



Inspect, so you know what to Expect.sm



Site Location:
Anywhere, OK

Client:
Sample Customer
Anywhere, OK

Inspection Date: 0/00/2006
Inspection Time: 3:00:00 PM
Job Number: XXXX

• **BASIS • Buyers And Sellers Inspection Services, llc**
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State of OK Home Inspector License # 551

WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. The inspection does not reveal information on concealed items or items the inspector is unable to inspect. The inspectors are generalists trained to evaluate the structure.

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard.

When items are rated the categories are as follows: Acceptable (A) ratings should give satisfactory service within the limits of its age. A Minor Defect (MD) is generally cosmetic and repair is optional. A Marginal (M) rating is considered less than satisfactory and may need repair soon. A Defective (D) rating requires repair, replacement or corrective action. A Hazardous (H) rating is a dangerous situation and requires immediate attention. Maintenance Required (MR) is considered normal upkeep.

The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies. If repairs or updates are made, it may be necessary to bring systems up to current building codes.

All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Any estimate of cost to repair is an approximation for budgetary purposes only. Consult a qualified contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category. e.g. The exterior category contains items such as: windows, doors and trim. Check each description prior to reviewing the findings.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at 918-381-8952.

David A. Wigger *Home Inspector (Lic.#551) / Owner*

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the aspects, which limit the inspection (if any). If any restrictions are noted throughout the report, reinspection may be needed after overcoming the restrictions.

Access: Typical
Rating: Acceptable

LANDSCAPING: Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

Site: Level, Sloping
Rating: Acceptable

Vegetation: Shrubs, Trees
Rating: Acceptable

Improvements: Fences
Rating: Acceptable

PAVED AREAS: This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

Sidewalks: Concrete
Conditions: **Cracks (expansion/settlement) ---** Minor cracks were noted, this is not unusual. If the cracks widen, further evaluation may be required.
Rating: Acceptable

Driveway: Concrete
Conditions: **Cracks(minor) ---** Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped.
Rating: Acceptable

SIDING/TRIM: Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding: T1-11, Stone, Vinyl
Rating: Acceptable

Trim: Vinyl, Wood
Conditions: **Dry rot ---** Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.



Rating: Defective

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Porch: Open
Rating: Acceptable

Patio: Concrete
Rating: Acceptable

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Metal
Rating: Acceptable

Glazing: Insulated Glass, Single Glass
Rating: Acceptable

Storms: Metal
Rating: Acceptable

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal, Wood
Rating: Acceptable

Storm Door: Metal
Rating: Acceptable

GARAGE: Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage: Attached Garage
Rating: Acceptable

Cars: 2

Doors: Metal
Rating: Acceptable

Opener: Automatic
Conditions: **No auto reverse device** --- There is no auto reversing device on the automatic garage door opener. This is a potential safety hazard. The door opener should be repaired or fitted with photo beam auto reverse.
Rating: **Defective**

FIRE DOOR: Fire doors are inspected for their safety aspects only in this section.

Type: Wood, Metal
Rating: Acceptable

MISC:

Misc: Hose bib
Rating: Acceptable

Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the limitations for access to the roof (if any). If severely limited, a reinspection should be performed once the restrictions have been removed or overcome.

Access: Typical
Rating: Acceptable

STYLE: The predominant roof style of the structure.

Type: Gable
Rating: Acceptable

SEEN FROM: This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

Method: Walked
Rating: Acceptable

GENERAL:

Weather: Clear

Est. Age: 7-9

Years Rem: 3+

OVERHANG: Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

Fascia: Wood, Vinyl
Rating: Acceptable

Soffits: Vinyl, Wood
Rating: Acceptable

FLASHING: Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

Type: Metal, Woven Shingles
Rating: Acceptable

DRAINAGE: This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

Type: Metal
Conditions: **Partial gutters** --- The gutters are only partial in their coverage. Additional gutters could be installed to control water runoff.
Rating: Acceptable

Down Spouts: Metal
Rating: Acceptable

VENTILATION: The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Gable, Turbines, Soffit
Rating: Acceptable

FLUES/VENTS: Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

Chimney: Stone
Conditions: **Tar on metal** --- Tar has been used to cover some areas of the metal, most likely to stop a leak. This can be a future problem area. Monitor and repair as needed.
Rating: Maintenance Required

Plumbing: Plastic
Rating: Acceptable

Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

ACCESS: This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a reinspection performed.

