



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



File Number: **01174098**

Address of Inspection: **2113 Bates Way**



3334 W. Main #118 Norman, OK 73072

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**HomeTeam**<sup>®</sup>  
INSPECTION SERVICE

January 21, 2017

**2113 Bates Way  
Norman, OK 73071  
Inspection #: 01174098**



On 1/21/2017 HomeTeam Inspection Service made a visual inspection of the property referenced above. This is a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement and the State Standards of Practice that we follow.

We hope this information is helpful and want you enjoy every aspect of your new home. If we can be of any assistance, please feel free to call us at 413-4062 or e-mail us at [ht456@hometeam.com](mailto:ht456@hometeam.com). You can also visit our web site at [www.hometeam.com/norman](http://www.hometeam.com/norman) If you were pleased with our work, we encourage you to recommend us to anyone you know that could use our services.

**HomeTeam Inspection Service  
Frank Bombardiere  
Home Inspector Lic 70000184**

## **PREFACE**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed looking at the front entry way. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure, safety concerns, and the functionality of systems or components as outlined in the real estate contract property condition addendum, the inspection agreement, and Standards of Practice as defined by the state regulations regarding home inspections.

There are sometimes misconceptions about what a home inspection is. Throughout this report there may be disclaimers. This is to educate you about the limitations of a home inspection since most people are not truly familiar with the process. A home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection. Unless you are buying a new home, the home should not be expected to be in new condition. Our goal is to find major visually evident defects that would affect most buyers' decision to purchase the property, we are not as concerned with minor issues. No home inspector can find every defect in a home in the limited time available during a home inspection, and some defects can't be discovered without living in the home. You may find minor defects that were not listed in the report. This is normal.

Home Inspectors are generalists much like your family doctor when you go in for a check up. We may see something that doesn't appear to be right and recommend further evaluation by a specialist, just like your doctor. This can lead to additional costs but is sometimes necessary due to the need for specialized equipment and expertise for problems that can't be accurately diagnosed without more invasive testing. Exactly like if you went to the doctor and they saw something that warranted a CAT scan or heart specialist for example. The doctor is not going to do a CAT scan on a routine check up just like we are not going to tear into systems and use specialized testing equipment like gauges to check coolant levels in the air conditioner. Sometimes we cannot see everything or access everything due to personal belongings, weather, etc. If we report that something was not accessible for inspection for whatever reason, you should consider having the system or area made accessible and having it checked by an appropriate trade-person or specialist before closing to assure there are no defects.

Unless the home is brand new, the cosmetic condition of the paint, wall covering, carpeting, window coverings, etc, is not addressed. All conditions are reported, as they existed at the time of the inspection. Things can change between the time we inspect the home and closing. Windows can be broken, holes in walls, leaks, etc. Therefore we strongly recommend that you make a final walk through before closing escrow on your new home to see that the requested repairs have been made and to look for signs of problems that might have been obscured by the seller's personal belongings or that may have occurred since the home was inspected. Unless so noted in the report and/or summary, there were no major problems found in the particular items listed throughout the report.

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## **GENERAL INFO**

The inspected property consisted of a one story wood-framed structure with brick and stone veneer that was vacant at the time of the inspection. According to the buyers agent, the home was 8 years old. The approximate temperature at the time of the inspection was 50 to 55 degrees Fahrenheit, and it was cloudy. The utilities were on at the time of the inspection. The home did have natural gas. The buyer's representative was present during the inspection. Fencing is not typically inspected as the fence could belong to a neighbor and may require their approval for any repairs and is therefore not required to be inspected by the standards of practice. The fence

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may be commented on if there were indications that there were issues with parts obviously owned by the property being inspected.

## **DRAINAGE**

Poor drainage around the home can cause a host of problems such as foundation settlement and wood destroying organism infestation. Always maintain proper drainage around your home to help prevent these issues. We do not inspect the entire property for drainage or landscaping issues, only the area 5 to 8 ft out from the structure that could cause damage to the structure. The home was situated on a hillside lot. The general grade around the home did appear to be adequate to direct rainwater away from the foundation with no significant pooling. Unless otherwise noted, there were no major issues observed at the time of inspection.

