



*This Home Inspection Report Has Been Prepared Exclusively For:*

*Joe Buyer*

*12345 Somewhere Special St.  
Oklahoma City, OK 73123*



Dan Bixler - OK Lic#258

**PROFESSIONAL & COMMERCIAL INSPECTION SERVICE**

SMART HOUSE, LLC

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## PROPERTY INSPECTION REPORT

### “CLIENT”

NAME: **Joe Buyer**  
 ADDRESS: **1234 Anywhere**  
 CITY, ST, ZIP: **Anytown, CA 90222**  
 TELEPHONE: **(819) 123-4567**      WORK #: **(819) 123-4567**

### “PROPERTY”

INSPECTION ADDRESS  
**12345 Somewhere Special St.**  
**Oklahoma City, OK 73123**

This is the visual Report of the readily accessible areas of this property conducted on  
**January 2, 2008**

The Client is urged to read the **REMARKS** printed on each page since they are an important part of this Report. Please call Smart House™ Consultants Limited (hereinafter throughout this Report and Inspection Agreement, the “Inspector”) for an explanation of any aspect of this Report, written or printed, which you do not fully understand.

The sole purpose of the inspection is to alert the Client to **MAJOR** deficiencies in the condition of the Property. **The inspection is performed under the ORCIA Standards of Practice and shall not be construed as an inspection of the property to determine compliance with any governmental or non-governmental codes or regulations.** The Inspector assumes no responsibility and shall not be liable to Client or any other person for the cost of repairing or replacing any defects or deficiencies at the Property not included in this Report, either current or arising in the future, or for any property damage, incidental and/or consequential damage, or bodily injury of any nature.

Please carefully review and execute the Inspection Agreement attached to this Report, and incorporated herein by reference. This Inspection Agreement contains the terms and conditions of the agreement between Client and the Inspector for the inspection of the Property. If you don't understand any part of the Inspection Agreement, STOP the work and ask the inspector for clarification.

INSPECTION TIME: **9:00 AM**      **10:10 AM**      APPROXIMATE TEMPERATURE: **85°**  
Start      Stop  
 WEATHER – RECENT: **rain**      TODAY'S: **fair**      APPROX. PROPERTY AGE: **2007**  
 ATTENDANCE:  SELLER  BUYER  LISTING REALTOR  BUYERS REALTOR  TENANT  OTHER

BUYERS REALTOR: **Suzy/Steve Specialist**      COMPANY: **Any Company Realty**      PHONE #: **(405)123-4567**

I hereby authorize \_\_\_\_\_ to pay the inspection fee from proceeds at time of closing.

TITLE COMPANY: \_\_\_\_\_      LOCATION: \_\_\_\_\_      SIGNATURE: \_\_\_\_\_

### PAYMENT RECORD PROPERTY DISCLOSURE: YES

TOTAL FEE: \$ **215.00**      REPORT NO: **1**  
 PAID BY:  CHECK CK#: **0**      CREDIT CARD:  CASH  AT CLOSING      CLOSING DATE: **2/3/08**  
 INSPECTOR: **Dan Bixler - OK Lic#258 Inspector Other:Belknap-Data Specialist**

**PAYMENT DUE REGARDLESS OF PROPERTY CLOSING**

**STRUCTURE****TYPE OF BUILDING** SINGLE  DUPLEX  4 PLEX/TOWNHOUSE  CONDO

OTHER

APPROXIMATE AGE OF STRUCTURE: 2007

TYPE OF ROOF: Hip/Gable OTHER

 OCCUPIED  VACANT APPROX. SQ. FT. 1998BUILDER:  UNKNOWN**STRUCTURE**

MAIN EXTERIOR STRUCTURE: Wood OTHER

FOUNDATION WALL: Poured Concrete OTHER

SETTLEMENT NOTED: None Noted

WATER DAMAGE: None Noted

FLOOR FRAMING: WALL FRAMING: 2 x 4 ROOF FRAMING: 2 x 6

FRONT FACES: West  STICK FRAME  TRUSS

NOTES: THIS IS A ONE STORY FRAMED STRUCTURE WITH A BRICK VENEER WITH A SLAB ON GRADE FOUNDATION. THE STRUCTURE SHOWS NO SIGNS OF ACTIVE MOVEMENT. THE BUYER SHOULD CONTINUE TO MONITOR ANY AND ALL MORTAR JOINT AND INTERIOR CRACKS, AND CONSULT A PROFESSIONAL STRUCTURAL ENGINEER SHOULD SIGNIFICANT FUTURE MOVEMENT OCCUR.

