ceilings	X			
16.7	Lighting Fixtures, Switches & Receptacles	X			
16.8	Smoke Detectors	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Windows: Window Type

Casement

### Floors: Floor Coverings

Carpet

### Floors: Sub Floor

Wood

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

# 17: BATHROOM 2

		IN	NI	NP	D
17.1	General	X			
17.2	Sink	X			
17.3	Tub/Shower	X			
17.4	Toilet	X			
17.5	Water Supply, Distribution Systems & Fixtures	X			
17.6	Lighting Fixtures, Switches & Receptacles	X			
17.7	GFCI & AFCI	X			
17.8	Doors	X			
17.9	Floor	X			
17.10	Wall	X			

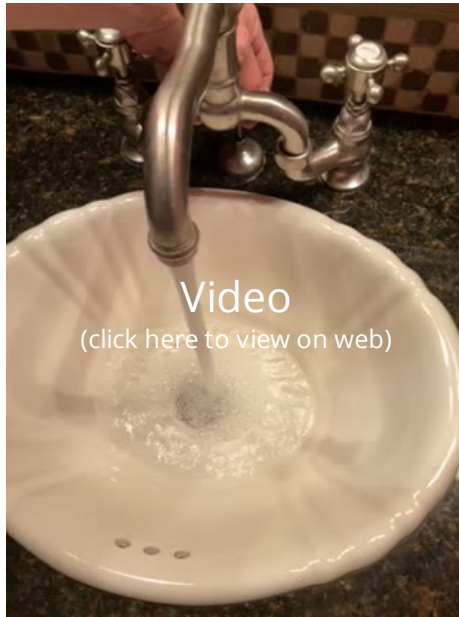
IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

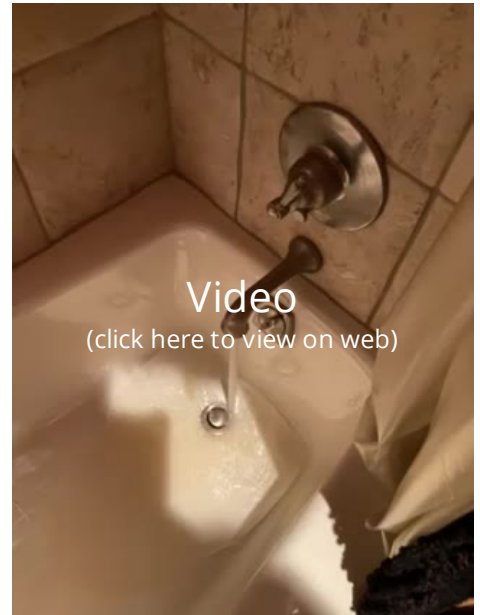
### General: Photo



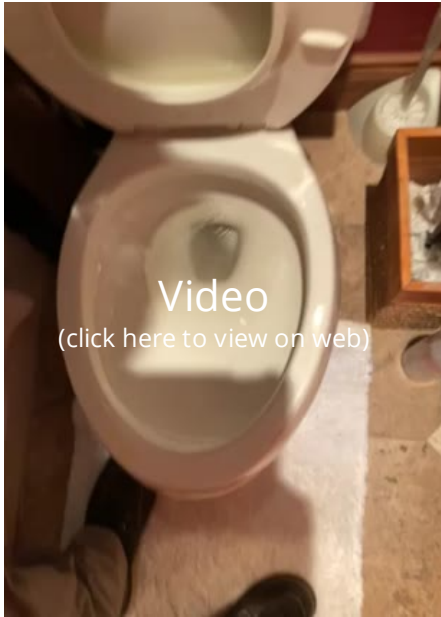
### Sink: Photos



### Tub/Shower: Material Enameled Steel, Tile



**Toilet: Photo**



**Water Supply, Distribution  
Systems & Fixtures: Distribution  
Material**  
Pex

**Water Supply, Distribution  
Systems & Fixtures: Water Supply  
Material**  
Pex

**Water Supply, Distribution  
Systems & Fixtures: Drain Pipe  
Material**  
PVC

**Floor: Sub Floor**  
Concrete

**Floor: Material**  
Tile

**Wall: Material**  
Drywall



# 18: BATHROOM 3

		IN	NI	NP	D
18.1	General	X			
18.2	Tub/Shower	X			
18.3	Water Supply, Distribution Systems & Fixtures	X			
18.4	Lighting Fixtures, Switches & Receptacles	X			
18.5	GFCI & AFCI	X			
18.6	Sink	X			
18.7	Toilet	X			
18.8	Floor	X			
18.9	Walls	X			