- There were French Drains around the home to aid in drainage. We cannot test French drains as there is no way to flood them with enough water to duplicate heavy rains.



## **STORM SHELTER**

There was a below ground storm shelter located in the garage. It was made of steel. The shelter was dry at the time of inspection. Unless otherwise noted, there were no major issues observed with the shelter at the time of inspection.



## **EXTERIOR SLABS AND DECKS**

*Concrete shrinks when it cures and often causes shrinkage cracks. Some cracking and/or spalling of the concrete on any of the slabs is considered normal unless otherwise noted.*

There was a concrete driveway on the left side of the home. Most of the driveway was in good condition.

There was a concrete walkway leading to a concrete entryway in the front of the home. The walkway was in good condition with few if any cracks.

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There was a concrete patio located at the rear side of the home. The concrete slab was in good condition.

There was balcony in the back yard. It appeared to be professionally built and in good condition.



- **The driveway appears to be settling significantly at the north end where the retaining wall is. Without repair it may continue to sink. We recommend it is repaired as needed by a qualified concrete repair contractor. Get estimates from qualified contractors. Likely around \$750**



## **FOUNDATION**

The foundation type appeared to be a floating slab. Some cracking and minor settlement is considered normal depending on the age and type of construction. A single inspection cannot determine whether movement of a foundation has ceased. There were a few cracks in the brick veneer that did not appear to be serious at the time of inspection. Many appeared to be due to the different materials that expand at differing rates which commonly cause cracks between bricks and stone. Any cracks should be monitored regularly. Extreme weather can damage a foundation suddenly. If we have a very hot and dry period, the soil shrinks significantly and can cause the foundation to shift. We recommend trying to keep the soil around your foundation at a fairly constant

moisture level. We also have many earthquakes in this area and recommend checking for damage any time one is felt. Unless otherwise noted the foundation did not appear to have signs of major problems.



## **GARAGE**

The attached garage was designed for three cars with access provided by two overhead doors. The Lift Master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage door(s) were functional at the time of inspection. The functionality of the automatic safety reverse feature can and will change with time and conditions such as weather conditions. The auto-reverse feature should be tested periodically to assure safe operation. See the manufacturer's manual or contact a professional to make adjustments. There were obstruction detection eyes for the opener. The garage floor was a concrete slab. The slab was in good condition. Unless otherwise noted there did not appear to be any major issues.

## **ROOF COVERING**

This visual roof inspection is not intended as a guaranty, warranty, or an estimate on the remaining life of the roof as many conditions can adversely affect a roof and cause damage or premature wear and tear. There can also be leaks that only occur under certain conditions. We cannot always detect this as those conditions have to be present during or not long before the inspection for it to be visible. The average lifespan of an asphalt/fiberglass shingle or wood shake roof here in Oklahoma is approximately 15 years. If the roof is close to this age or older, you can expect to have to repair or replace it sooner rather than later. Most roofers will want to replace it rather than make repairs and many insurers will pro-rate or deny coverage depending on the age of the shingles.

The roof was a hip and valley design covered with architectural composition shingles. and was mounted on this inspection. There had been significant rain in the seven days prior to the inspection. The age of the roof covering was reported by the disclosure to be approx 8 years old. There was one layer of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were near the middle of their useful life. Unless otherwise noted, the roof appeared to be serviceable and not in need of repair or replacement.



- **The flashing around the vent on the rear side of the roof was lifting and should be sealed back down to prevent leakage. \$150**



## **GUTTERING**

Water seeping under the foundation is a common cause of foundation settlement causing cracks in the foundation and other moisture related issues such as water in the below grade ductwork. Poor drainage can also invite wood destroying organism infestation. There was full guttering around the home. Periodic maintenance will keep them working properly Unless otherwise noted there did not appear to be any major issues.