Access: Typical
Rating: Acceptable

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Slab
Rating: Acceptable

Materials: Concrete
Rating: Acceptable

INSULATION: Floor and wall insulation is examined where visible.

Walls: Fiberglass
Rating: Acceptable

WALLS: This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

Exterior: Frame
Rating: Acceptable

Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

ACCESS: This section describes the limitations (if any) of the electrical inspection.

Access: Typical
Rating: Acceptable

SERVICE: Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

Type: Underground
Rating: Acceptable

Entrance Mat: Copper
Rating: Acceptable

Ground: Buried Electrode
Conditions: **Loose ground** --- The ground connection is loose and may not operate properly. This should be corrected to insure the safety of the electrical system.

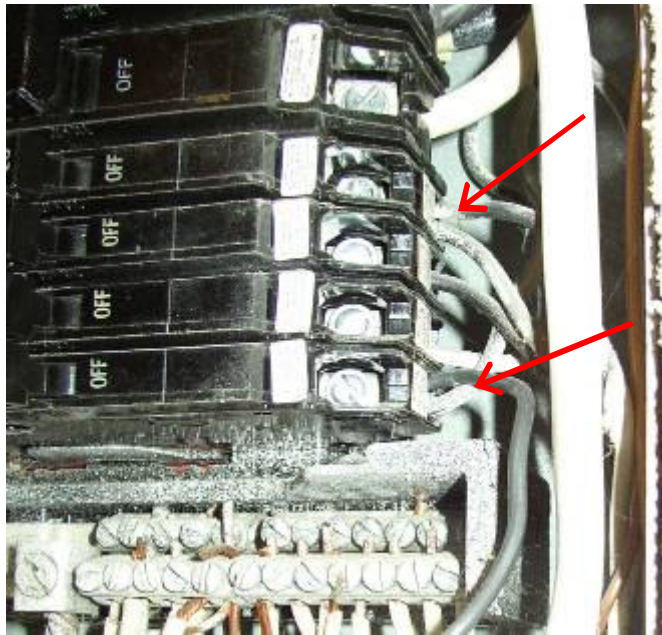


Rating: Defective

Amps: 100

MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

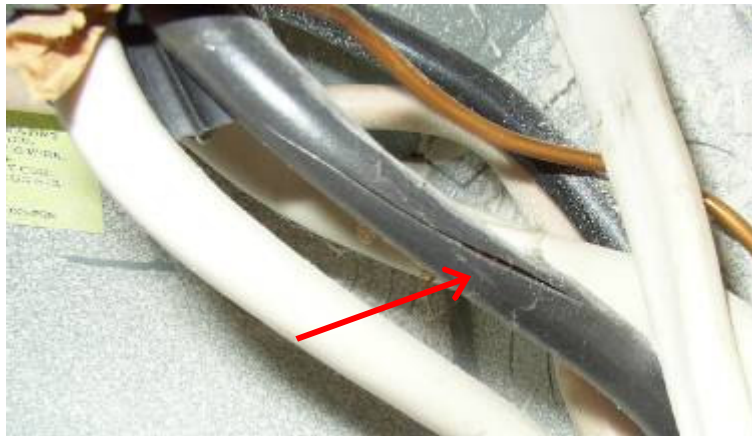
Type: Breaker
Conditions: **Double tap** --- Some circuits in the panel are double lugged. (they have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage.