 SATISFACTORY  
 DEFECTS NOTED  
 MAINTENANCE ITEMS  
 NOT APPLICABLE
**GUTTERS & DOWN-SPOUTS** ALUMINUM  GALVANIZED  COPPER  PLASTIC/VINYL  NONE DAMAGED  EXTEND

CONDITION: Good

 SATISFACTORY  
 DEFECTS NOTED  
 MAINTENANCE ITEMS  
 NOT APPLICABLE

NOTES: GUTTERING-RECOMMEND BUYER HAVE GUTTERING EXTENDED TO ENCOMPASS THE ENTIRE STRUCTURE TO CONTROL DRAINAGE AND PROPERLY DIVERT WATER AWAY FROM THE FOUNDATION.

**EXTERIOR WALLS & TRIM**

EXTERIOR VENEER: Brick

CONDITION: Normal

TRIM: Wood SIDING: None

EXTERIOR VENEER CRACKS NOTED: YES  NORMAL  STRUCTURAL

NOTES: NOTED MORTAR JOINT CRACKS-

 SATISFACTORY  
 DEFECTS NOTED  
 MAINTENANCE ITEMS  
 NOT APPLICABLE

-BELOW THE NORTH WINDOW EAST WALL  
 -ABOVE THE MASTER BATHROOM WINDOW

EXTERIOR - PAINT THE RUSTING STEEL LINTEL ABOVE THE KITCHEN WINDOW

# ROOF

LIMITATIONS: None

TYPE: Laminated

NUMBER OF LAYERS 1

HOW OBSERVED: Walked

ROOF LEAKS: Some Signs

CHIMNEY FLASHING: None

VALLEY FLASHING: Lapped Shingles

SKYLIGHTS:  YES  NO

OBSERVATIONS: Normal

OTHER

APPROX. AGE 1YR

ANTENNA MOUNTING

SATISFACTORY

DEFECTS NOTED

MAINTENANCE ITEMS

NOT APPLICABLE

NOTES: **ROOF- PROPERLY EXTEND PLUMBING VENT STACK THROUGH THE ROOF JACK ON THE WEST SLOPE**

## ROOF CERTIFICATE

A qualified roofing inspector has inspected the roof at 12345 Somewhere Special St. on January 2, 2008

The following conclusions are noted:

- 1. This inspection reveals that the roof and roof covering is in satisfactory condition with no visual evidence of active leaks, roof appears watertight, not worn out and has an estimated physical life over five (5) years.
- 2. The noted repairs are considered necessary and are to be complete in a workmanlike manner.
- 3. This inspection reveals that the roof has or will reach the end of its economic life within the next five (5) years and replacement is recommended.

I hereby certify that I have no interest, present or prospective, in the Property, buyer, seller, broker, mortgagee or other party involved in the transaction. I hereby certify that neither I nor Smart House™ Consultants Limited have any interest in or pursue roofing repairs or installing new roofing that would bias the opinion in this certification.

The above roof inspection was done by a qualified roof inspector. This is a statement of the condition and does not obligate this Inspector or Smart House™ Consultants Limited for repair of any current or future leaks or for repairs or for replacement that may be required in connection with this report.

Inspector: \_\_\_\_\_

HAVE ROOF CHECKED FOR LENDER AND INSURER REQUIREMENTS PRIOR TO SETTLEMENT

**EXTERIOR****ATTIC**

ACCESS: Pull Down

MOISTURE: None Noted

STORAGE: FLOORED  YES  NO Light

INSULATION: TYPE LOOSEFILL FIBERGLASS AVE. INCHES

TYPICAL R – RATING OF SUCH INSULATION: 39

VENTILATION: Power Ventilator

NOTES: ATTIC-VENT STACK FROM THE PLUMBING OVER KITCHEN IS LOOSE IN THE ATTIC -SEE ROOFING NOTE-

 SATISFACTORY DEFECTS NOTED MAINTENANCE ITEMS13  NOT APPLICABLE

ATTIC- ADJUST FLUE PIPE OFF FURNACE TO CLEAR COMBUSTIBLES BY 1" WHERE IT IS CURRENTLY TOUCHING THE ROOF DECKING

**CRAWL SPACE/BASEMENT/SLAB** BASEMENT  CRAWL SPACE  SLABACCESSIBLE:  READILY  NOT READILY  BLOCKED AREASAREA OBSERVED:  YES  NO METHOD: VISUAL SURFACEFLOOR:  DIRT  CONCRETE  OTHERVAPOR BARRIER:  YES  NOCLEARANCE BELOW JOIST:  AMPLE - >24"  INADEQUATE