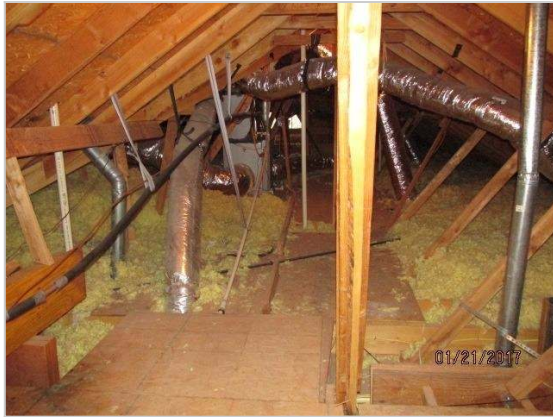


## **ATTIC**

The attic was accessed through a scuttle in the garage. The attic above the living space was insulated with loose-fill insulation, with an approximate R-value of over R-35 in most of the attic.

Today's standards here in Oklahoma recommend R-35 or more. Sometimes in homes that are more than a few years old the insulation can settle or be disturbed by people working in the attic. If the insulation is below R-30 you may want to consider adding more. Adding insulation is generally about a five year pay back depending on what the R-value is and how much is added.

Ventilation throughout the attic was provided by soffit and static roof vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and OSB (waferboard) sheathing. Unless otherwise noted, there were no major issues observed in the attic. Unless otherwise noted there did not appear to be any major issues.



## **PLUMBING**

The plumbing inspection includes visually observing all readily accessible parts of the plumbing system. Water is run in each fixture and checked for flow, leakage, proper installation, and apparent functionality. Leaks inside of walls, under the slab, under ground, or otherwise not visually accessible may not be discovered. Underground pipes cannot be inspected without the use of special cameras which is not included as part of this inspection. We run large amounts of water and inspect the plumbing for visible defects, but that will not always find underground issues such as tree roots or broken lines. We do offer a 90 day warranty that covers some, but not all, circumstances that may occur. *See the attached policy for details.*

Visible water supply lines throughout the home: PEX plastic pipe.

Water supplied by: a public water supply.

Visible waste lines: PVC pipe.

Water flow throughout the home: adequate.

Master water valve location: in the bedroom closet.

Sewer system: public sewer system.

Sewer clean out type and location: was not located. It could be buried or hidden by landscaping. Unless otherwise noted there did not appear to be any major issues.

Jetted bathtubs can become contaminated with sludge from bathing oils, soap film, and biological organisms. The tub should be cleaned regularly to keep it free from these unwanted issues. If this home has a jetted bathtub we recommend you maintain it properly to avoid issues. Click on this link to get more information about cleaning this equipment. Jetted tubs should have access to the pump and equipment, however, they have not always been required by local authorities to have access and therefore do not at times. The jetted tub did have access to the underside and equipment. See [clean a jetted tub](#) for recommendations





- **There was a crack in the grout around the jetted tub that we recommend sealing. It was caused by minor settlement of the tub and not from foundation movement. \$25**



The gas meter was located on the exterior wall. Although pressure testing is not in the scope of a home inspection and no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. If you would like to have the system pressure tested, you can contact a plumber and they can check it for you. Note: The main gas shut off valve was located at the meter.

Note: CO (Carbon Monoxide) is an odorless gas that is created from the incomplete burning of fossil fuels such as natural gas, LP gas, or wood. If this home uses natural or LP gas for any of the systems in the home, CO monitors should be installed for safety reasons. They can save your life if a problem occurs resulting in CO entering the home. See more information at [www.cdc.gov/co/faqs.htm](http://www.cdc.gov/co/faqs.htm)

- CSST gas piping (Corrugated Stainless Steel Tubing) was in use in this home. There have been questions as to whether it poses an un-reasonable risk from damage caused by lightning. The Oklahoma Standards of Practice require that we use the following statement. Manufacturers believe the product is safer if properly bonded and grounded as required by manufacturer's installation instructions. The pipes appeared to be properly bonded for the time of installation. More info at [CSST information](#)



There was a 50-gallon capacity, natural gas water heater located in the garage utility closet. The water heater was manufactured by State. Information on the water heater indicated that it was manufactured 8 years ago. The water heater was functional. Note: Water heaters usually last 10 to 15 years under proper conditions. Water heaters should be drained and flushed at least once per year to prevent sediment buildup. Another little known fact is that most water heater manufactures warn you about (T&P) pressure relief valves and how they could clog up due to rust and minerals in your water and should be replaced after so many years. Usually every 3 to 5 years. You can find instructions on how to do this on the internet. Unless otherwise noted there did not appear to be any major issues. See [maintain a water heater](#)

- **The expansion tank for the water heater appeared to be defective as it was full of water and it was also lying on the water heater vent. We recommend this is repaired as needed by a qualified plumber. \$200**



## **ELECTRIC SERVICE**

The underground electric service entrance cables were located on the rear of the home.