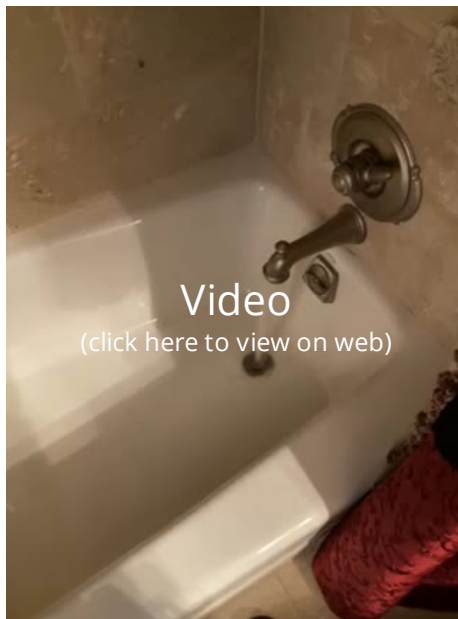
IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Tub/Shower: Material Tile, Enameled Steel

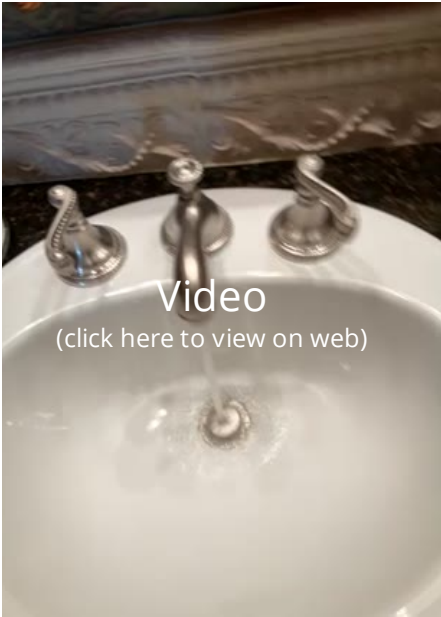


### Water Supply, Distribution Systems & Fixtures: Distribution Material Pex

### Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

**Sink: Photo**



**Floor: Covering**  
Tile

**Floor: Sub Floor**  
Wood

**Walls: Material**  
Drywall

**Observations**

18.7.1 Toilet

**WATER APPEARS TO RUN CONTINUOUSLY**

Recommend evaluation by qualified plumbing contractor

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



# 19: PARTIAL BATH

		IN	NI	NP	D
19.1	Water Supply, Distribution Systems & Fixtures	X			
19.2	Sink	X			
19.3	Lighting Fixtures, Switches & Receptacles	X			
19.4	Floor	X			
19.5	Toilet	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

**Water Supply, Distribution Systems & Fixtures: Distribution Material**  
Pex

**Water Supply, Distribution Systems & Fixtures: Water Supply Material**  
Pex

**Sink: Photo**



**Floor: Floor Covering**  
Brick

**Floor: Sub Floor**  
Concrete

# 20: BATHROOM 4

		IN	NI	NP	D
20.1	General	X			
20.2	Tub/Shower	X			
20.3	Water Supply, Distribution Systems & Fixtures	X			
20.4	Lighting Fixtures, Switches & Receptacles	X			
20.5	GFCI & AFCI	X			
20.6	Sink	X			
20.7	Toilet	X			
20.8	Floor	X			
20.9	Walls	X			

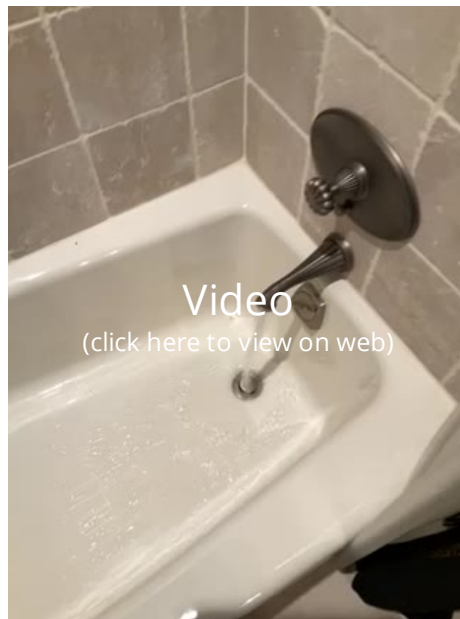
IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Tub/Shower: Material Enameled Steel, Tile