DAMPNESS: None Noted

INSULATION:

VENTILATION:

NOTES: NO SIGNIFICANT VARIATIONS WERE NOTED TO THE VISUAL SURFACE ON THE DATE OF THE INSPECTION

 SATISFACTORY DEFECTS NOTED MAINTENANCE ITEMS NOT APPLICABLE**FIREPLACE/CHIMNEY**

FIREPLACE TYPE: Pre-fab Steel

CHIMNEY: Wood Covered

CAP: Steel Cap SPARK ARRESTOR:  YES  NOGAS STARTER: CHECKED  YES  NO OPERATIONAL  YES  NO  NOT APPLICABLEFIREBRICKS LOOSE:  YES  NO  N/A FLUE: Acceptable

NOTES: FIREPLACE - RECOMMEND ANNUALLY CLEANING FLUE PIPE FOR SAFETY

 SATISFACTORY DEFECTS NOTED MAINTENANCE ITEMS NOT APPLICABLE



# GROUNDS

## GENERAL

PATIO: Concrete

SIDEWALK: Concrete

DRIVEWAY: Concrete

WOOD DECK:  SIGN OF ROT  EXTENSIVE  MINOR

HANDRAIL REQUIRED  IN-PLACE- (30" HIGH DECK)

RECOMMENDED ANNUAL WATER SEAL APPLICATION:

RETAINING WALL: Brick

WEEP HOLES: Open

SPRINKLER SYSTEM:   TIMER:  TESTED:

SATISFACTORY

DEFECTS NOTED

MAINTENANCE ITEMS

NOT APPLICABLE

Note: Unable to determine complete operation with visual check without diagram of complete sprinkler system.

### EXTERIOR DRAINS:

NOTES: **SPRINKLER- ZONE #4- REPAIR BROKEN/MISSING SPRINKLER HEAD NEXT TO THE FRONT SIDE WALK ON THE EAST SIDE**

## GRADING/DRAINAGE

GENERAL GRADING, SLOPE AND DRAINAGE AFFECTING THE STRUCTURE

SATISFACTORY

DEFECTS NOTED

MAINTENANCE ITEMS

NOT APPLICABLE

NOTES: **BUYER SHOULD CONTINUE TO MONITOR DRAINAGE ESPECIALLY DURING HEAVY RAINFALL, AND CONTOUR LAND AS NEEDED TO PROPERLY DIVERT WATER AWAY FROM THE FOUNDATION.**

# ELECTRICAL/INTERIOR

## ELECTRICAL SERVICE

SERVICE LINE ENTRANCE: **Underground**  SATISFACTORY  
 SERVICE CABLE SIZE: **200 Amps** TYPE:  COPPER  ALUMINUM  DEFECTS NOTED  
 PANEL BOX: **225 Rated Amps** CIRCUIT TYPE: **Circuit Breakers**  MAINTENANCE ITEMS  
 CIRCUIT CONDUCTOR: **Copper**  NOT APPLICABLE  
 EXPANSION ROOM LOCATION OF BOX: **GARAGE NORTH WALL**  
 ADD ON POWER BOX GROUNDED: **Rod**  
 RANDOM TESTING:  
 GFI (GROUND FAULT INTERRUPTER) OUTLETS: **Equipped** LOCATION: **WET AREAS**  
 SMOKE DETECTORS: **Wired** TESTED: **OK**  
 SECURITY SYSTEM: **Yes-NOT TESTED**  
 NOTES: **NO PROBLEMS NOTED**

*GFI outlets may or may not be installed to current standards. Consult a licensed Electrician for proper location and installation.*