The electric meter was located on the exterior wall.

The service wires entered a Cutler Hammer service panel, located on the garage wall.

The panel had a 200 amps and a 120/240 volt rated capacity.

The 120-volt branch circuits within the panel were copper.

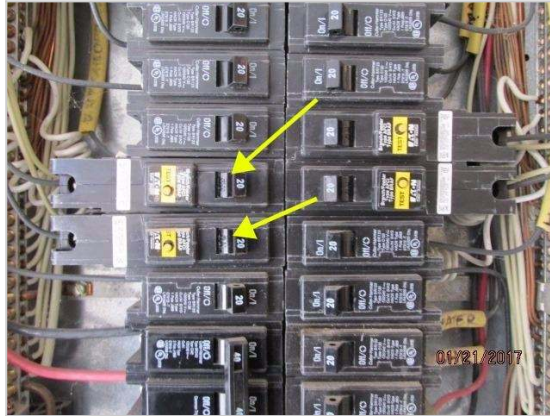
The visible house wiring consisted primarily of the Romex type.

To kill the power to the home, the main breaker must be turned off.

The service equipment appeared to be original equipment.

The wiring in most of the walls etc appeared to be original equipment. Unless otherwise noted there did not appear to be any major issues. Here is a link that can help you trouble shoot or better understand common electrical issues in a home. [ELECTRICAL FAQ](#)

- **Two of the AFCI (Arc Fault Circuit Interrupters) breakers would not trip when tested and should be replaced. They were the two in the left. \$200**



defective AFCI breakers

- **The electrical meter box has been damaged by the conduit pulling down on the box from settlement of the concrete walkway. This may or may not be covered by the electric company. It may not be since the sidewalk was added. It is open to weather as it is now and should be repaired as soon as feasible. Cannot estimate due to unknowns**



The grounding and polarity of all readily accessible receptacles and those attached to ground fault circuit interrupters (GFCI), if present, were tested. GFCI outlets are designed to help protect you from being injured by electricity and are recommended to be installed in the kitchens, bathrooms, garages, basements, exterior outlets, and any wet location. Different areas of the home were required to have them at different times and depending on what codes were in effect when this home was built they may or may not have been required in all these locations. All GFCI receptacles and GFCI circuit breakers should be tested monthly. This home had GFCI outlets located in all the recommended areas. If this house does not have them, or not in all the recommended areas, we recommend you have them added. If it does have them, you should familiarize yourself with the various locations of all your GFCI outlets and Breakers. This is important in case you lose power to an outlet or items such as a jetted bathtub that is controlled by a remote GFCI outlet or breaker. We recommend that you test any GFCI outlets often to assure they are functioning properly.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, cables for TV, and any equipment belonging to the electric company were beyond the scope of this inspection.

## **CLOTHES DRYER NOTES**

Clothes dryers are one of the most common causes of house fires in the US. Keeping your dryer properly maintained and installed is very important. Following are some details we observed about this homes dryer provisions. The vent for the clothes dryer was terminating out the roof. The dryer vent should be properly cleaned every year to keep it safe and working properly. Dirty vents are not only a fire safety hazard but will cost you money due to the restricted airflow causing lengthy amounts of time to dry clothing. Dryer outlets have changed over the years from a three prong to a four prong plug. The change was made for safety reasons related to how the dryer is grounded to the electrical system. Your dryer plug may not match the one for this home. If it does not, you need to have a new plug installed on the dryer, *not a new outlet*. A new four prong outlet should not be installed unless all the wiring is replaced with a four wire feeder. If the plug needs to be replaced on the dryer, we recommend it is done by someone that knows what they are doing and why they are doing it as it could be dangerous if not done properly. This homes dryer outlet was a four prong type. Unless otherwise noted, the dryer vent and outlet appeared to be operational.