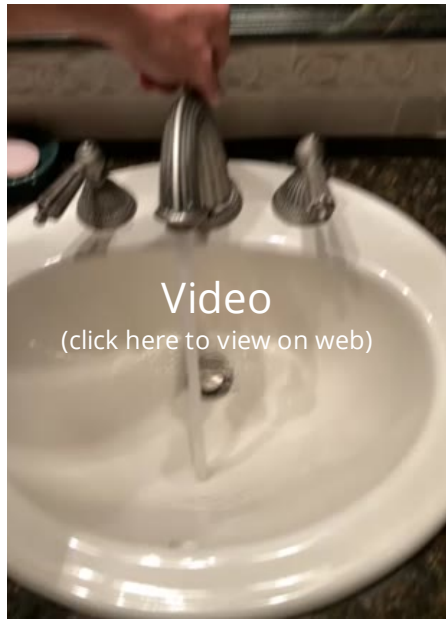


### Water Supply, Distribution Systems & Fixtures: Distribution Material Pex

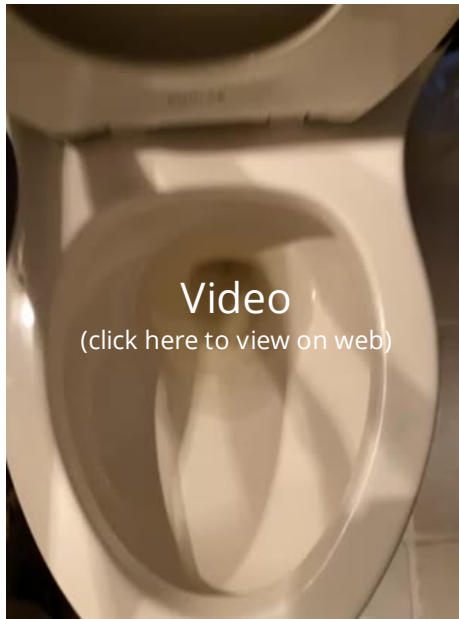
### Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

**Sink: Photo**



**Toilet: Photo**



**Floor: Covering**  
Tile

**Floor: Sub Floor**  
Wood

**Walls: Material**  
Drywall

**Observations**

20.4.1 Lighting Fixtures, Switches & Receptacles

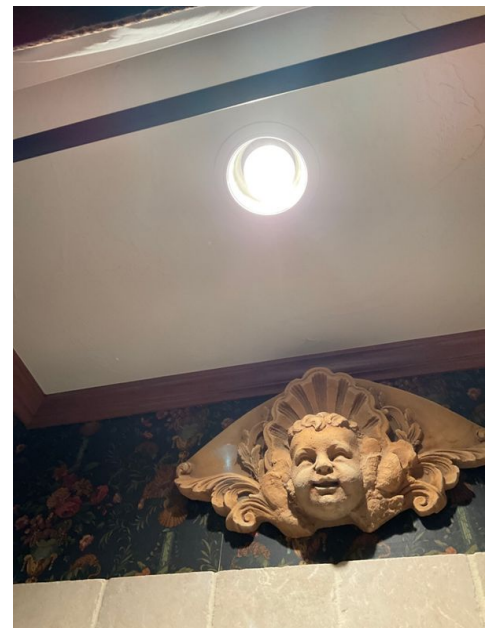
**LIGHT FIXTURE-MAY NOT BE RATED FOR WET/DAMP LOCATIONS**

According to the National Electrical Code (NEC), in bathtub and shower areas, no parts of cord-connected luminaires (fixtures), chain-, cable-, or cord-suspended-luminaires (fixtures), lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. This zone is all encompassing and includes the zone directly over the tub or shower stall. Luminaires (lighting fixtures) located in this zone shall be listed for damp locations, or listed for wet locations where subject to shower spray or water splash.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



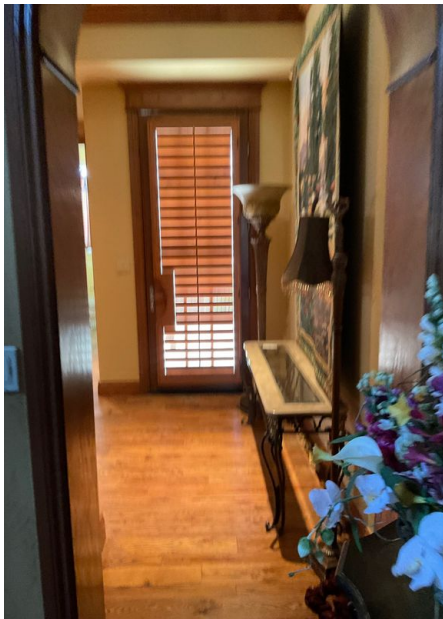
# 21: HALLWAY

		IN	NI	NP	D
21.1	Doors	X			
21.2	Floors	X			
21.3	Lighting Fixtures, Switches & Receptacles	X			
21.4	Walls	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### Photo