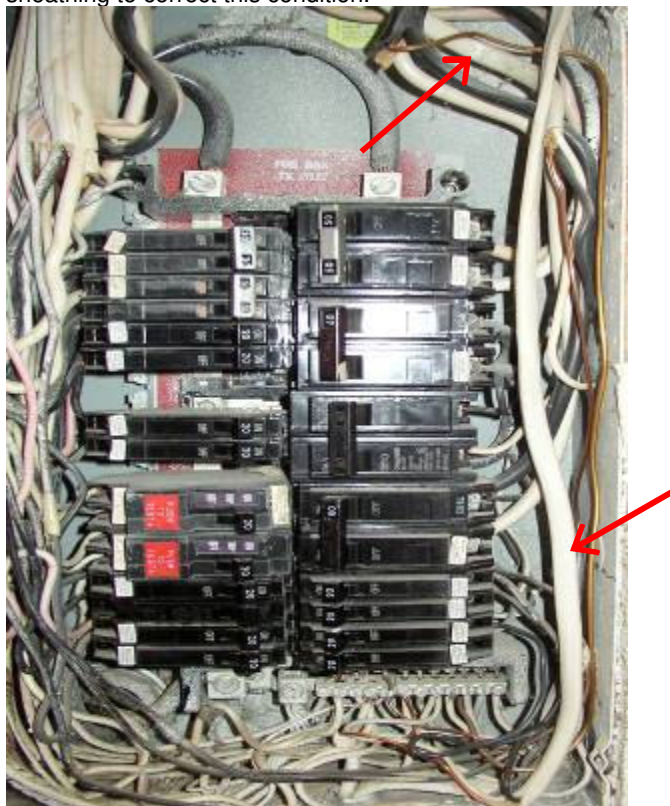
Open knockout --- Knockouts are open in the service panel. All knockouts should be properly sealed to reduce possible electrical problems and contain fire within cabinet.



Physical damage --- Physical damage was noted and should be repaired.
Location: Cut insulation on wire



Sheathing not removed --- The sheathing has not been stripped off wiring. The protective sheathing should only project approx. one inch into the panel past the clamp. Remove sheathing to correct this condition.



Rating: Defective

Location: Closet

Amp Rating: 100

Volts: 120/240

SUB PANEL: Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type:
Conditions:

No 4 wire feed --- The neutral conductor of the feeder cable in the sub panel is not fully insulated as required. Recommend a proper feeder cable be installed.



Improper splice --- Improper splicing was noted. Electrical continuity could be questionable, repair if needed.

Rating:

Defective

BRANCH WIRING:

The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

Type:
Rating:

Romex
Acceptable

Material:
Rating:

Copper
Acceptable

INTERIOR COMP:

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

Receptacles:

Conditions:

Receptacles ok --- Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.

Rating:

Acceptable

Fixtures:

Conditions:

Ceiling fan, Standard lighting

Rating:

Fixture OK --- Installed light fixtures were tested and in working order.
Acceptable

Closet Lights:

Conditions:

Closet lights OK --- Closets with installed lights were tested and were operational.

Rating:

Acceptable

Switches:

Conditions:

Switches OK --- Switches were in working condition. Some switches may have been concealed, and therefore not tested.

Rating:

Acceptable

GFI:

Conditions: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Location: Bathrooms
No GFCI --- There is no GFCI (ground fault circuit interrupter) protection noted on some of the interior outlets. GFCI's are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements and crawl spaces.
Location: Kitchen

Rating: **Defective**

Detector:

Conditions: **Smoke detector present ---** Smoke detector(s) were noted. Be sure to check the detector(s) as suggested by manufacturer.

Rating: **Acceptable**

EXTERIOR COMP: Exterior components add convenience but have additional hazards because of the presence of water.

Receptacles: Weatherproof

Conditions: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
GFCI needed --- The inspector suggests a GFCI for this location to reduce the risk of shock. These Ground Fault Current Interrupters are relatively inexpensive.
Location: Receptacle below window AC unit.



Rating: **Defective**

Fixtures: Standard lighting

Rating: **Acceptable**

Switches:

Conditions: **Switches OK ---** Switches were in working condition. Some switches may have been concealed, and therefore not tested.

Rating: **Acceptable**

COMMENTS: Electrical panels should be checked and corrected by a licensed electrician.