- **The dryer vent was not connected to the roof vent in the attic. This is allowing moisture and lint to vent into the attic. We recommend it is cleaned and re-connected. \$100 [dryer vent](#)**



## **MAINTENANCE TIP**

Another simple home care tip one can do that can be so important is replacing your rubber water hoses from the back of your washing machine. If you still have the old rubber hoses, We would strongly suggest that you stop into your local hardware store and replace them with the stainless steel-flex-water hoses or equal. The rubber hoses don't last forever and always seemed to bust at the worst time. You're either out of town or it's late at night while you're asleep. You would be surprised how often water hoses bust on a national basis and the tremendous cost to the insurance companies on claims due to the failure of a water hose.

## **WINDOWS**

All readily accessible windows were inspected. Personal belongings such as furniture are not moved to access windows and windows and/or coverings that are taped or otherwise fastened in place are not tested and therefore some windows may not have been inspected. Window coverings, shutters, blinds, etc, are accessories and are not in the scope of the inspection. Double and triple pane windows sometimes loose the seal and start to get moisture or fog between the pieces of glass. This is a common issue and unless they are really bad, it is very hard to detect them as the weather conditions and angle of the sun at the time of inspection can greatly affect the visibility of the problem. It may show up under certain conditions and not others and therefore almost impossible not to miss them at times. Therefore we disclaim writing up any fogged windows that were not extremely obvious at the time of inspection.

The windows were made of vinyl.

The type of windows were single hung style, with double pane glass. Unless otherwise indicated in the report, the windows appeared to be operational.

## **WALLS/CEILINGS**

The cosmetic condition of the walls is not in the scope of the inspection. We cannot accurately assess termite damage or any other damage that is not visible or that would require more invasive measures to inspect. The detection of defective drywall related to what is commonly known as Chinese Drywall is not in the scope of inspection. Unless otherwise indicated in the report, the windows appeared to be operational.

The wall structure appeared to be built with 2x4 studs.

The interior wall surfaces were made of sheetrock.

The wall covering was paint.

The ceilings throughout the home were a mix of conventional, vaulted, and tray style with textured sheetrock.

The height of the ceilings were a mix of 8 to 12 feet tall. Unless otherwise indicated in the report, the walls and ceilings appeared to be serviceable.



All accessible exterior doors and a sampling of interior doors were inspected. Doors are considered to be functional if they open, close, and lock without undue difficulty. Weather stripping issues are considered normal maintenance and may be noted but are not written up as a repair item unless they are significantly defective. We recommend that the exterior door locks are changed or re-keyed upon occupancy. Unless otherwise noted there did not appear to be any major issues.

- **Water gets in around the French doors to the left front bedroom due to a poorly installed gasket. We recommend the door is better sealed to keep wind blown rain out. \$100**



- **There was a pet door through the door going from the inside of the home into the garage. Openings through a wall or door from the home to the garage are not allowed due to possible carbon monoxide issues as well as firewall issues. \$350**



The cosmetic condition of the floor is not in the scope of inspection. The floor covering consisted of a mix of carpet, tile, and wood.



## **FIREPLACE**

There was one artificial log decorative gas appliance located in the home. Proper drafting and safe emissions is not in the scope of the inspection. Always follow manufacturers instructions regarding safe operation of the system. Most vent-free systems require proper ventilation of the room they are in such as partially opening a window. We inspect for general safety requirements that are common to most decorative gas appliances. Different manufacturers have different requirements and we do not look up the manufacturers instructions for every system. You may be able to look them up on the internet by using any data from the data plate if there is one. Carbon monoxide detectors are always a wise investment in homes with gas burning appliances of any type. Unless otherwise indicated in the report, the fireplace appeared to be operational.

