

# DCS Home Inspections

**P.O. Box 1266  
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Inspector: David Smith II - OK. Lic # 665**



## Oklahoma General Home Inspection Report

**Client(s): XXXXXXXXXXXXXXXX**  
**Property address: XXXXXXXXXXXX**  
**Owasso OK 74055-6944**  
**Inspection date: Tuesday, July 11, 2017**

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a risk of injury or death
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Minor Defect</b>	Correction likely involves a minor expense
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a licensed professional (heat / air /electrical /plumbing / structural engineer )
<b>Comment</b>	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

## General information

**Report number:** 711

**Type of building:** Single family

**Age of building:** 2005

**Time started:** 2:45

**Inspection Fee:** \$325.00

**Payment method:** Check

**Present during inspection:** Client(s), Buyer's Realtor, Seller's Realtor

**Occupied:** Yes

**Weather conditions:** Clear

**Temperature:** Hot

**Front of structure faces:** South

**Foundation type:** Slab on grade

## Exterior

**Structural components.:** Inspection includes- Foundation, floors, walls, columns, ceilings and roof.

**Exterior-:** Inspection includes: Wall coverings, entry, doors, decks, steps, eaves, driveways, windows, patios and landscaping.

**Footing material:** Poured in place concrete

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Wall covering:** Logs

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Solid core wood

**Property drainage:** Soil around main home appears to slope away from the home at the proper angle.

**Structural:** No apparent evidence of structural concerns.

**1) Safety, Repair/Replace, Evaluate** - One or more trip hazards were found in deck sections due warping. A qualified contractor should evaluate and repair or replace deck sections as necessary to eliminate trip hazards and warped areas.



**Photo 1-1**



**Photo 1-2**

**2) Safety, Repair/Replace, Evaluate** - The outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



**Photo 2-1**



**Photo 2-2**



**Photo 2-3**



**Photo 2-4**

**3) Safety, Repair/Replace** - Waterproof cover(s) over several electric receptacles are damaged or missing. This is a safety hazard due to the risk of shock and fire. Damaged covers should be replaced where necessary.



**Photo 3-1**



**Photo 3-2**



**Photo 3-3**



**Photo 3-4**

**4) Repair/Replace** - At the back of the shop one section of foundation footings are above grade. Footings should be below grade so adequate lateral support is

provided by the soil. Soil should be installed as necessary so footings are below grade.



**Photo 4-1**

**5) Repair/Replace** - Low soil areas on the perimeter grading were found at the front of the guest house. This can result in water accumulating around the structure's foundation. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.



**Photo 5-1**

**6) Minor Defect** - Several downspouts have no extensions. This can result in water accumulating around the structure's foundation. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over time. Repairs should be made as necessary, such as installing splash blocks so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



**Photo 6-1**



**Photo 6-2**



**Photo 6-3**

**7) *Minor Defect*** - The gutters are full of debris. Clean gutters as needed.  
( Both homes.)



**Photo 7-1**



**Photo 7-2**



**Photo 7-3**



**Photo 7-4**

## **Roof**

**Roofing-:** Inspection includes:- Coverings, roof drainage, flashings, skylights, and chimneys.

**Roof inspection method:** Traversed

**Roof type:** Gable, Hipped

**Roof covering:** Asphalt or fiberglass composition shingles

**Estimated age of roof:** 2005

**Gutter & downspout material:** Aluminum

**8) Repair/Replace, Evaluate** - The main house roof surface material appears to be near the end of its service life. The client(s) should consult with an insurance agent to determine the coverage available. If the coverage is not adequate client should consult with a qualified roofing contractor to determine

repair or replacement options and costs. Proper ventilation should be provided with a new roof, 3-4 box vents or a ridge vent is recommended. All rubber boot flashings should be replaced. Drip edge flashing is also recommended to prevent water from wicking under the siding.



**Photo 8-1**



**Photo 8-2**



**Photo 8-3**

**9) Maintain** - Trees are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects. ( Both houses and pool area.)



**Photo 9-1****Photo 9-2****Photo 9-3****Photo 9-4**

## **Garage/Shop**

**Garage-:** Inspection includes- Ceilings, floors, wall coverings, outlets, doors, openers, attic opening, lighting and foundation.

**10) Comment** - All items were in normal working order at the time of this inspection.

## **Attic**

**attic-:** Inspection includes- Roof support, ceiling beams, insulation, ducting, leaks, vents and drains.

**Inspection method:** Not inspected

**11) Repair/Replace, Comment** - No access hatch was found for the attic. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend having a qualified contractor install access hatches as necessary and as per standard building practices to allow periodic evaluation of attic spaces.

## **Electric service**

**Electrical-:** Inspection includes- Service entrance conductors, service equipment, main distribution panels, voltage rating, ceiling fans, lights, switches, receptacles, ground fault circuit interrupters, smoke detectors and carbon dioxide detectors.

**Primary service type:** Underground

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 200

**Service voltage (volts):** 120/240

**Location of main service switch:** Garage.

**Location of sub panels:** Master bedroom, Guest house and shop

**Location of main disconnect:** Breaker at top of main service panel

**Service entrance conductor material:** Aluminum

**System ground:** Ground rod(s) in soil, Copper

**Main disconnect rating (amps):** 200

**Branch circuit wiring type:** Non-metallic sheathed, Copper

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** Yes

**12) Safety, Minor Defect** - One knockout has been removed inside the shop main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.