**Floors: Floor Coverings**  
Engineered Hardwood

**Walls: Material**  
Drywall

## Observations

21.1.1 Doors

### DOOR STICKS



Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



# 22: BATHROOM 5

		IN	NI	NP	D
22.1	General	X			
22.2	Water Supply, Distribution Systems & Fixtures	X			
22.3	Lighting Fixtures, Switches & Receptacles	X			
22.4	GFCI & AFCI	X			
22.5	Sink	X			
22.6	Shower	X			
22.7	Toilet	X			
22.8	Floor	X			
22.9	Walls	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### General: Photo



### Water Supply, Distribution Systems & Fixtures: Distribution Material

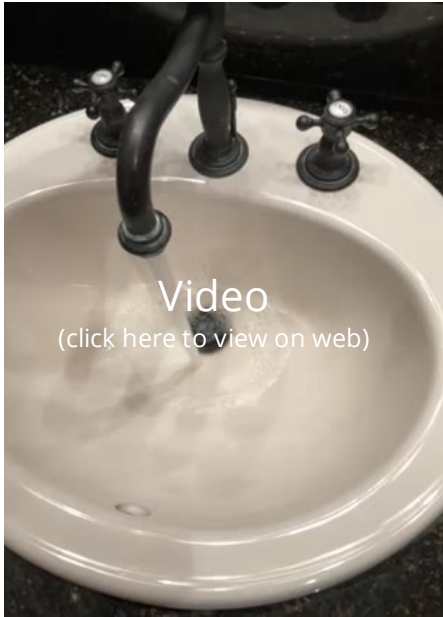
Pex

### Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex



**Sink: Photo**



**Shower: Material**

Tile

**Toilet: Photo**

**Floor: Covering**

Tile

**Floor: Sub Floor**

Wood

**Walls: Material**

Drywall

**Observations**

22.6.1 Shower

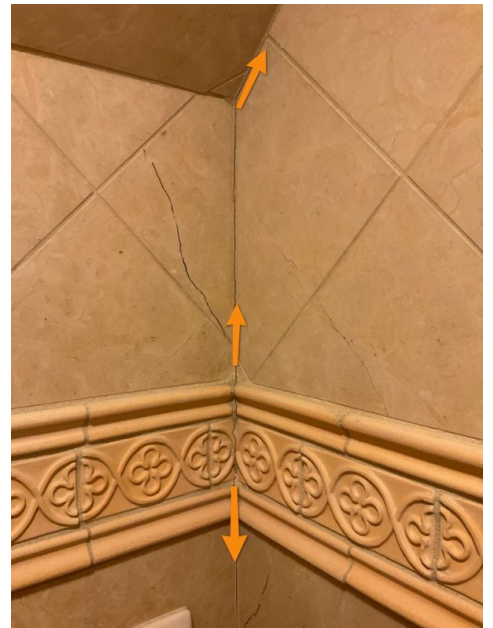
**GROUT/SEALANT-CRAKED OR LOOSE**

 Recommendation

May allow moisture to enter wall cavity. Recommend repair.

Recommendation

Contact a qualified tile contractor



## 23: MISC. INTERIOR

		IN	NI	NP	D
23.1	HVAC Distribution Systems	X			
23.2	Vents, Flues & Chimneys	X			
23.3	Countertops & Cabinets	X			
23.4	Trim	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

#### Interior Doors-Material

Solid Wood

#### Interior Doors-Style

Panel

#### Interior Doors-Type

Swing

#### HVAC Distribution Systems: Duct Location

Sub-Grade, Overhead

#### Countertops & Cabinets: Countertop Material

Granite

#### Countertops & Cabinets: Cabinetry

Wood

# 24: LAUNDRY ROOM

		IN	NI	NP	D
24.1	Main Water Shut-off Device	X			
24.2	Drain, Waste, & Vent Systems	X			
24.3	Floors	X			
24.4	Exhaust Systems	X			
24.5	Sink	X			
24.6	Walls	X			
24.7	Window	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

**Filters**

Whole house conditioner

**Dryer Vent**

Metal

**Water Source**

Public

**Photo**



**Dryer Power Source**

220 Electric

**Main Water Shut-off Device:**

**Location**

Utility Closet

**Main Water Shut-off Device: Type**

Valve

**Drain, Waste, & Vent Systems:**

**Drain Size**

2"

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Floors: Floor Coverings**

Stone

**Floors: Sub Floor**

Concrete

**Exhaust Systems: Exhaust Fans**

Fan Only

**Sink: Photo**



**Walls: Material**  
Drywall

**Window: Type**  
Casement

**Observations**

24.7.1 Window

**FRAME/SILL-EVIDENCE OF MOISTURE DAMAGE**

Monitor for further moisture. If any is noted, have evaluated and corrected.