- **The gas log set was not properly installed. This gas log set's proper and safe operation depends on the gas logs fitting together in a specific pattern set by the manufacturer. That is why there are grooves and pins to piece the logs together so that the flames do not impinge on the logs. Flames impinging on the logs can cause the unit to put carbon monoxide into the house which is dangerous. The unit also looked like it may not be compatible with the firebox. We recommend this system is checked out by a qualified fireplace installer to be sure it is safe. \$150**



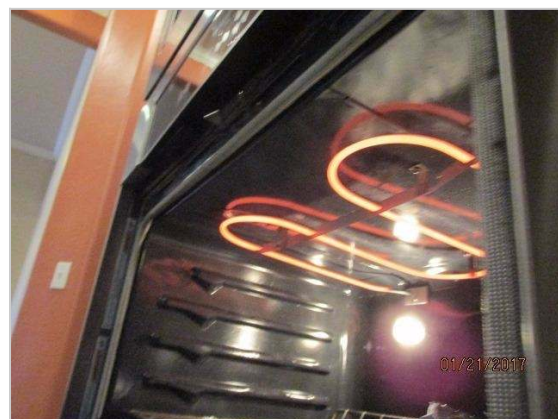
## **SMOKE ALARMS**

Modern standards require that there be smoke detectors in each bedroom, the hallways adjacent to bedrooms, basements, and each living level. We recommend that if you do not have detectors in all these areas, that you add them. Since it is not unusual for a period of time (and sometimes an extensive period of time) to pass between when the inspection occurred and when a buyer (or subsequent resident) takes possession of the property, it is unwise and unsafe for a home inspector to report on the working status of smoke detectors present. Such a report could create a dangerous sense of "false security" about the condition of the detector. We recommend that you test the detectors upon occupying the home and follow a monthly testing regimen thereafter. If the detector is over 10 years old, you should replace it with a new one as tests have shown that they can commonly fail after approx 10 years. If the home is over 10 years old, you should assume the detector is that old and replace it. They are inexpensive and can save your life. Smoke detectors were present in the recommended locations.

## **APPLIANCES**

*All appliances were tested and found to be in working order unless otherwise noted.*

There was a Whirlpool built-in oven and a Bosch island range in the kitchen. The energy source for cooking was natural gas. Unless otherwise indicated in the report, the range appeared to be operational.



There was a Bosch vented range hood in the kitchen. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability. Unless otherwise indicated in the report, the range hood appeared to be operational.

There was a Whirlpool dishwasher installed under the kitchen cabinet. The ability of the dishwasher to adequately clean dishes is not in the scope of the inspection. Unless otherwise indicated in the report, the dishwasher appeared to be operational.



There was a Whirlpool disposal installed under the kitchen sink. The efficiency of the disposal to grind food waste is not within the scope of the inspection. Unless otherwise indicated in the report, the disposal appeared to be operational.

There were no major defects on the visible portions of the cabinets and counter tops throughout the home. Unless otherwise noted there did not appear to be any major issues. .



## **HVAC SYSTEMS**

The inspection of the HVAC system is a visual examination of accessible components and normal operation of the system using the same controls that the home owner would use. While the inspector makes every effort to find all items of concern, some things can go undetected that could only be found by an HVAC tech with special tools. Heat exchangers cannot be thoroughly inspected during a home inspection due to the need for disassembly of the furnace to get proper access to it. The average life expectancy for this equipment is 15 to 20 years. If the system is this age or older it may last for many more years, but it should not come as a surprise if it does not.

The home was heated by a Carrier natural gas forced air furnace, which is 8 years old. The unit was located in the attic of the home. It has an approximate net heating capacity of 110,000 BTUH. Unless otherwise indicated in the report, the heating system appeared to be operational.

The disposable filters were located in the return grills





### **DUCT WORK**

Only the visible portions of the ductwork are in the scope of the inspection. Usually most of the overhead ductwork can be inspected for connection and deterioration of the outer wrapping, however, under slab ductwork cannot be adequately inspected without the use of special equipment and is not within the scope of a home inspection. Unless otherwise indicated in the report, the ducts appeared to be operational.