**Photo 12-1**

## **Water heater**

**Water Heater-:** Inspection includes - General condition, burners, drainage, safety devices, venting, plumbing and water temperature.

**Type:** Tank

**Energy source:** Electricity

**Capacity (in gallons):** 30, 50

**Manufacturer:** U.S. Craftmaster, Whirlpool

**13) Safety, Repair/Replace** - No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.



**Photo 13-1**

**14) Repair/Replace, Evaluate** - Both water heaters are installed over finished living spaces and has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces below if/when the water heater develops a leak or is drained.



**Photo 14-1**



**Photo 14-2**

## **Heating and cooling**

**HVAC (Heating Ventilation, Air conditioning):** Inspection Includes- Heating system, heating controls, distribution systems, safety controls, fans, heat exchangers and normal operating control of the central air conditioning system and condensing unit.

**Estimated age:** 2005-2007-2008

**Primary heating system energy source:** Electric

**Primary heat system type:** Forced air

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** Split system

**Distribution system:** Sheet metal ducts, Flexible ducts

**Manufacturer:** Rheem

**Model:** 4 ton, 2 ton, 2.5 ton.

**15) Repair/Replace, Evaluate** - One or more air supply ducts are broken or disconnected. Increased moisture levels in unconditioned spaces and higher energy costs may result. A qualified contractor should evaluate and make permanent repairs as necessary. ( No air flow upstairs.)



**Photo 15-1**

**16) Repair/Maintain, Evaluate** - The cooling fins on the two ton outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the coils as necessary.



**Photo 16-1**

## **Plumbing and laundry**

**Plumbing-:** Inspection includes- Water supply and distribution system, waste drains, vents and hot water system.

**Water pressure (psi):** 105 PSI

**Location of main water meter:** By road.

**Water service:** Public

**Service pipe material:** Copper

**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

**17) Safety, Minor Defect** - The clothes dryer vent cover is missing. The vent cover should be replaced to prevent insect intrusion that could lead to fires.



**Photo 17-1**

**18) Repair/Replace, Evaluate** - The water supply pressure is greater than 80 psi ( 105 psi ). Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.



**Photo 18-1**

**19) Comment** - The inspector was not able to find the main water shut-off valve. The client should consult with the property owner to determine if a shut-off valve exist. If none exist the client should be aware that the only way to turn off the water in the event of an emergency is at the water meter.

## **Fireplaces, woodstoves and chimneys**

**Woodstove type:** Metal

**20) Comment** - All items were in normal working order at the time of this inspection.

## **Kitchen**

**Kitchen-:** Inspection Includes- Lighting, outlets, GFCI, Normal operation of- dishwasher, range, oven, garbage disposal, ventilation, faucets, drains and stops, and countertops.

**21) Comment** - All items were in normal working order at the time of this inspection.

## **Bathrooms**

**Bathrooms-:** Inspection Includes-Faucets, showers, tubs, toilets, drains, vents, lighting, outlets, caulking, fans, heaters, doors and windows.

**22) Repair/Replace, Evaluate** - The master bath tub cold water faucet handle has no internal stops and turns in circles. A qualified plumber should evaluate and repair or replace components as necessary



**Photo 22-1**

**23) Repair/Replace, Evaluate** - The half bathroom toilet "runs" after being flushed, where water leaks from the tank into the bowl. Significant amounts of water can be lost through such leaks. A qualified plumber should evaluate and repair or replace components as necessary.



**Photo 23-1**

## **Interior rooms**

**Interior-:** Inspection Includes-Walls, floors, ceilings, ceiling fans, steps, cabinets, doors, deadbolts, windows, lights, fixtures, outlets, trim, carpet/tile/vinyl, receptacles etc.

**Air registers:** Registers appear to be clean and rust free in the inspected areas.

**24) Safety, Repair/Replace** - The front bedroom smoke alarms did not test with the test buttons. Smoke alarms should be replaced as necessary. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>



**Photo 24-1**

**25) Safety, Repair/Replace** - Lamp holders or light fixtures with fully exposed bulbs are installed in several bedroom closets. This is a safety hazard. Standard building practices require closet lighting to use fully enclosed incandescent fixtures. A qualified electrician should replace closet lights as necessary and as per standard building practices.



**Photo 25-1**



**Photo 25-2**

**26) Safety, Repair/Replace** - One flight of stairs with more than two risers has no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



**Photo 26-1**

**27) Repair/Replace** - Both doors have no lockset installed. Locksets should be installed where missing.



**Photo 27-1**



**Photo 27-2**

**28) Repair/Replace** - The weatherstrip around the front and back doors is missing. Weatherstrip should be installed where missing.





**Photo 28-1**



**Photo 28-2**

## **Inspectors comments**

**29) Comment** - Thank you for choosing DCS for your inspection needs.

**Client should be aware that the Home Inspector can only advise clients by law to use a qualified licensed professional to evaluate and repair as necessary any items in this report that relate to Plumbing, Electrical, Heating and Air Conditioning, Termite and Structural.**

**However, it should be noted that the Home Inspector does not determine which repairs are performed and by whom. This is between the buyer and seller per contract.**

**Please feel free to call me should you have any questions regarding this report.**

**Thank you for choosing me to perform your home inspection. I appreciate your business. Dave Smith, DCS Home Inspections, (918) 636-2746, OK Lic # 665.**