## INTERIOR

ENTRY DOORS:  OPERATIONAL  SATISFACTORY  
 LOCKS/LATCHES:  OPERATIONAL  DEFECTS NOTED  
 INTERIOR DOORS:  HOLLOW CORE  SOLID CORE  PANEL  MAINTENANCE ITEMS  
 GARAGE DOOR(S): **Reversial**  OPERATIONAL  NOT APPLICABLE  
 WINDOWS:  SINGLE HUNG  DOUBLE HUNG  CASEMENT  SLIDING  WOOD  
 METAL  SINGLE PANE  VINYL  THERMAL GLASS  STORM WINDOWS  
 MOISTURE LEAKS: **THERMAL FAILURE**  
 BROKEN PANES SCREENS IN PLACE: **Yes**  
 FLOORS:  HARDWOOD  CARPET  VINYL  CERAMIC TILE  OTHER  
 WALLS:  WOOD PANELING  PLASTER/LATH  DRYWALL  
 CEILINGS:  PLASTER/LATH  DRYWALL  ACOUSTIC TILE  
 NOTES: **MASTER BEDROOM- NOTED NAIL POP TO THE CEILING IN THE NW CORNER**  
**SE BED- ADJUST THE STRIKER PLATE TO THE MAIN DOOR TO ALLOW FOR PROPER CLOSURE**  
**GARAGE - MINOR TAPE PULL NOTED TO THE SE CORNER**  
**INTERIOR- FINISH INSTALLATION OF THE CARPETING OR OTHER FLOOR COVERING THOUGHOUT THE PROPERTY**  
**DINETTE-REPLACE BROKEN FLOOR TILE BETWEEN THE LIVING AND DINETTE FLOOR**

# KITCHEN/LAUNDRY/BAR

## KITCHEN

COUNTERS: Solid Surface

CABINETS: Wood

SATISFACTORY

DEFECTS NOTED

### APPLIANCES

MAINTENANCE ITEMS

RANGE: MAKE: **HOMECHEF** Electric  OPERATIONAL

NOT APPLICABLE

OVEN: MAKE: **HOMECHEF** Electric  OPERATIONAL

*OVEN TIMERS & SELF OR CONINTUOUS CLEAN CYCLES ARE EXCLUDED.*

DISHWASHER: MAKE: **CLEAN PLATE**  OPERATIONAL

TRASH COMPACTOR: MAKE: **TRASH SQUISHER**  OPERATIONAL

MICROWAVE: MAKE: **ZAPPER**  OPERATIONAL

DISPOSAL: MAKE: **FOOD MASHER**  OPERATIONAL

EXHAUST FAN: MAKE: **BIG AIR**  OPERATIONAL  EXTERIOR VENTED

PLUMBING LEAKS:  SINK FAUCET  SPRAYER  SUPPLY LINES/VALVES  DRAINS  NONE

SLOW DRAINS  FUNCTIONAL

NOTES: **DISHWASHER - REPAIR THE NOTED MINOR LEAK DUE TO COMPROMISED SEAL ACROSS THE BASE OF THE DOOR**

**KITCHEN- REPAIR THE MINOR LEAK AT THE BASE OF THE KITCHEN FAUCET**

## LAUNDRY/BAR SINK

BAR PLUMBING LEAKS:  SINK FAUCET  SUPPLY LINES/VALVES

SATISFACTORY

BAR-SLOW DRAINS

DEFECTS NOTED

WASHER SUPPLY VALVES LEAKS:  HOT  COLD  NONE

MAINTENANCE ITEMS

WASHER DRAIN TESTED

NOT APPLICABLE

GAS SUPPLY AVAILABLE FOR CLOTHES DRYER  220 VOLT ELECTRIC SUPPLY AVAILABLE FOR DRYER

NOTES: **NO PROBLEMS NOTED**

# PLUMBING

## WATER SUPPLY/SEWER/DRAINS

SUPPLY: **Public**  SATISFACTORY  
 WATER METER CHECK  SHUT OFF VALVE NORTH BED CLOSET  DEFECTS NOTED  
 SUPPLY PIPES: **Plastic**  MAINTENANCE ITEMS  
 WELL PRESSURE SET POINTS: **LOW 35** **HIGH 65**  NOT APPLICABLE  
 INTERIOR PIPES: **Plastic, Plastic**  
 WATER FLOW: **Tested - Fair**  
 HOSE BIBS: **Tested-Fair**  
 WASTE PIPES: **Plastic** DRAINS: **Satisfactory**  
 SEWER SYSTEM: **Public**  SYSTEM TESTED  
 SEWER CLEAN OUT CAPPED? **Yes**

*Note: Sewer lines are not checked for clogs during this inspection. Vacant homes may have clogs not evident until sometime after the house is occupied. .... Water should be on 24 hours in advance of inspection for minor leaks to materialize.*