### **AIR CONDITIONER**

The electric outdoor air conditioner condensing unit was a Carrier brand, which is 8 years old. The unit is located at the rear side of the home. This unit is approximately a 5-Ton unit. Annual maintenance of the system is recommended. Do not allow trees or shrubs to block airflow around the unit and we recommend redirecting dryer vents that are too close to the unit as well. The average life expectancy for this equipment is 15 to 20 years. If the system is this age or older it may last for many more years, but it should not come as a surprise if it does not. Note - The air conditioner was not tested due to the outdoor temperature being too cold for safe testing. Testing an air conditioner when the outdoor temperature is or has been below 60 degrees in the previous 24 hours can damage the compressor. Testing when the temp is below 60 degrees can also give false temperature readings and performance. It is standard practice for home inspectors to avoid operating the air conditioner under these conditions. We understand that this may be of concern to you as a home buyer, however, it is not practical for us to test under these conditions. Given the typical weather conditions here in the winter months it would be impossible for us to follow the weather and schedule a return visit to test the AC unit for our clients as it would be a scheduling nightmare. See [too cold for AC test](#)



### **SPRINKLER SYSTEM**

Home inspectors are not required to check the sprinkler systems as they are considered an accessory that is not a normal part of a property. Inspecting the sprinkler system usually takes 20 to 40 minutes extra time on the inspection depending on how many zones there are or if we run into issues. Thus the additional charge according to how many zones there are. There was a Rainbird sprinkler system installed for watering the yard. It had 4 zones. The control panel was located in the garage. The entire front, back and side yards were covered There were valve boxes in the front and rear yards. Our inspection of a sprinkler system is limited as we usually do not

have access to diagrams of where the heads are located and weather conditions such as wet ground can prevent us from finding leaks. We do not check if the system runs through the program properly as we only run it in the manual mode and issues with programming will not be discovered. We are basically checking for obvious problems as we run it through the zones.



In Oklahoma, our winters have enough cold days that your irrigation system will need to be winterized if your back-flow prevention is above ground and on the exterior of the home. Weatherization consists of turning off the water at the back-flow prevention and draining the water from it. Emptying the main line and lateral lines is not necessary as our winters are not severe enough to freeze the water in the pipes. If your back-flow prevention is under ground or has heat tape, it will not need weatherization. If your system has the above ground back flow prevention we recommend it is winterized by a qualified irrigation contractor. This sprinkler system had a below ground back flow prevention Unless otherwise noted, the sprinkler system appeared to be working with no major issues.

- **There were several sprinkler heads that need to be adjusted and some that were not functional. I recommend the entire system is gone through and repaired as needed by a qualified sprinkler system contractor. \$200**



head not fully popping up here



head not popping up here



water shooting out the hole in the bottom of head

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## **WDI (Wood Destroying Insect) INSPECTION**

The WDI inspection was performed by All-N-One Pest Management. The report was taken to the title company after the inspection. Note: Although structural damage will be reported in the WDI report if it is visible, the WDI inspection is not a structural damage report. If termite infestation or signs of previous infestation are found, it should be understood that some degree of damage, including hidden damage, might be present. Further evaluation and more invasive testing would be needed to accurately determine if any major damage is present. No active termite infestation was found during the inspection.

**Note - This is not the full report. There is also a summary of the defects etc that is part of the report and is on the last few pages of this report. We are no longer doing the summary as a separate attachment.**

### **SUMMARY:**

*This summary provides a simplified overview of the results of the January 21, 2017 inspection at 2113 Bates Way, Norman, OK 73071 and includes the most notable defects as defined in the inspection agreement, Oklahoma Home Inspectors Standards of Practice and your property condition addendum of your real estate contract. You should be familiar with these documents and if you are not, you should read them to become familiar with them. For example, some of the findings that we write up in this summary may not be a seller-required repair as written in your Real Estate contract. You should be familiar with your contract and discuss these findings with your agent, if you have one, to determine which items are contractually required to be repaired or funded by the seller. Some noteworthy items may be listed in the main reports that are not on this summary. You should read the main report thoroughly and not rely solely on this summary as the overall condition of the property. We recommend that you go to this website to learn more about our state rules and regulations regarding home inspections. [Home Inspection Rules](#)*