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

ACCESS:	This section covers restrictions (if any) to the inspection of the plumbing system. If restricted be sure to have plumbing checked when reactivated.
Access:	Typical
Rating:	Acceptable
WASTE/WATER:	This section describes the type of water supply and waste system for the structure.
Waste Type:	Community
Rating:	Acceptable
Water Type:	Community
Rating:	Acceptable
MAIN SUPPLY:	This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.
Material:	Brass, Copper, Plastic
Rating:	Acceptable
Shutoff:	At meter
Rating:	Acceptable
WATER FLOW:	The water flow into the system is checked by water pressure at an exterior hose bib. Water pressure of approximately 70 psi is ideal. Water pressures much lower than 50 psi may indicate weak water flow rate when multiple water taps are in use.
Pressure:	70 P.S.I.
SUPPLY PIPING:	This is the potable water used for drinking and cooking needs.
Piping Mat:	Copper
Rating:	Acceptable
Flow:	Adequate
Rating:	Acceptable
WASTE PIPING:	This is the waste disposed of from toilets, sinks and other plumbing fixtures.
Piping Material:	Plastic
Rating:	Acceptable
Flow:	Adequate
Rating:	Acceptable
HOT WATER:	The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.
Type:	Natural Gas
Conditions:	Flue needs secured --- Flue pipe for appliance should be secured to reduce possibility of exhaust gas and water/roof leaks. Gas leak --- Gas leak was detected and should be corrected as soon as possible. Location: at control valve.
Comments:	Per city of Broken Arrow, appliance must only be raised above floor level is so stated on instruction and/or caution label of appliance.
Rating:	Defective

Size: 50
Rating: Acceptable

Misc.:

Age: 2 to 5 yrs
Conditions: **Data Plate** --- Photo of units' data plate for your reference.



Rating: Acceptable

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

ACCESS: This section describes the restrictions (if any) to the inspection of the heating system.

Access: Typical
Rating: Acceptable

SERVICE: All heating equipment should be serviced annually.

Location: Garage
Rating: Acceptable

Age: 5 to 10 yrs
Rating: Acceptable

WARM AIR:

Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced Air
Conditions: **Fired ok ---** Turned up thermostat, unit started and was functional.
Rating: Acceptable

Duct: Metal
Rating: Acceptable

Filters: Disposable
Rating: Acceptable

FUEL:

This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Natural Gas
Rating: Acceptable

Fuel Valve: at furnace
Rating: Acceptable

THERMOSTAT:

This section reports the type and condition of the thermostat for the primary heating system of the structure.

Type: Built in
Rating: Acceptable

Location: Hall
Rating: Acceptable

Zones: 1

**FIREPLACE
STOVE:**

This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Wood Burning
Conditions: **Firebox mortar damage ---** Mortar damage was observed in the fireplace lining. Repair before using the fireplace.



Rating: **Defective**

Flues: Metal, Clay Tile
Conditions: **Inspect/clean flue** --- Flue should be cleaned and inspected by a chimney sweep prior to using.
Rating: Acceptable

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

ACCESS: This section describes the limitations (if any) of the air conditioning inspection.

Access: Restricted
Rating: Acceptable

UNIT TYPE: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central
Window units
Location: Window unit not inspected or tested.

Conditions: **AC ok** --- Turned down thermostat, system started and was functional.
Lines need insulation --- Section of the insulation on the compressor lines appear to be missing. These lines should be suitably insulated for the proper operation of the compressor.



Rating: **Marginal**

EQUIPMENT LOCATION: All air conditioning equipment should be serviced annually.

Location: Exterior, Garage

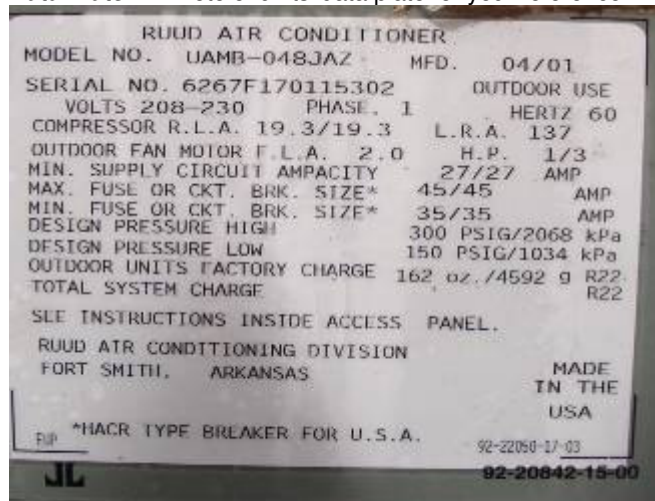
Conditions: **Dryer vents near AC** --- Clothes dryer vent is in close proximity to A/C condenser unit. Excess lint from dryer could build up on coils, causing inefficiency and premature wear. A/C condenser unit should be monitored and cleaned regularly to prevent lint build up.