NOTES: **NO PROBLEMS NOTED**

## WATER HEATER

UNIT #1: CAPACITY **50 GAL.** AGE: **2007**  SATISFACTORY  
 ENERGY SOURCE: **Gas** BRAND **H20HEAT-R**  DEFECTS NOTED  
 PRESSURE RELIEF VALVE  EXTENSION  MAINTENANCE ITEMS  
 UNIT LOCATED IN **GARAGE CLOSET AND 20 OFF FLOOR**  NOT APPLICABLE  
 COMBUSTION AIR VENT FLUE: **Pipe**  
 UNIT #2: CAPACITY GAL AGE:  
 ENERGY SOURCE: BRAND  
 PRESSURE RELIEF VALVE:  EXTENSION  
 UNIT LOCATED IN AND OFF FLOOR  
 COMBUSTION AIR VENT FLUE:

*Note: If water heater has been installed since Boca code of 1989, the Gas Service Company may refuse to light if installed in the garage and not located in an enclosed closet and 18" above the floor. Gas clothes dryers and electric water heaters may also be dangerous in this situation.*

NOTES: **NO PROBLEMS NOTED**

## MASTER BATH

BUILT IN TUB    LEG TUB    STALL SHOWER    PAN TEST

CERAMIC TILE    FIBERGLASS SURROUND   OTHER

PLUMBING LEAKS:  SINK    TUB    SHOWER    TOILET

CUT OFF VALVES:    SINK    TOILET    FROZEN    OK    NONE NOTED

VENTILATION: Fan    HEATER    CRACKED FIXTURES

NOTES: **MASTER BATH- PULL AND RESET THE TOILET DUE TO NOTED MOISTURE AROUND THE BASE AND ROCKING OF THE STOOL**

SATISFACTORY

DEFECTS NOTED

MAINTENANCE ITEM

NOT APPLICABLE

## GUEST BATH

BUILT IN TUB    LEG TUB    STALL SHOWER    PAN TEST

CERAMIC TILE    FIBERGLASS SURROUND   OTHER

PLUMBING LEAKS:  SINK    TUB    SHOWER    TOILET

CUT OFF VALVES:    SINK    TOILET    FROZEN    OK    NONE NOTED

VENTILATION: Fan    HEATER    CRACKED FIXTURES

NOTES: **GUEST BATH-PROPERLY PLUMB THE DRAIN OFF THE SINK WITH A P-TRAP INSTEAD OF THE NOTED S-TRAP THAT CAN CAUSE SIPHONING**

SATISFACTORY

DEFECTS NOTED

MAINTENANCE ITEM

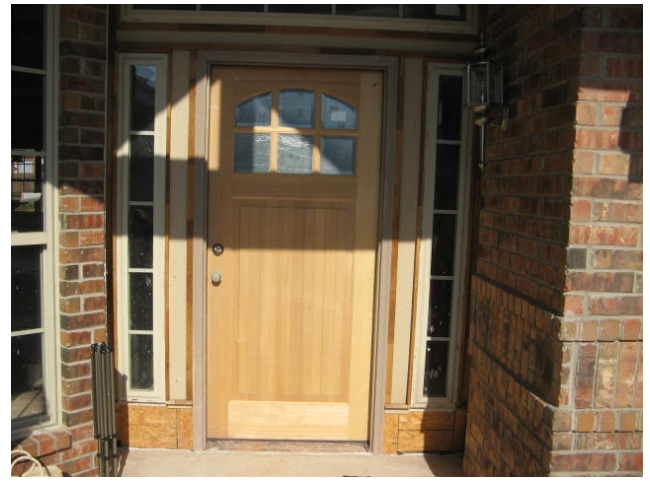
NOT APPLICABLE



# PHOTO PAGE



FRONT OF PROPERTY



UNPAINTED ENTRY DOOR AND TRIM



BROKEN FLOOR TILE



LEAKING DISHWASHER



OVERFLOW DRAIN PIPING TO FURNACE FILLED WITH WATER



NOTED MORTAR JOINT CRACK



NOTED IMPROPER S-TRAP



MINOR LEAK TO KITCHEN FAUCET



ROOF JACK WITH NO VENT STACK  
EXTENDED THROUGH THE ROOF



SPRINKLER SYSTEM



MOISTURE NOTED AROUND BASE  
OF STOOL.



RUSTING STEEL LINTEL NEEDING  
PAINTED