*The estimates provided here are as a courtesy to the client. Repair costs can vary greatly depending upon who does the repair, market conditions, and what types of materials are used. Many times a handyman service can perform several of the repairs at the same trip and save money. We strongly recommend getting three estimates from qualified professionals that specialize in the appropriate trade for any repairs needed. We also recommend that you get receipts for any repairs made so that you know whom to contact if there are problems. Home inspections do not involve invasive testing (dismantling) or technically exhaustive trouble shooting techniques and some repairs cannot be accurately estimated during a standard home inspection due to the limited nature of a visual inspection. Due to the limited nature of a visual inspection, other defects may be uncovered when repairs are made. The pictures provided are only examples and not every defect will have a corresponding picture.*

### **CONCRETE WORK**

1. **The driveway appears to be settling significantly at the north end where the retaining wall is. Without repair it may continue to sink. We recommend it is repaired as needed by a qualified concrete repair contractor. Get estimates from qualified contractors. Likely around \$750**



### **GARAGE**

1. **There was a pet door through the door going from the inside of the home into the garage. Openings through a wall or door from the home to the garage are not allowed due to possible carbon monoxide issues as well as firewall issues. \$350**



## ROOF

1. The flashing around the vent on the rear side of the roof was lifting and should be sealed back down to prevent leakage. \$150



## ATTIC

1. The dryer vent was not connected to the roof vent in the attic. This is allowing moisture and lint to vent into the attic. We recommend it is cleaned and re-connected. \$100 [dryer vent](#)



## PLUMBING

1. There was a crack in the grout around the jetted tub that we recommend sealing. It was caused by minor settlement of the tub and not from foundation movement. \$25

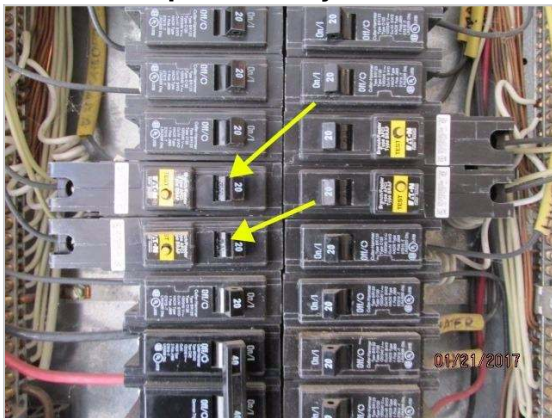


2. **The expansion tank for the water heater appeared to be defective as it was full of water and it was also lying on the water heater vent. We recommend this is repaired as needed by a qualified plumber. \$200**



## **ELECTRICAL**

1. **Two of the AFCI (Arc Fault Circuit Interrupters) breakers would not trip when tested and should be replaced. They were the two in the left. \$200**



defective AFCI breakers

2. **The electrical meter box has been damaged by the conduit pulling down on the box from settlement of the concrete walkway. This may or may not be covered by the electric company. It may not be since the sidewalk was added. It is open to weather as it is now and should be repaired as soon as feasible. Cannot estimate due to unknowns**



## **FIREPLACE**

1. **The gas log set was not properly installed. This gas log set's proper and safe operation depends on the gas logs fitting together in a specific pattern set by the manufacturer. That is why there are grooves and pins to piece the logs together so that the flames do not impinge on the logs. Flames impinging on the logs can cause the unit to put carbon monoxide into the house which is dangerous. The unit also looked like it may not be compatible with the firebox. We recommend this system is checked out by a qualified fireplace installer to be sure it is safe. \$150**



## **DOORS**

1. **Water gets in around the French doors to the left front bedroom due to a poorly installed gasket. We recommend the door is better sealed to keep wind blown rain out. \$100**



2. **There was a pet door through the door going from the inside of the home into the garage. Openings through a wall or door from the home to the garage are not allowed due to possible carbon monoxide issues as well as firewall issues. \$350**



**SPRINKLERS**

**There were several sprinkler heads that need to be adjusted and some that were not functional. I recommend the entire system is gone through and repaired as needed by a qualified sprinkler system contractor. \$200**



head not fully popping up here



head not popping up here



water shooting out the hole in the bottom of head



REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours since they were not present for the inspection and are not unbiased like we are.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."

There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection. *Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.*