Rating: Maintenance Required

Age: 5 to 10 yrs

Conditions: **Data Plate** --- Photo of units' data plate for your reference.



Rating: Acceptable

SPECS: Air conditioning specifications are listed in this section.

Manufacturer: RUUD

Capacity: 4 Tons

Ambient Temp: 77 Deg. F

Temp Drop: 14 Deg. F

ELECTRICAL:

Control Type: Electronic
Rating: Acceptable

Disconnect: Weatherproof

Conditions: **Over fusing** --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct.



Comments: Unit calls for 45 amp max fusing. Fuses installed at disconnect are 50 amp.
Rating: **Defective**

Power Cord: Direct Wired, Rubber cord
Rating: Acceptable

Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

ACCESS: This section covers restrictions (if any) to the kitchen inspection.

Access: Typical
Rating: Acceptable

EXHAUST FAN: This section describes the type and function of the kitchen exhaust in use.

Type: Above Range
Rating: Acceptable

FLOORING: The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

Type: Ceramic tile
Rating: Acceptable

CABINETS: The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

Material: Wood
Rating: Acceptable

COUNTERTOP: Overall condition and type of countertop(s) are noted in this section.

Material: Laminate
Rating: Acceptable

APPLIANCES: Appliances are covered in this section with respects to functionality only.

Range: Gas
Rating: Acceptable

Oven: Gas
Rating: Acceptable

Dishwasher: Built-in
Rating: Acceptable

Microwave: Above Range
Rating: Acceptable

Disposal: Disposal
Rating: Acceptable

FIXTURES: The type and condition of the kitchen fixtures is reported in this section.

Sink: Double bowl sink
Rating: Acceptable

LAUNDRY: Laundry items are inspected if present.

Dryer: Electric, Gas
Conditions: **Connection type** --- Observations are listed for dryer hook-up connections only
Rating: Acceptable

Bath

If any conditions are listed, a qualified professional should correct them.

ACCESS: This section notes limitations (if any) to inspection of the baths. The most common are water being off and blocked access.

Access: Typical
Rating: Acceptable

BATH 1:

Tub/Shower: Tub
Conditions: **Caulk and seal ---** Caulking and sealing of open joints is needed.
Rating: Maintenance Required

Fixtures: Vanity
Rating: Acceptable

Ventilation: Fan
Rating: Acceptable

Toilet: Water tank type
Conditions: **Toilet loose ---** The toilet is loose and should be repaired. Loose toilets could cause leaking and floor damage.

Rating: **Defective**

Floor: Ceramic tile
Rating: Acceptable

BATH 2:

Tub/Shower: Shower
Rating: Acceptable

Fixtures: Vanity
Rating: Acceptable

Ventilation: Fan, Window
Rating: Acceptable

Toilet: Water tank type
Rating: Acceptable

Floor: Ceramic tile
Rating: Acceptable

Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Typical
Rating: Acceptable

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Carpet, Ceramic tile
Rating: Acceptable

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped.
Peeling paper --- Peeling wallpaper was noted, which could be a sign of excessive moisture. Repair as needed.
Location: master bath



Physical damage --- Physical damage was noted and should be repaired.
Location: master bath
Rating: Marginal

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Drywall
Conditions: **Cracks (minor)** --- Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped.
Nail pop --- Nail popping was observed. These are bulges caused by nails or screws backing out. The cure varies with the material and sub surface.
Rating: Acceptable

DOORS: The interior doors are reported on a representative basis.

Type: Hollow
Rating: Acceptable

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Painted
Rating: Acceptable

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Truss
Conditions: **Framing pulled** --- Framing is pulled away from its expected position.