Recommendation

Recommend monitoring.

 Maintenance Item



# 25: ATTIC

		IN	NI	NP	D
25.1	Attic Insulation	X			
25.2	Ventilation	X			
25.3	Ducts	X			
25.4	HVAC Ventilation	X			
25.5	Roof Structure & Attic	X			
25.6	Access Door	X			
25.7	Gas Lines	X			
25.8	Wiring	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

**Attic Insulation: Approximate R-value**  
37

**Attic Insulation: Deck Material**  
OSB



**Attic Insulation: Insulation Type**  
Blown

**Ventilation: Ventilation Type**  
Gable Vents, Roof Vents

**Ducts: Duct Material**  
Rigid (Sheet Metal)

**Roof Structure & Attic: Construction**  
Rafter

**Roof Structure & Attic: Material**  
Lumber

**Roof Structure & Attic: Type**  
Gable

**Gas Lines: Gas Line Material**  
CSST



**Wiring: Wiring Type**  
Romex

## Observations

### 25.7.1 Gas Lines

#### **GAS DISTRIBUTION SYSTEM-CSST**

The manufacturer of Corrugated Stainless Steel Tubing (yellow coated, flexible gas distribution line) has very specific bonding instructions. Proper bonding is required (per the manufacturer) to help avoid the risk of damage during lightening storms.

The Oklahoma Construction Industries Board does not allow Home Inspectors to verify bonding on CSST. Recommend having a licensed electrician to verify that CSST gas distribution line is properly bonded.

Here is a link that may be helpful.

[CSST Bonding](#)

Recommendation

Contact a qualified electrical contractor.

 Recommendation



# 26: GARAGE

		IN	NI	NP	D
26.1	Ceiling	X			
26.2	Floor	X			
26.3	Walls & Firewalls	X			
26.4	Garage Door	X			
26.5	Garage Door Opener	X			
26.6	GFCI	X			
26.7	Occupant Door (From garage to inside of home)	X			
26.8	Water Heater	X			
26.9	Lights, Outlets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

**Garage Door: Material**  
Copper, Insulated

**Garage Door: Type**  
Sectional

**Garage Door Opener: Manufacturer**  
Genie

**Garage Door Opener: Type**  
Gear Driven

**Water Heater: Brand**  
Bradford White

**Water Heater: Fuel Source**  
Gas



**Water Heater: Style**  
Recovery

# 27: UTILITY ROOM

		IN	NI	NP	D
27.1	Cooling Equipment	X			
27.2	Heating Equipment	X			
27.3	Distribution System	X			
27.4	Water Heater	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### Photo



**Cooling Equipment: Brand**  
Water Furnace

**Cooling Equipment: Energy Source/Type**  
Geothermal

**Cooling Equipment: Location**  
Utility Room

**Heating Equipment: Brand**  
Water Furnace





**Heating Equipment: Energy Source**

Geothermal



**Distribution System: Ductwork**  
Insulated, Non-insulated

**Distribution System: Configuration**  
Central

**Water Heater: Manufacturer**  
Bradford White

**Water Heater: Fuel Type**  
Gas

**Limitations**

General

**WATER SOFTENER-NOT INSPECTED**

Outside the scope of this inspection



# 28: UTILITY ROOM 2

		IN	NI	NP	D
28.1	Cooling Equipment	X			
28.2	Heating Equipment	X			
28.3	Distribution System	X			
28.4	Water Heater	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

### Photo



**Cooling Equipment: Brand**  
Water Furnace



**Cooling Equipment: Energy Source/Type**  
Geothermal

**Cooling Equipment: Location**  
Upstairs Utility

**Heating Equipment: Brand**  
Water Furnace

**Heating Equipment: Energy Source**  
Geothermal

**Heating Equipment: Heat Type**  
Forced Air

**Distribution System: Ductwork**  
Non-insulated

**Distribution System: Configuration**  
Central

**Water Heater: Manufacturer**  
Bradford White



# 29: FURNACE

		IN	NI	NP	D
29.1	Furnace	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Information

**Furnace: Brand**  
Climate Master

**Furnace: Fuel Source**  
Geothermal



# STANDARDS OF PRACTICE

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

**Misc. Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

**Attic**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.