

# *Texoma Inspections and Testing LLC*

## Property Inspection Report



1234 Any Street, Durant OK, 74701  
Inspection prepared for: John Sample and Jane Doe  
Agent: Renea Roberts - Americam Dream Realty

Inspection Date: 6/25/2013 Time: 12:00 PM  
Age: est. 10 years Size: est. 2198 sf  
Weather: Sunny 92 degrees

Inspector: Glen Laxton  
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Kitchen</b>		
Page 7 Item: 12	Electrical	• One of the kitchen light is very slow to come on. Ballast needs replaced.
<b>Attic</b>		
Page 13 Item: 3	Ventilation	• West turbine is damaged
<b>Grounds</b>		
Page 15 Item: 5	Grounds Electrical	• Receptacles missing covers on the front and rear of structure. • GFCI Receptacles on the patio and next to the pool pump are trip and will not reset. Need to be replaced.
Page 15 Item: 7	Exterior Faucet Condition	• Faucet on front east of door Appears to be damaged/leaking in the wall. Recommend review and repair by a qualified plumber.
Page 16 Item: 8	Patio and Porch Condition	• Support post on the rear of the structure in rotten on the bottom.

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present

## 2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

## 3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate storage was observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated normally when tested, at time of inspection.

## 2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
• The closet is in serviceable condition.

## 3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated normally when tested.

## 4. Doors

Good	Fair	Poor	N/A	None
X				

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• The majority of grounded receptacles , were tested and found to be wired correctly.

### 6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

### 7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Locations

Locations: Master • Guest; Front center • Guest; Front corner • Guest; Rear

### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated normally when tested, at time of inspection.

### 3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
• The closet is in serviceable condition.

### 4. Doors

Good	Fair	Poor	N/A	None
X				

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• The majority of grounded receptacles , were tested and found to be wired correctly.

### 6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

### 7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### 8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.  
 Observations:  
 • Operated windows appeared functional, at time of inspection

### 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

#### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Locations

Locations: Master Bathroom • Full bath

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Solid Surface tops noted.

### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

### 7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • GFCI tested and functioned properly  
 • Receptacle left of sink in the hall bath is not GFCI protected

### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 11. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SHOWER BASE\*\***
- functional
- **\*\*SHOWER FAUCET\*\***
- functional

### 12. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.
- Plastic tub/shower surround noted.

### 13. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- Whirlpool
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

### 14. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- A safety glass enclosure is noted.
- Curtain present at the shower enclosure.

### 15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*DRAINS\*\***
- No deficiencies observed.
- **\*\*SUPPLY\*\***
- No deficiencies observed.

### 16. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Observed as functional and in good visual condition.

### 17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted.

#### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plastic laminate tops noted.

### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:  
 • operated

### 4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated - appeared functional at time of inspection.

### 5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

### 6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Electric cook top noted.  
 • All heating elements operated when tested.

### 7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Oven(s): Electric  
 • All heating elements operated when tested.

### 8. Sinks

Good	Fair	Poor	N/A	None
X				

- Observations:
- **\*\*DRAINS\*\***
  - No deficiencies observed.
  - **\*\*SUPPLY\*\***
  - No deficiencies observed.

### 9. Vent Condition

Good	Fair	Poor	N/A	None
X				

- Materials: Recirculating  
 Observations:
- Exhaust fan is operable.

### 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 12. Electrical

Good	Fair	Poor	N/A	None
	X			

- Observations:
- No major system safety or function concerns noted at time of inspection.
  - **One of the kitchen light is very slow to come on. Ballast needs replaced.**

### 13. GFCI

Good	Fair	Poor	N/A	None
X				

- Observations:
- GFCI tested and functioned properly

### 14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### Laundry

### 1. Locations

Locations: kitchen area

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

- Observations:
- No deficiencies observed.

### 3. Counters

Good	Fair	Poor	N/A	None
X				

- Observations:
- Plastic laminate tops noted.



### 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

### 6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 10. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the attic

Materials: Electric forced hot air • Heat pump noted

Observations:

- could not fully test due to exterior temperature; the furnace was started and did blow hot air from the registers

## 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

## 3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed due to high efficiency furnace design.

## 4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

## 5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- Dryer vent within 3 feet of exterior condensor. Dryer vent will clog cooling coils on the a/c unit. Clean often or relocate the location where the vent terminates.



Dryer vent within 3 feet of exterior condensor.

## 6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

## 7. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The registers air supply system appears to be functional.

### 8. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside a filter grill in the hall ceiling.  
 Observations:  
 • Access is a bit difficult.  
 • Filter size; 20 x 20

### 9. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Digital - programmable type.  
 • Functional at the time of inspection.  
 • Thermostats are not checked for calibration or timed functions.

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: electric  
 Location: The heater is located in the garage.  
 Observations:  
 • Tank appears to be in satisfactory condition -- no concerns.

#### 4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

#### 5. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 50 gallons

#### 6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

#### 7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • Appears to be in satisfactory condition -- no concerns.

Garage

**1. Roof Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Observed from the ground with 8X56 field glasses. • Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Materials: Fiberglass composite shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

**2. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

**3. Rafters & Ceiling**

Good	Fair	Poor	N/A	None
X				

Observations:

- Dimensional lumber wood ceiling joists

**4. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

**5. Garage Door Condition**

Good	Fair	Poor	N/A	None
X				

Materials: One 18' upgraded insulated steel door

Observations:

- No deficiencies observed.

**6. Garage Door Parts**

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

**7. Garage Opener Status**

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

**8. Garage Door's Reverse Status**

Good	Fair	Poor	N/A	None
X				

Observations:

- Garage vehicle door auto-reverse is operable.
- Eye beam system present and operating.

Electrical

**1. Electrical Panel**

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 200 amp

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 0

## 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is an underground service lateral noted.

## 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.  
 Observations:  
 • All of the circuit breakers appeared serviceable.

### Roof

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Observed from the ground with 8X56 field glasses. • Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.  
 Materials: Fiberglass composite shingles noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

## 2. Flashing

Good	Fair	Poor	N/A	None
X				

## 3. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

### Attic

## 1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Pull Down Ladder located in: Garage

## 2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not access all areas of the attic due to limited space.
- Limited review due to insulation installed between the rafters.

## 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- Turbine Vents noted.
- **West turbine is damaged**

## 4. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- most not accessible due to insulation

## 6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation appears adequate.

### Exterior Areas

## 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick veneer noted. • Stone veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

## 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Suggest caulking around doors and windows as necessary.

### Foundation

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.

### Grounds

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.  
 Observations:  
 • Driveway in good shape for age and wear. No deficiencies noted.

## 2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • The exterior drainage is generally away from foundation.

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

## 4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood  
 Observations:  
 • Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

## 5. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Receptacles missing covers on the front and rear of structure.  
 • GFCI Receptacles on the patio and next to the pool pump are trip and will not reset. Need to be replaced.





Receptacles missing covers on the front and rear of structure.

### 6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- Receptacle on exterior west wall of master bedroom is not GFCI protected.
- Front GFCI receptacle was tested and functioned properly; just missing cover.

### 7. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure (2) • North side of house.

Observations:

- Rear faucet Appears to be leaking at valve seal when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period.
- Front west of door Appears Functional.
- **Faucet on front east of door Appears to be damaged/leaking in the wall. Recommend review and repair by a qualified plumber.**



Faucet on front east of door Appears to be damaged/leaking in the wall. Recommend review and repair by a qualified plumber.



### 8. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Fiberglass composite shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Support post on the rear of the structure in rotten on the bottom.



Support post on the rear of the structure in rotten on the bottom.