Rating: Defective

Sheathing: Plywood
Conditions: **Water stains** --- Water stains were noted. Stains are evidence of prior water penetrations.
Location: By chimney
Comments: Sheathing was dry at time of inspection. Monitor area to be sure stain is from past leak.
Repair if needed.
Rating: Maintenance Required

Insulation Type: Fiberglass
Rating: Acceptable

Depth/R Value:

Depth/R Value: 6"
Conditions: **R19** ---
Rating: Acceptable

Wood Boring

This inspection is conducted on a visual basis only, and is indicative of the visible condition of the structure(s) on the date of the inspection only. It is NOT to be construed as a warranty against latent, future or concealed infestation or defects.

COMMENTS: No wood destroying organism inspection was performed by BASIS.

Summary

Exterior

SIDING/TRIM

Trim

Vinyl

Wood

Condition: Dry rot - Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.

Defective

GARAGE

Opener

Automatic

Condition: No auto reverse device - There is no auto reversing device on the automatic garage door opener. This is a potential safety hazard. The door opener should be repaired or replaced.

Defective

Electrical

Comments: Electrical panels should be checked and corrected by a licensed electrician.

SERVICE

Ground

Buried Electrode

Condition: Loose ground - The ground connection is loose and may not operate properly. This should be corrected to insure the safety of the electrical system.

Defective

MAIN PANEL

Type

Breaker

Condition: Double tap - Some circuits in the panel are double lugged. (they have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage.

Condition: Open knockout - Knockouts are open in the service panel. All knockouts should be properly sealed to reduce possible electrical problems and contain fire within cabinet.

Condition: Physical damage - Physical damage was noted and should be repaired.

Location: Cut insulation on wire

Condition: Sheathing not removed - The sheathing has not been stripped off wiring. The protective sheathing should only project approx. one inch into the panel

past the clamp. Remove sheathing to correct this condition.

Defective

SUB PANEL

Type

Condition: No 4 wire feed - The neutral conductor of the feeder cable in the sub panel is not fully insulated as required. Recommend a proper feeder cable be installed.

Condition: Improper splice - Improper splicing was noted. Electrical continuity could be questionable, repair if needed.

Defective

INTERIOR COMP

GFI

Condition: no GFCI - There isn't any GFCI (ground fault circuit interrupter) protection noted on some of the interior outlets. GFCI's are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements and crawl spaces.

Location: Kitchen

Defective

EXTERIOR COMP

Receptacles

Weatherproof

Condition: GFCI needed - The inspector suggests a GFCI for this location to reduce the risk of shock. These Ground Fault Current Interrupters are relatively inexpensive.

Location: Receptacle below window AC unit.

Defective

Plumbing

HOT WATER

Type

Natural Gas

Condition: Flue needs secured - Flue pipe for appliance should be secured to reduce possibility of exhaust gas and water/roof leaks.

Condition: Gas leak - Gas leak was detected and should be corrected as soon as possible.

Location: at control valve.

Comments: Per city of Broken Arrow, appliance must only be raised above floor level if so stated on instruction and/or caution label of appliance.

Defective

Heating

FIREPLACE STOVE

Fireplace

Wood Burning

Condition: Firebox mortar damage - Mortar damage was observed in the fireplace lining. Repair before using the fireplace.

Defective

A/C

UNIT TYPE

Type

Central

Window units

Location: Window unit not inspected or tested.

Condition: Lines need insulation - Sections of the insulation on the compressor lines appear to be missing. These lines should be suitably insulated for the proper operation of the compressor.

Marginal

ELECTRICAL

Disconnect

Weatherproof

Condition: Over fusing - The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation.

Have a electrician inspect the panel and correct.

Comments: Unit calls for 45 amp max fusing. Fused installed at disconnect are 50 amp.

Defective

Bath

BATH 1

Toilet

Water tank type

Condition: Toilet loose - The toilet is loose and should be repaired. Loose toilets could cause leaking and floor damage.

Defective

Interior

WALLS

Type

Drywall

Condition: Physical damage - Physical damage was noted and should be repaired.

Location: master bath

Marginal

ATTIC

Roof Framing

Truss

Condition: Framing pulled - Framing is pulled away from its expected position.

Defective